

## Development Permit Notice of Decision

Date of Decision: July 23, 2025

**Proposed Development:** Signage: Fascia/Wall Sign for EDO (3.81m x 1.52m)  
**Legal Description:** Plan 042 0148, Block 5, Lot 10  
**Municipal Address:** #135, 5802 50 Street, Beaumont, AB  
**Land Use District:** Commercial  
**Permit Application No:** 2025-063  
**Tax Roll:** 002915

**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 a variance, this permit shall not come into force and effect until the appeal period has expired.**
2. Development shall commence within one year from the date of decision noted above. If the development does not commence within this time frame, a new development permit will be required.
3. A variance has been approved to waive the requirement to install a projecting sign in the Commercial District.
4. Fascia/Wall Signage is approved as per the attached drawings.
5. Shall not exceed a vertical height of 2.14m and a horizontal dimension not greater than the bay in which the business is located.
6. Shall be architecturally integrated with the building façade with respect to size, scale, colour, location and type of materials.
7. Shall not project more than 20 cm beyond the building surface.
8. Shall not be more than 1 sign per building face per business.
9. Shall be illuminated through backlighting, gooseneck lighting, channel lighting or neon.

**Failure to comply with any of the preceding conditions will render this permit null and void.**

---

## **Development Permit Notice of Decision**

Date of Decision: July 23, 2025

**Permit Number: 2025-063**

---

### **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.

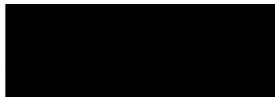
### **Permit Notification Information**

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:



Aleshia Ingram  
Planner II  
780-340-0342  
[Aleshia.Ingram@beaumont.ab.ca](mailto:Aleshia.Ingram@beaumont.ab.ca)

### **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

---

## Development Permit Notice of Decision

Date of Decision: July 23, 2025

**Permit Number: 2025-063**

---

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.

<b>Notice of Decision:</b>	July 23, 2025
<b>Appeal deadline:</b>	August 13, 2025
<b>Permit active</b> (if no appeals filed):	August 14, 2025

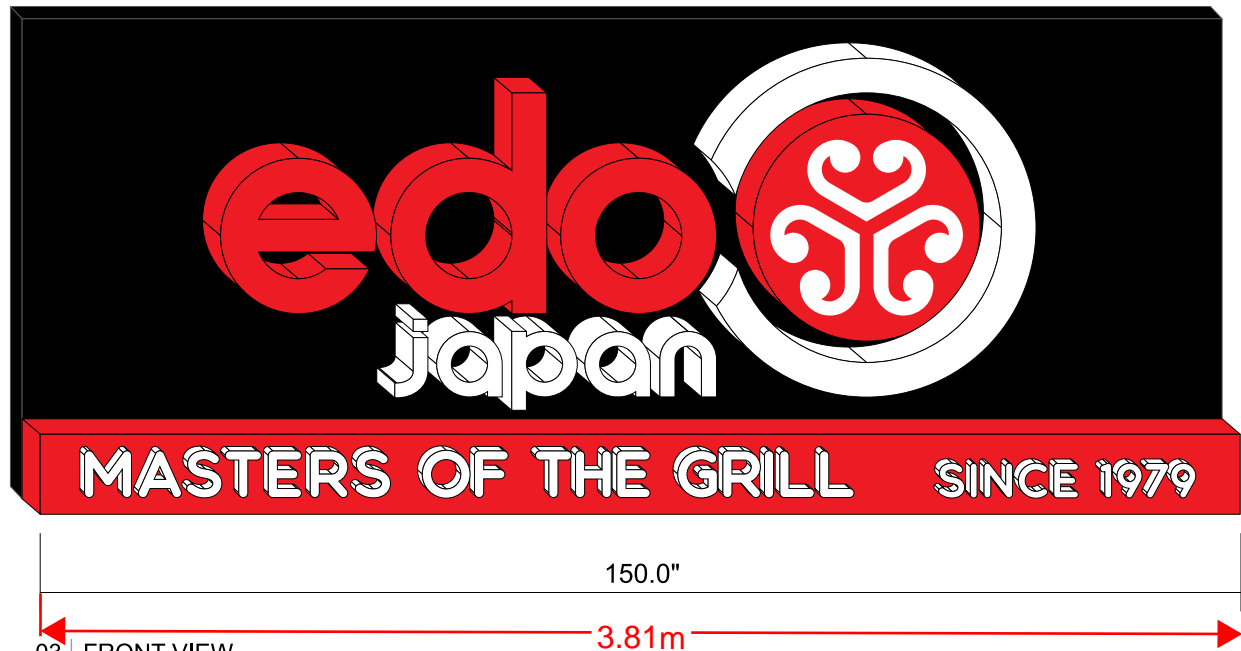
Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision. To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at [legislative@beaumont.ab.ca](mailto: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](http://www.beaumont.ab.ca)



01 EXISTING CONDITION  
NTS



02 FRONT ELEV.  
NTS



03 FRONT VIEW  
NTS

LED ILLUMINATED CHANNEL LETTERS

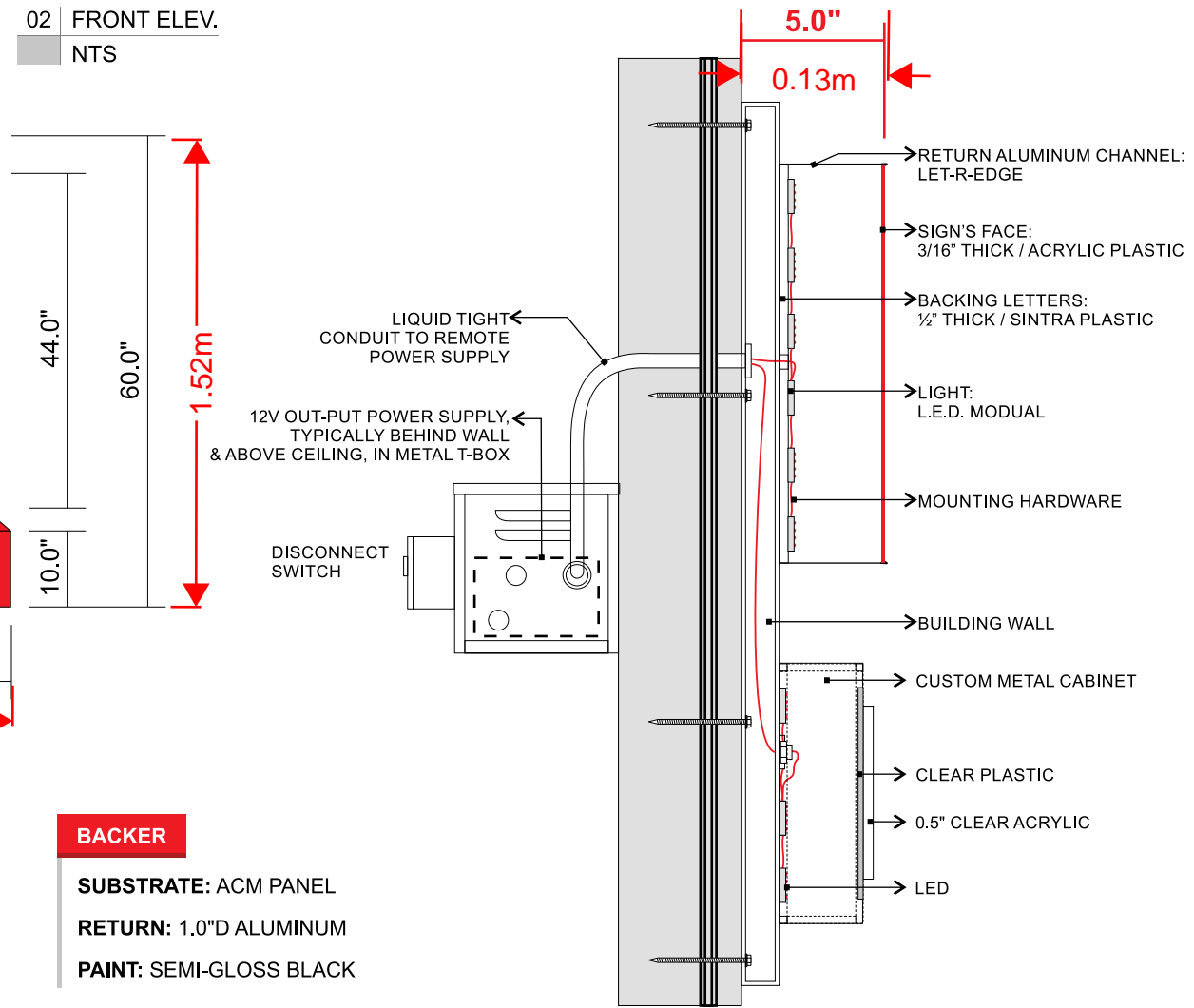
**SUBSTRATE:** 3/16" ACRYLIC C/W TRANS. VINYL  
**RETURN:** 4.0" RED & WHITE LET-R-EDGE  
**ILLUMINATION:** 0.5W LED  
**SUBSTRATE COLOR:**  
CUT-OUT RED TRANSLUCENT VINYL  
WHITE ACRYLIC

LED ILLUMINATED PUSH-THRU LETTERS

**LETTERS:** 0.5" CLEAR PLASTIC C/W WHITE TRANS. VINYL  
**METAL BOX:** 4.0"D CUSTOM CABINET WITH RED PAINT  
**ILLUMINATION:** 0.5W LED  
**SUBSTRATE COLOR:**  
METAL WITH RED PAINT  
TRANSLUCENT WHITE VINYL

BACKER

**SUBSTRATE:** ACM PANEL  
**RETURN:** 1.0"D ALUMINUM  
**PAINT:** SEMI-GLOSS BLACK



04 SECTION  
NTS

info@concept21signs.com  
(780) 462-9105 | (780) 278-9951  
6114 80 St NW, Edmonton, AB T6E 4Y7  
www.concept21signs.com

01	25-05-14	ISSUED FOR REVIEW	A.H.	T.R.	
ISSUE#	YY-MM-DD	DRAWING ISSUE	DRAWN	REVIEW	

The design depicted herein is the sole property of Concept 21 Signs Manufacturers Inc. and may not be reproduced in whole or part without the permission of the company.

Actual colours may vary slightly due to the translucency of vinyls, digital print inks and acrylic.

Although the design has been prepared with care, mistake does sometimes occur. It is customer's responsibility to make sure that everything is correct. Please read & view the design carefully.

Customer Approval

Signature: \_\_\_\_\_

Authorized by: \_\_\_\_\_

Date: \_\_\_\_\_

☐ Approved ☐ Approved with change(s)  
☐ New design Required



Project : EDO JAPAN - BEAUMONT

Location : 5802 50 St #135, Beaumont, AB T4X 1T8

Plan: Block: Lot:

PLOT DATE: May 14, 2025 SCALE: AS NOTED

APPROVED July 23, 2025  
For location of fascia/wall sign only