

Development Permit Notice of Decision

Date of Decision: June 18, 2025

Attn: Ramandeep Kaur
G7 Print and Signs
2920 21 Avenue NW
Edmonton, AB T6T 0K3

Proposed Development: **Commercial Signage: Fascia Signs (2)**
(3.78m x 1.35m) (3.89m x 1.02m)

Legal Description: Plan 172 2285, Block 5, Lot 4
Municipal Address: 106, 5305 Magasin Avenue, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2025-033
Tax Roll: 008862

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Commercial District and has been **approved** by the Development Authority subject to the conditions listed below. Unless otherwise provided for in this approval, all requirements of the City of Beaumont *Land Use Bylaw 944-19* shall be met. **Be sure to review all the documentation included with this permit.**

- 1. As this permit has been issued for a Permitted Use with Variances, this permit shall not come into full force and effect until expiration of the required 21-day appeal period, pending no appeals. Refer to appeal information below.**
- Locations of the Fascia Signs, front building face and rear building face, are approved as per the attached site plan.
- 3. It is noted that the additional lettering "All Kinds of Insurance & Investments" located on the awning bracket is not approved. Removal is required.**
- A Variance has been granted to *Land Use Bylaw 944-19, Section 4.2.4.2(c)* allowing for the exclusion of the required Gooseneck Lighting.
- A Variance has been granted to *Land Use Bylaw 944-19, Section 4.2.9*, allowing for the exclusion of the required Projecting Sign.

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Additional Information

1. This Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the *National Building Code – Alberta Edition 2023*, and any other applicable bylaws or regulations.
2. This Development Permit is issued under the City of Beaumont *Land Use Bylaw 944-19*. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed Development, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.
3. Contact *Alberta One Call* at 1-800-242-3447 to locate underground services prior to construction, if applicable.

Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notices regarding this Development Permit have been mailed to owners of adjacent and nearby properties, as these individuals have the right to appeal this permit, as explained above. The same Development Permit Notice mailed to these individuals has been attached for your information.

Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this approved Permit may be published on the City of Beaumont website.

For more information regarding this Development Permit, its conditions, or the Land Use Bylaw, contact the Development Authority who made the decision on this permit:



Patricia Lauzé
Development Officer
780-235-8786
patricia.lauze@beaumont.ab.ca

Development Permit Notice of Decision

Date of Decision: June 18, 2025

Permit Number: 2025-033

Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) or the Land and Property Rights Tribunal if the permit was:

- a) issued for a permitted use with a variance, or for a discretionary use, or
- b) issued with conditions, or
- c) refused.

An appeal may be filed by:

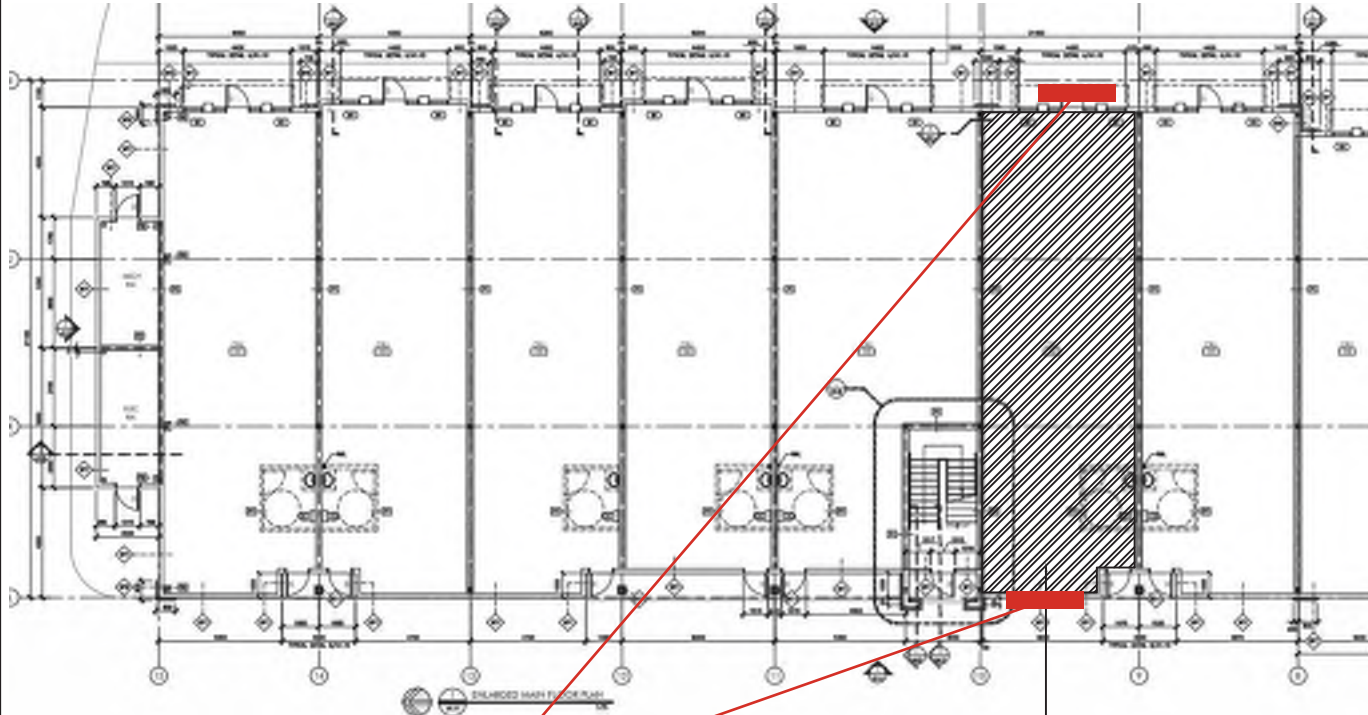
- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit, or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	June 18, 2025
Appeal deadline:	July 9, 2025
Permit active (if no appeals filed):	July 10, 2025

To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above. Please visit our website for more details at www.beaumont.ab.ca.

106-5305 Magasin Ave, Beaumont, AB



PROPOSED
TRUSTWISE INSURANCE Inc.

-	CODE REFERENCE:	NATIONAL BUILDING CODE 2023, ALBERTA EDITION
-	OCCUPANCY CLASSIFICATION:	GROUP- D Business & Personal Services Occupancy
-	TOTAL AREA	1308 SQFT
-	MAX. OCCUPANCY	10
-	SPRINKLERED:	YES
-	FIRE ALARM:	YES
-	TRAVEL DISTANCE:	45 m (for sprinklered buildings with 2 Exits) 25 m (having only 1 Exit with max floor area permitted 200 m2)

For Fascia Sign
Location Only

MUNICIPAL ADDRESS: 106-5305 Magasin Ave, Beaumont, AB
PLAN: 1722285 BLK: 5 LOT:4
BUILDING USE: Retail Commercial unit
AFFECTED BUILDING WORK AREA: 1308 SQFT

A000- COVER PAGE
A001- EGRESS & FIRE SAFETY PLAN
A002- NEW CONSTRUCTION FLOOR PLAN
A003- REFLECTED CEILING PLAN
A004- FLOOR FINISHES PLAN
A005- ENLARGED B-FREE WR PLAN



FAC
Group of Companies

ANTRIX
PROJECTS

4404 - 97st NW
EDMONTON, AB.
T6E 5R9
CALL : (877) 309-1833
E-mail : antrixprojects@gmail.com

FAILURE TO PAY FOR THESE PLANS WITHIN A REASONABLE TIME FRAME SHALL RENDER ALL THE INFORMATION CONTAINED ON THESE DOCUMENT VOID AND ALL PROFESSIONAL STAMPS VOID.



fac.studio.architecture@telus.net
24 Woodlands Road, St. Albert, AB
Ph: 780.991-7704

FAC STUDIO OF ARCHITECTURE LTD.
PERMIT No. AC 17054
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

Revision Notes:

R0	Issued for review	27-09-2024	Antrix
Rev	Purpose of Issue	Date	Authorized

106-5305 Magasin Ave, Beaumont, AB

CALL : (877) 309-1833
E-mail : antrixprojects@gmail.com
4404 - 97st NW EDMONTON, AB. T6E 5R9

COVERPAGE

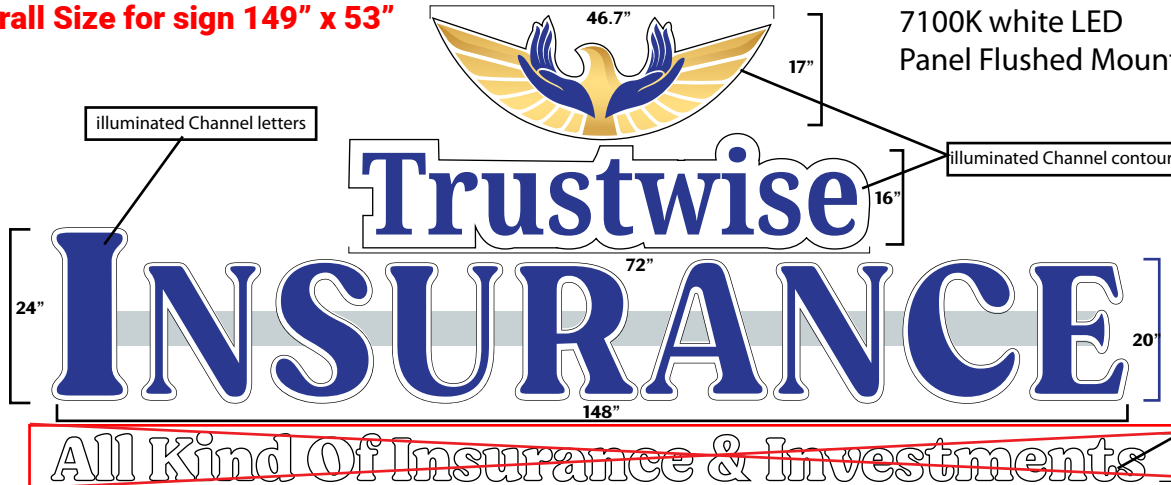
Drawn:	Checked:	Size:	Dwg Number:
SA	SG	Ledger	A-000
Date :	Date :	Scale:	Revision:
27-09-2024	27-09-2024	3/16"-1'	R0



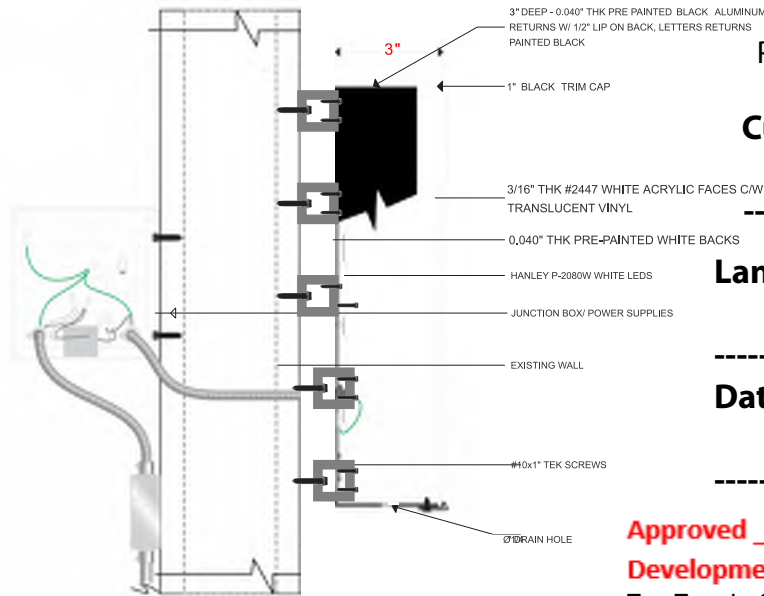
G7 PRINT & SIGNS CORP.
2920 21 AVE NE
Edmonton AB T6T 0K3
Phone # 587-712-0713
g7printandsigns@gmail.com



Overall Size for sign 149" x 53"



CHANNEL LETTER DETAIL DRAWING



ILLUMINATED CHANNEL LETTERS
Mounted on Raceway
3" Aluminum Black return 1" black cap
white acrylic faces sheeted with
Transluscent vinyl graphic
7100K white LED
Panel Flushed Mounted on Exterior Wall

Customer : Trustwise Insurance
Address : 106-5305 Magasin Ave SE
Beaumont AB T4X 1V8

Ph # 780-255-5353

Customer Sign :

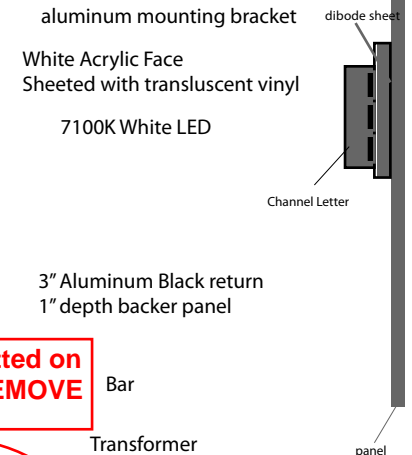
Landlord Sign :

Date of Sign:

Approved June 18, 2025

Development Officer

For Fascia Sign
Use/Location Only



**Lettering not permitted on
awning bracket - REMOVE**

PVC Cut Letters
mounted on bar with 3M

G7 PRINT & SIGNS CORP.

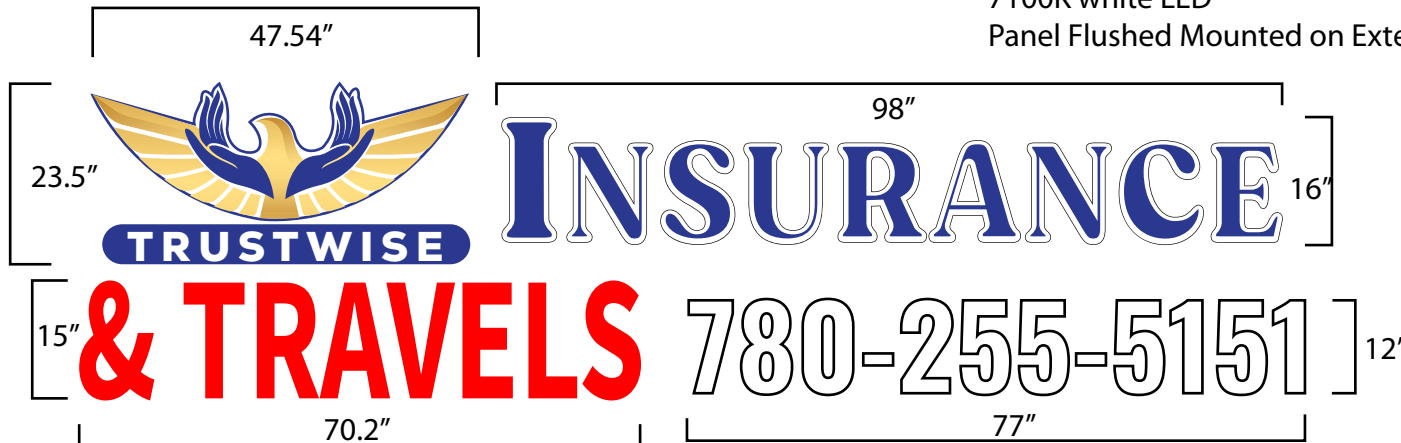




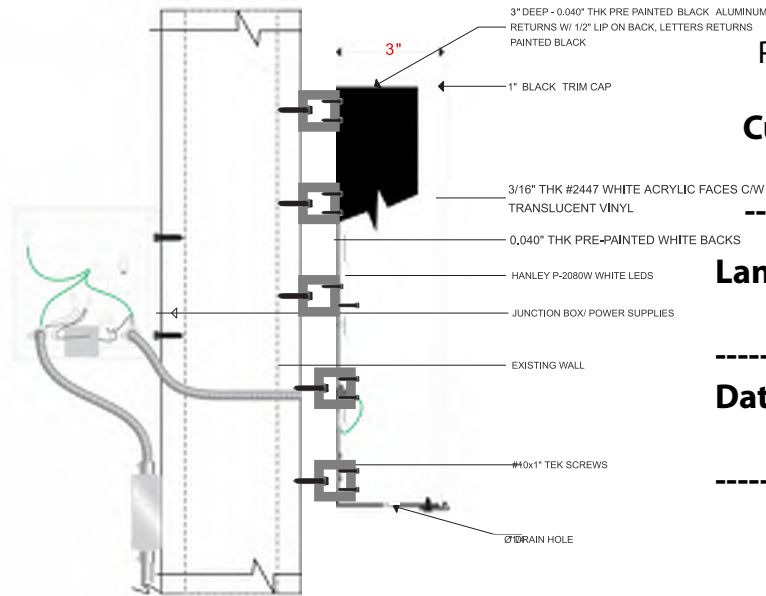
G7 PRINT & SIGNS CORP.
2920 21 AVE NE
Edmonton AB T6T 0K3
Phone # 587-712-0713
g7printandsigns@gmail.com



Overall Size for sign 153" x 40"



CHANNEL LETTER DETAIL DRAWING



ILLUMINATED CHANNEL LETTERS
Mounted on Raceway
3" Aluminum Black return 1" black cap
white acrylic faces sheeted with
Transluscent vinyl graphic
7100K white LED
Panel Flushed Mounted on Exterior Wall

Sign Purposal

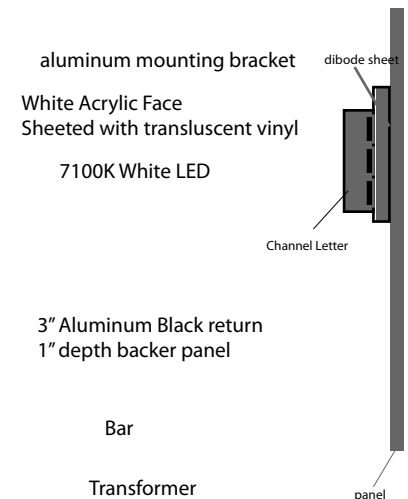
Customer : Trustwise Insurance
Address : 106-5305 Magasin Ave SE
Beaumont AB T4X 1V8

Ph # 780-255-5353

Customer Sign :

Landlord Sign :

Date of Sign:



Approved June 18, 2025

Development Officer

For Fascia Sign
Use/Location Only

Signature

G7 PRINT & SIGNS CORP.



Elevation Drawing for front Facia Sign :

Customer : Trustwise Insurance

Address : 106-5305 Magasin Ave SE
Beaumont AB T4X 1V8

Ph # 780-255-5353



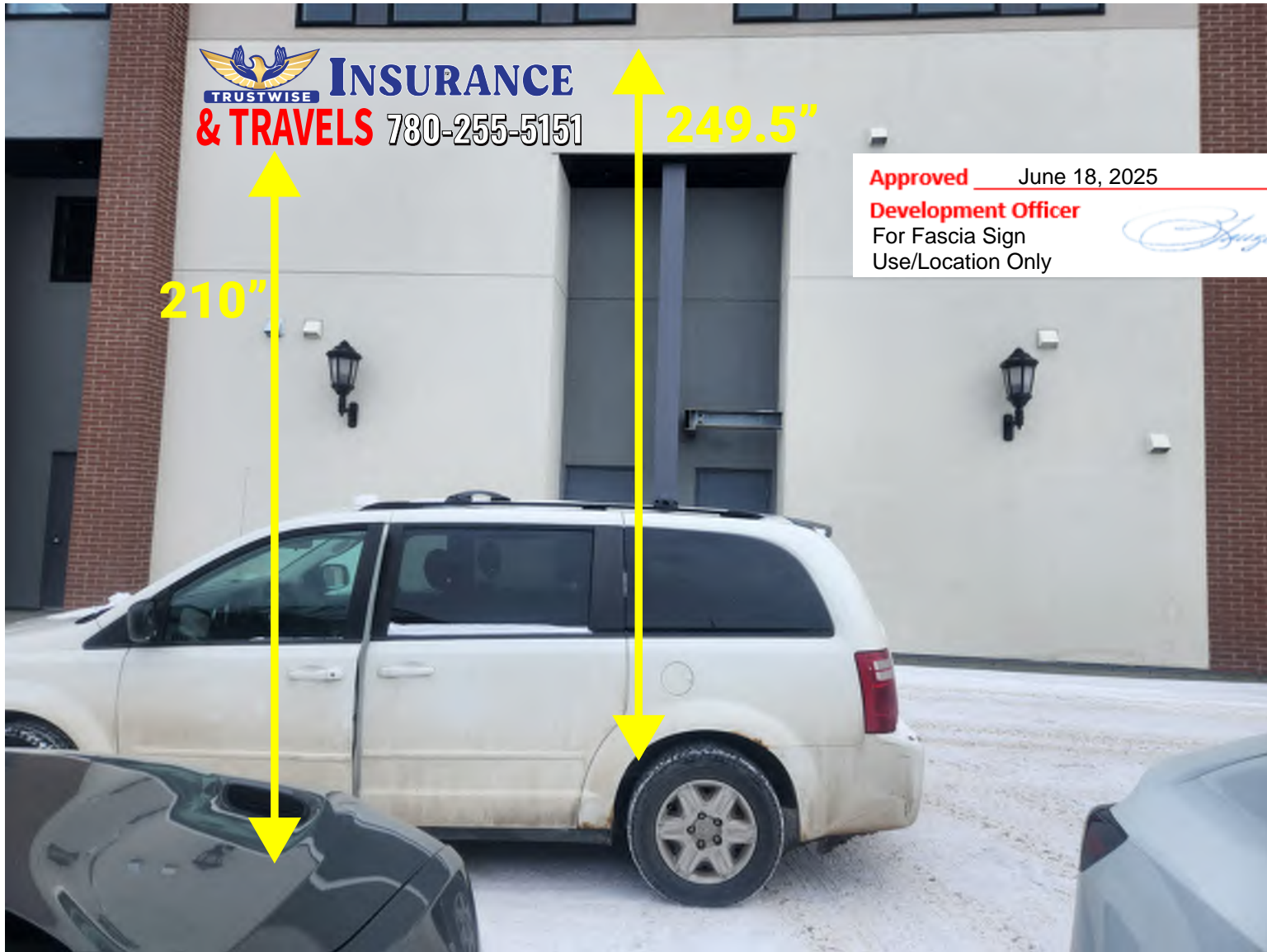
Elevation Drawing for Back Facia Sign :

Customer : Trustwise Insurance

Address : 106-5305 Magasin Ave SE

Beaumont AB T4X 1V8

Ph # 780-255-5353



June 18, 2025

DEVELOPMENT PERMIT NOTICE

A Development Permit has been approved for a property located near you. The development permit is for Commercial Fascia Signage with variances to the requirements for Projecting Signage and Gooseneck Lighting.

Location: 106, 5305 Magasin Avenue, Beaumont

Legal description of this address: Plan 172 2285 Block 5 Lot 4

Permit Number: 2025-033

Land Use Bylaw: Commercial District

Permit and Conditions

For more information regarding this Development Permit, permit conditions, or the Land Use Bylaw, contact the **Development Authority** who made the decision on this permit.

Variances and/or Discretionary Use

Section numbers below refer to *Land Use Bylaw 944-19*

1. *Section 4.2.4.2(c)* has been varied to allow for the exclusion of the required Goose Neck Lighting, which is a discretionary use in the Commercial District.
2. *Section 4.2.9* has been varied to allow for the exclusion of the required Projecting Sign, which is a discretionary use in the Commercial District.

Land Use Bylaw 944-19

The Land Use Bylaw contains the rules and regulations for the development of land in Beaumont. For the purpose of land development, Beaumont is divided into districts. For further clarification visit www.beaumont.ab.ca/landusebylaw.

Patricia Lauzé
Development Officer
780-235-8786
patricia.lauze@beaumont.ab.ca

Appeals

You are being informed of this approved Development Permit that includes variance(s) and/or a discretionary use as listed above. You may appeal the decision to the **Subdivision and Development Appeal Board (SDAB) within 21 days of being notified. Development will continue if no appeals have been filed.** The SDAB is an independent body established by City Council. Its decisions

are final and can only be overturned by the Courts if the Board makes an error of law or jurisdiction.

Notification Appeal Period: June 18, 2025 – July 9, 2025, 2025

To file an appeal or get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 pm, July 9, 2025, 2025.