

Development Permit Notice of Decision

Date of Decision: September 3, 2025

Westcan Sign & Lighting
c/o Five Star Permits
637 Lakeside Court
Oliver, BC V0H 1T4

Proposed Development: Commercial Signage: Shell Convenience Store, Car Wash & Gas Bar
Fascia Signs and Freestanding Sign with inset Electronic Sign
w/variances

Legal Description: Plan 042 0148, Block 5, Lot 11
Municipal Address: 6200 50 Street, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2025-061
Tax Roll: 002916

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use 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 Discretionary Use and for a Permitted Use with a variance, this permit shall not come into force and effect until expiration of the required 21-day appeal period, pending no appeals. Refer to appeal information below.**
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. Location of the signage is approved as per the attached site plan.
4. A variance has been granted to exceed the maximum of one (1) fascia/wall sign per building face (Section 4.2.4.1(e)) to allow for the following, in accordance with established corporate branding:
 - a. One (1) ACM Panel (Fascia Sign), one (1) IMA face Wall Sign and one (1) aluminum Wall Sign to be located on the North face of the Convenience Store;
 - b. One (1) ACM Fascia Signs and two (2) aluminum Wall Signs to be located on the East face of the Car Wash;

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- c. One (1) ACM Fascia Signs and two (2) aluminum Wall Signs to be located on the West face of the Car Wash;
 - d. One (1) ACM Fascia Sign and three (3) poster frames (Wall Signs) to be located on the North face of the Car Wash.
- 5. A variance has been granted to waive the requirement for a Fascia / Wall Sign to be illuminated through backlighting, gooseneck lighting, channel lighting or neon (Section 4.2.4.1(f)).
 - 6. A variance has been granted to exceed the maximum height of 8 m and maximum sign area of 3 m² for a Freestanding Sign (Section 4.2.5.2.(c)) to allow for a sign that is 4.98 m in height and 9.41 m² in sign area.
 - 7. A variance has been granted to waive the requirement to install a projecting sign in the Commercial District (Section 4.2.9).
 - 8. Fascia / Wall Signs shall be architecturally integrated with the building façade with respect to size, scale, colour, location and type of materials.
 - 9. Fascia / Wall Signs shall not project more than 20 cm beyond the building surface.
 - 10. The Freestanding Sign shall be located in the private frontage of the lot.
 - 11. The Freestanding Sign shall be directly related to the use or development on the plot.
 - 12. The Freestanding Sign shall be a maximum of 1 per lot.
 - 13. The Freestanding Sign shall incorporate landscaping at the base.
 - 14. The Freestanding Sign shall use materials including wood, stonework, masonry, cast or wrought iron, and/or stucco.
 - 15. The Freestanding Sign shall be architecturally consistent with the building façade with respect to size, scale, colour, location and type of materials.
 - 16. Approved signage includes:
 - a. Convenience Store
 - i. One (1) ACM Panel (Fascia Sign) – 2.40 m x 0.81 m / 1.94 m²; internal illumination; located on North elevation of Convenience Store;
 - ii. One (1) IMA face Wall Sign – 1.68 m x 0.51 m / 0.86 m²; internal illumination; located on the North face of the Convenience Store;
 - iii. One (1) aluminum Wall Sign – 0.60 m x 1.00 m / 0.60 m²; non-illuminated; located on the North face of the Convenience Store;
 - b. Car Wash

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- i. One (1) ACM Panel (Fascia Sign) – 2.40 m x 0.81 m / 1.94 m²; non-illuminated; located on East elevation of Car Wash;
 - ii. One (1) ACM Panel (Fascia Sign) – 2.40 m x 0.81 m / 1.94 m²; non-illuminated; located on West elevation of Car Wash;
 - iii. One (1) ACM Panel (Fascia Sign) – 2.40 m x 0.81 m / 1.94 m²; non-illuminated; located on North elevation of Car Wash;
 - iv. Two (2) aluminum Wall Signs – 0.64 m x 0.35 m / 0.22 m² & 0.64 m x 1.20 m / 0.77 m²; non-illuminated; located on the East elevation of Car Wash;
 - v. Two (2) aluminum Wall Signs – 0.64 m x 0.35 m / 0.22 m² & 0.64 m x 1.00 m / 0.64 m²; non-illuminated; located on the West elevation of Car Wash;
 - vi. Three (3) poster frames (Wall Signs) – 1.3 m x 1.8 m / 2.34m² – non-illuminated; located on the North elevation of Car Wash
- c. Gas Bar
- i. One (1) Shell shield Fascia Sign – 1.01 m x 0.95 m / 0.95 m²; internal illumination; located on East elevation of Gas Bar canopy;
 - ii. One (1) Shell shield Fascia Sign – 1.01 m x 0.95 m / 0.95 m²; internal illumination; located on West elevation of Gas Bar canopy;
- d. Freestanding Sign
- i. One (1) Freestanding Sign with inset Electronic Sign – 1.89 m x 4.98 m / 9.41 m²; internal illumination; located in north frontage of lot;

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

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.

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Permit Number: 2025-061

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

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:	September 3, 2025
Appeal deadline:	September 24, 2025
Permit active (if no appeals filed):	September 25, 2025

Development Permit Notice of Decision

Date of Decision: September 3, 2025

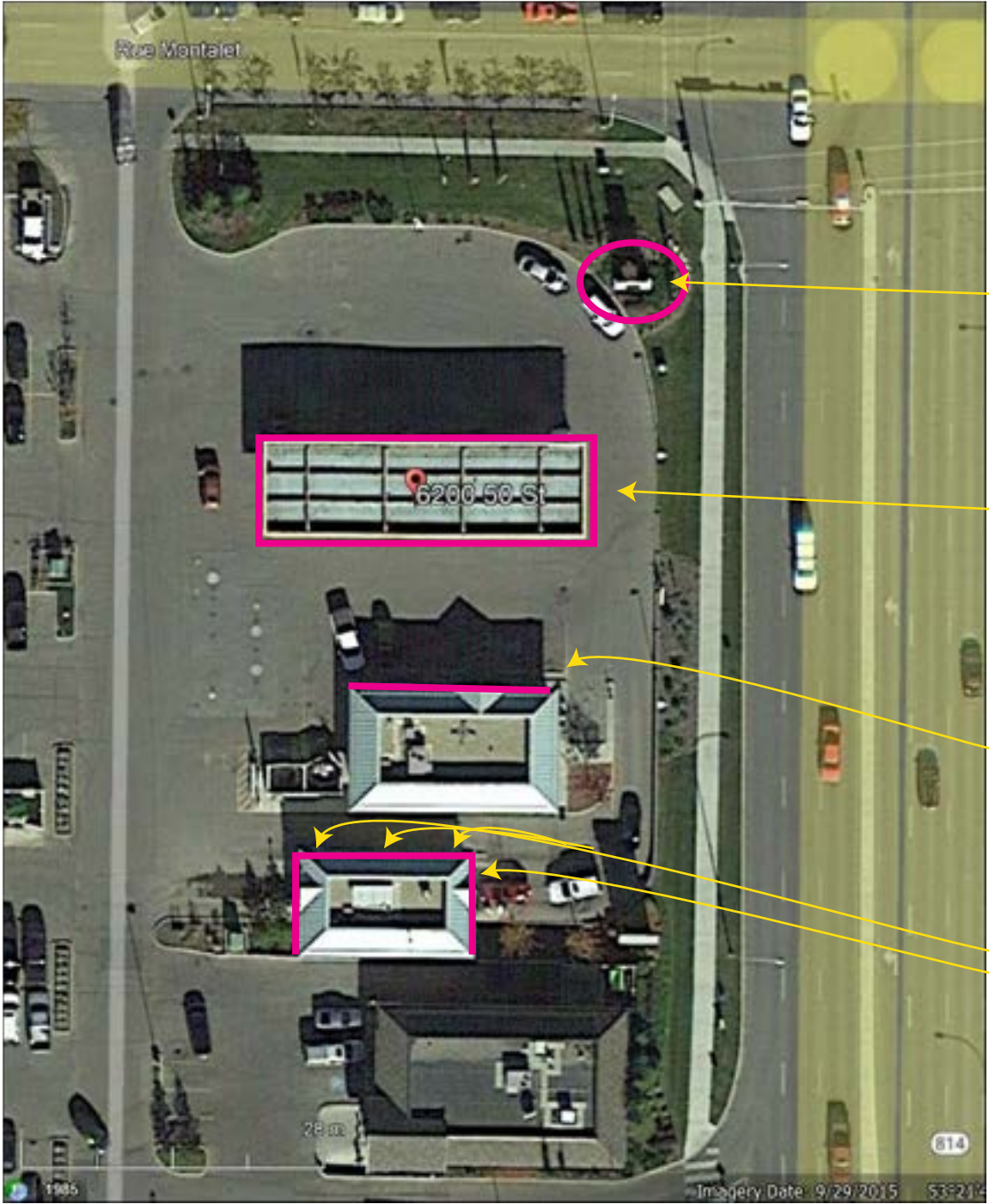
Permit Number: 2025-061

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. 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

Shell C22278
6200 50 St
1 cm = 6 m

APPROVED September 3, 2025
Development Authority



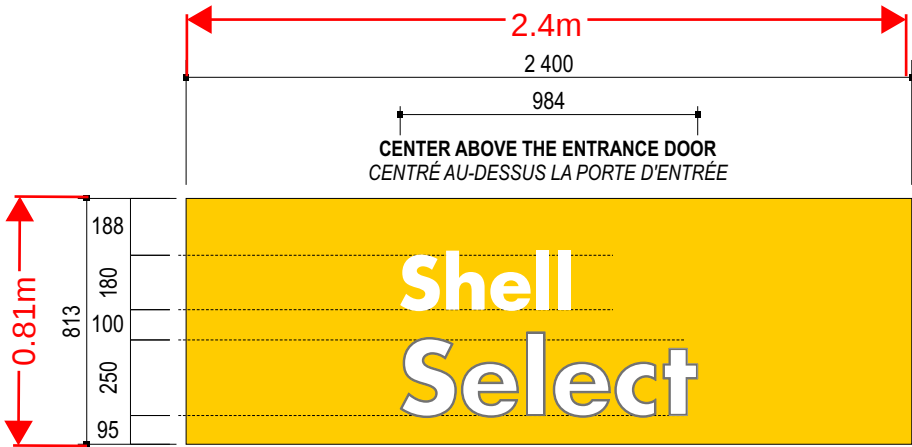
Refurbish existing freestanding sign

Gas bar signs

Convenience store sign

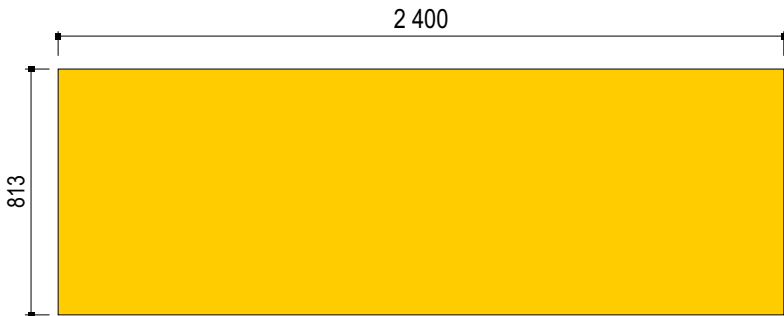
Car wash signs on west, north and east
Instruction signs at entrance and exit





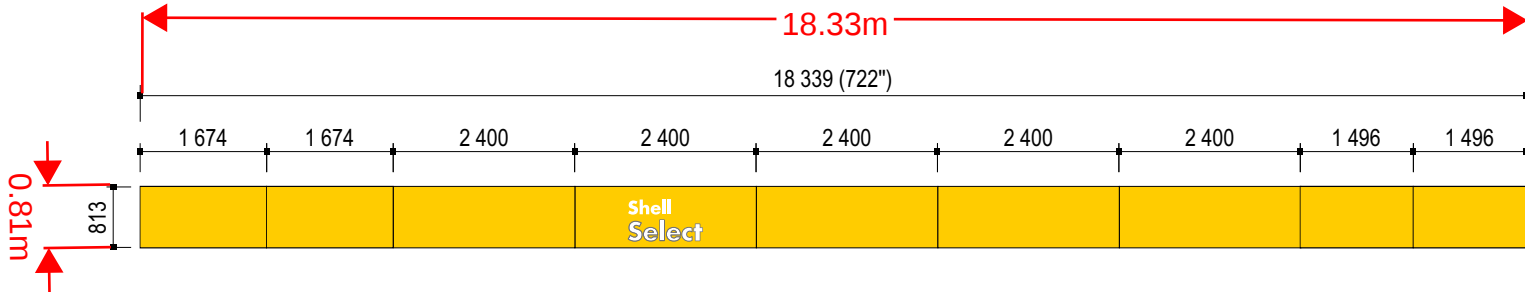
Graphic Elevation / Shell Select / Qty/Qté: 1

Élévation graphique



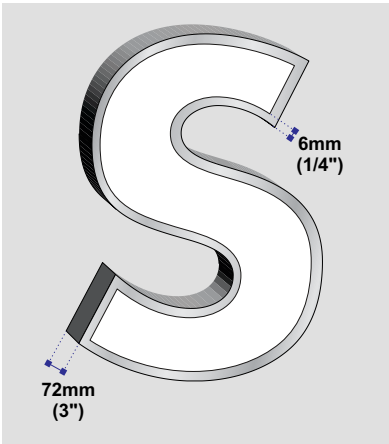
Graphic Elevation / Blank Panel / Qty/Qté: 8

Élévation graphique



Graphic Elevation (Front)

Élévation graphique (Avant)



Detail

C

SHELL SELECT

PANEL / PANNEAU

2" ACM fascia, pre-painted [C4]
"Shell" copy to be cut out of the ACM panel.

Revêtement en ACM 2" pré-peint [C4]
Lettres «Shell» découpées dans le panneau ACM.

SHELL

25mm (1") push-thru letters in white acrylic, inserted in ACM panel.
Box with white LEDs behind the ACM panel to illuminate "Shell" copy.

Lettres en acrylique blanc 25mm (1"), insérées dans le panneau ACM.
Boîtier avec DELs blancs derrière le panneau acm pour illuminer les lettres "Shell".

SELECT

76mm (3") deep channel letters.
3/16" white acrylic faces.
Returns in brushed aluminium.
Front keyline (10mm) made with brushed aluminium and welded to sides.
Back face in PVC.
Illuminated with white LEDs.
Channel letters fastened directly to ACM panel.

Lettres channel de 76mm (3").
Faces en acrylique blanc 3/16".
Côtés en aluminium brossé.
Filets 10mm en aluminium brossé soudés aux côtés
Fond en PVC
Illuminé avec DELs blancs.
Lettres installées directement sur le panneau ACM.

BLANK PANELS

2" ACM fascia, pre-painted [C4]

Revêtement en ACM 2" pré-peint [C4]



Exist.



Simulation

APPROVED September 3, 2025
Development Authority



Remarques / Notes

NOTE:
The red panels on front elevation, are to be removed.

NOTE:
Les panneaux rouges sur l'élévation avant, doivent être enlevés.

Client Approval / Approbation client

Signature: _____

Date: _____ / _____ / _____
YEAR / ANNÉE MONTH / MOIS DAY / JOUR

RENDERING / rendu



CONTACT

9310, boul. Parkway,
Montréal (Québec) H1J 1N7
T : 514.352.8030 / F : 514.352.0386

info@transworldsigns.com
www.transworldsigns.com

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Client

SHELL / BGIS Canada LP

Site

C22278

Adr. / Add.

6200 50 St., Beaumont, AB

Date

2025-05-20

Rep.

R. Campbell

Des.

SG

2025-09617-GDWG-C-STORE

REVISIONS

	Des.	Date
01		
02		
03		
04		
05		
06		
07		
08		

MVI • ENSEIGNE MURALE NON LUMINEUSE DIRECTIONNELLE DE L'AIR

DESCRIPTION

Aluminum sign, painted [C1].
Graphics printed on clear vinyl [C9]
[C25] and red arrow on reflective
vinyl sticker [C3], applied on 1st
surface.

Enseigne en aluminium peint [C1].
Graphiques imprimés sur vinyle clair
[C9] [C25] et flèche rouge sur
autocollant en vinyle réfléchissant [C3],
appliqués sur la 1ère surface.

Area / Sup.		member / membre CERTIFICATION REQUIRED
Weight / Poids		
Illumination		
Voltage		
LED Temp.		

Couleurs / Colours

Colours may not be exactly as shown on screen. Please refer to appropriate charts for exact colours.
Les couleurs illustrées à l'écran peuvent ne pas être exactes. Veuillez vous référer aux chartes appropriées pour les couleurs exactes

C1	White/Blanc
C3	Rouge / Red (Arrow, Flèche)
C9	Mid Grey / Gris moyen
C25	Silver Champagne

APPROVED September 3, 2025
Development Authority



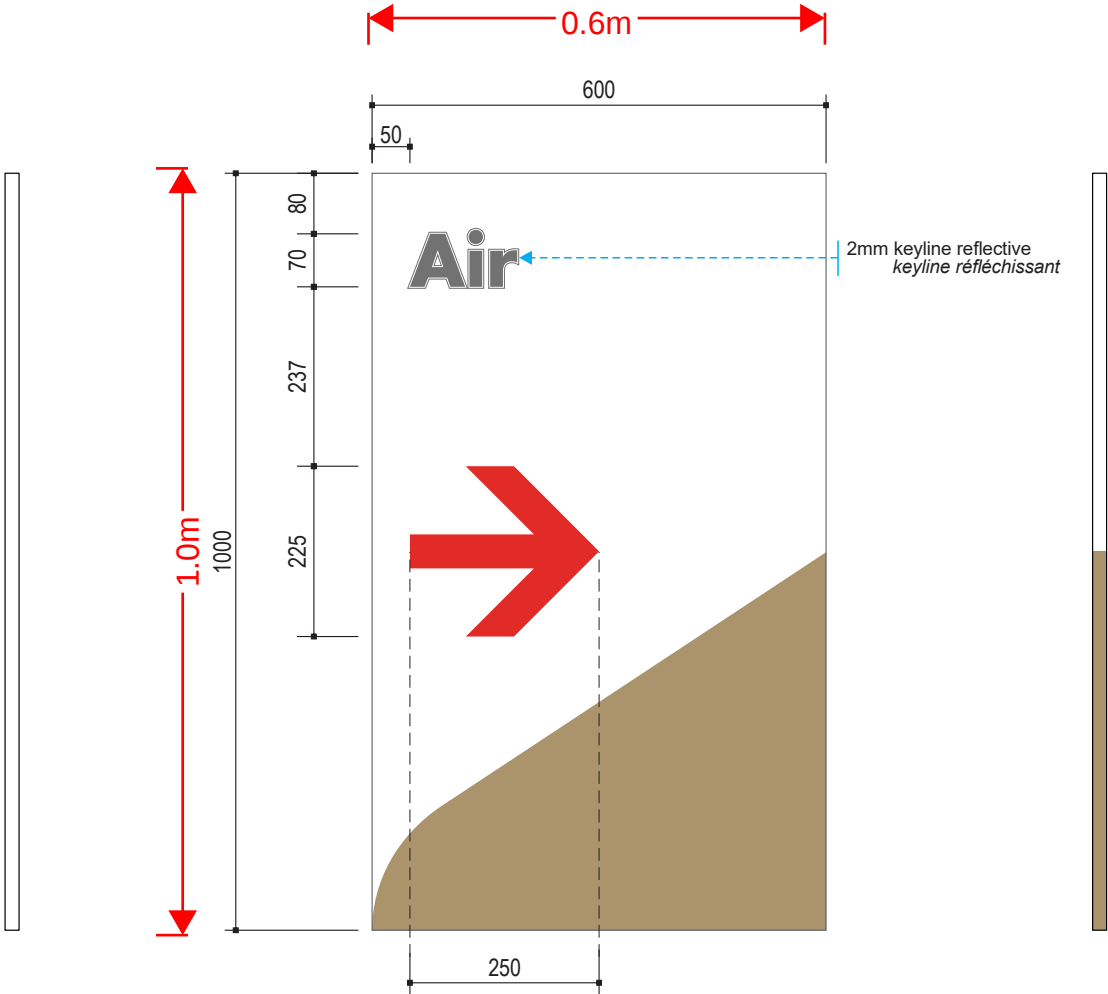
Remarques / Notes

Client Approval / Approbation client

Signature: _____

Date: _____ / _____ / _____
YEAR / ANNÉE MONTH / MOIS DAY / JOUR

RENDERING / rendu



Side View (Left)
Vue de profil (Gauche)

Graphic Elevation
Élévation graphique

Side View (Right)
Vue de profil (Droite)



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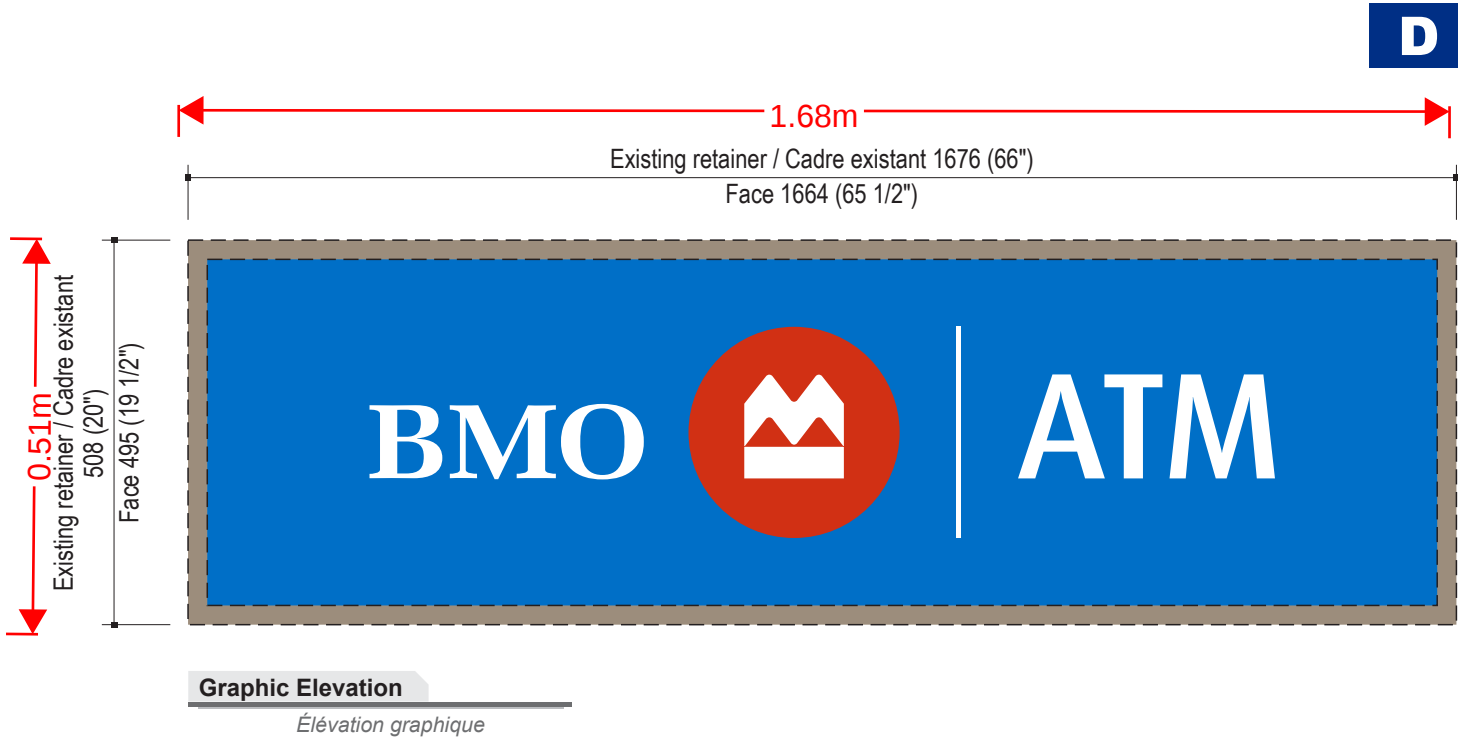
AVIS / NOTICE

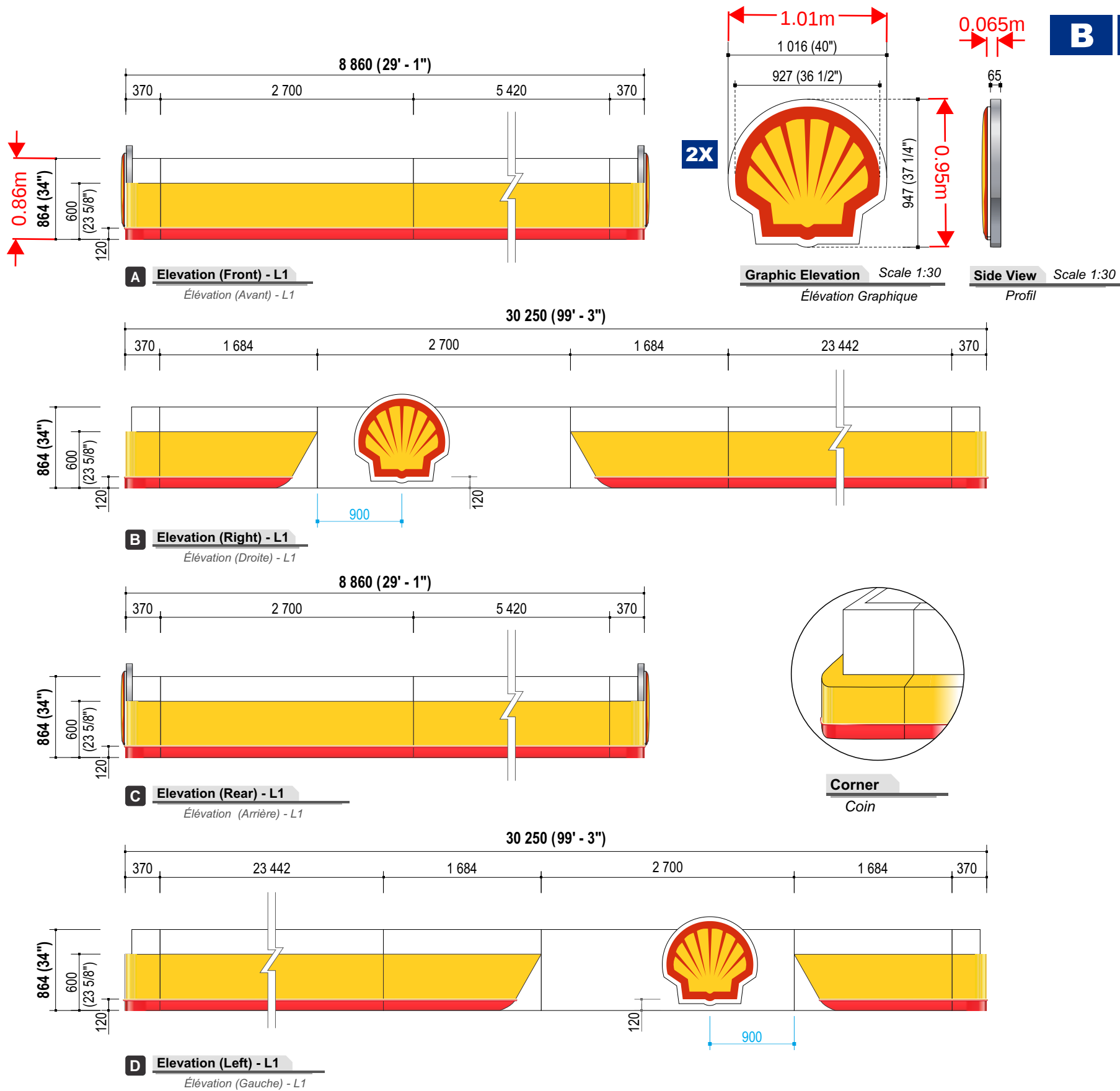
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Client		Site
SHELL / BGIS Canada LP		C 21976
Adr. / Add.		
Date	Rep.	Des.
2025-06-16	R. Campbell	SG
2025-09651-GDWG-E-DIR-AIR		

REVISIONS		Des.	Date
01			
02			
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B

MVI • SINGLE SKIN CANOPY

MVI • MARQUISE SURFACE SIMPLE

PECTEN

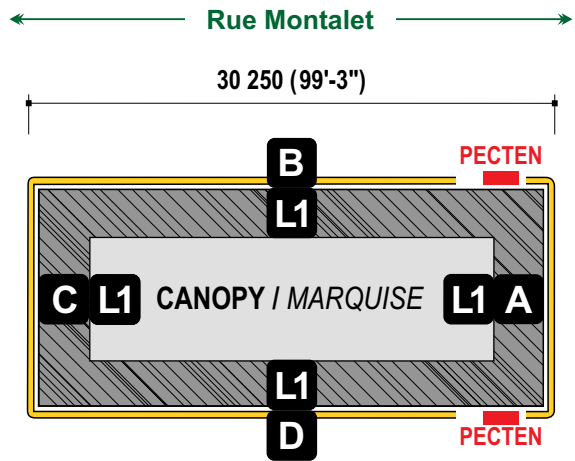
Aluminium cabinets and frames painted Shell silver [C2] for the side and Shell white [C1] for the face. Molded IMA faces with vinyl on 1st surface [C3], [C4] Illuminated with white LED

Boîtiers et cadres d'alum. peints en argent Shell [C2] pour le côté et en blanc Shell [C1] pour la face. Faces en IMA moulés avec vinyle en 1re surface [C3], [C4] Illuminé avec des DEL blancs

FASCIAS L1

White ACM panels [C1] Red [C3] and yellow [C4] ACM panels External dual-colors LED bar, yellow and red, only on fascia L1.

Panneaux en ACM blanc [C1] Panneaux en ACM rouge [C3] et jaune [C4] Barres de DEL deux couleurs externe, jaune et rouge.



Top View / NTS

Vue de plan / Aucune échelle

SCALE / ÉCH. 1:50	
Area / Sup.	
Weight / Poids	
Clearance	5.00m (16' - 4 7/8'')
Illumination	Pectens : White LED Stripes : Dual-color red / yellow
Voltage	120V
LED Temp.	3000K

Couleurs / Colours

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C1	White/Blanc
C2	Shell Silver
C3	Red / Rouge
C4	Yellow / Jaune



Site plan

Client Approval / Approbation client

APPROVED September 3, 2025
Development Authority

Signature: _____

Date: _____ / _____ / _____
YEAR / ANNÉE MONTH / MOIS DAY / JOUR

RENDERING / RENDU



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Client

SHELL / BGIS Canada LP

Site

C22278

Adr. / Add.

6200 50 St., Beaumont, AB

Date

2025-05-20

Rep.

R. Campbell

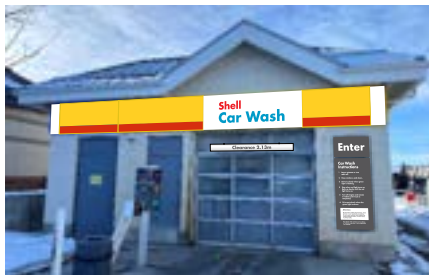
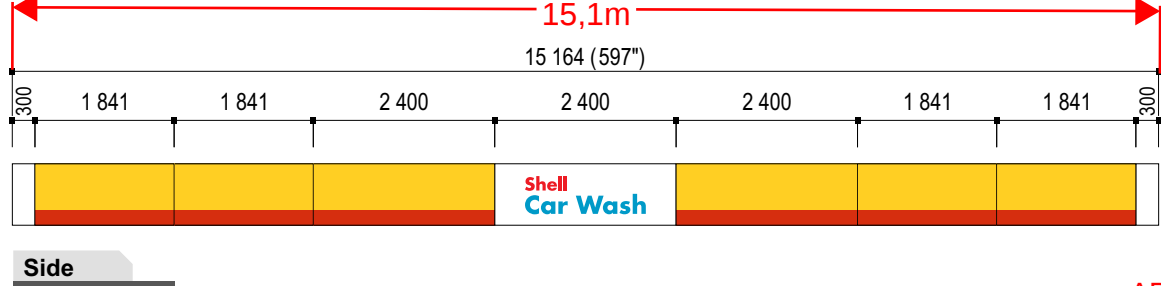
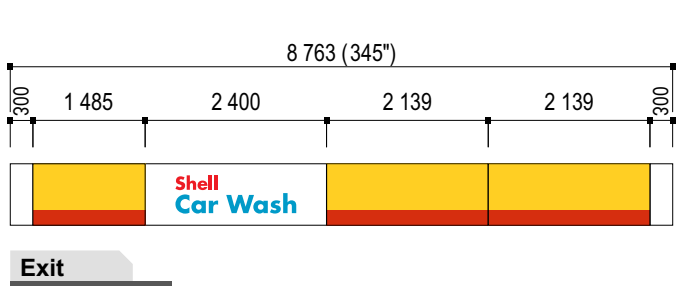
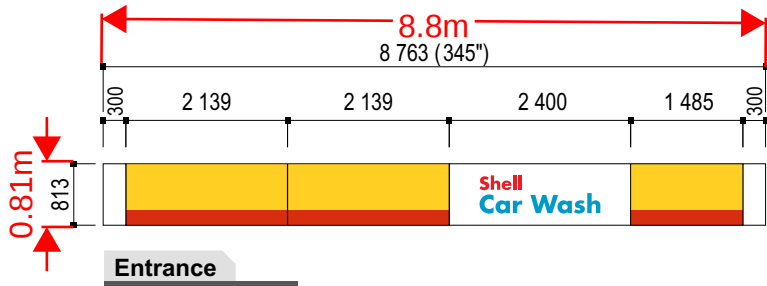
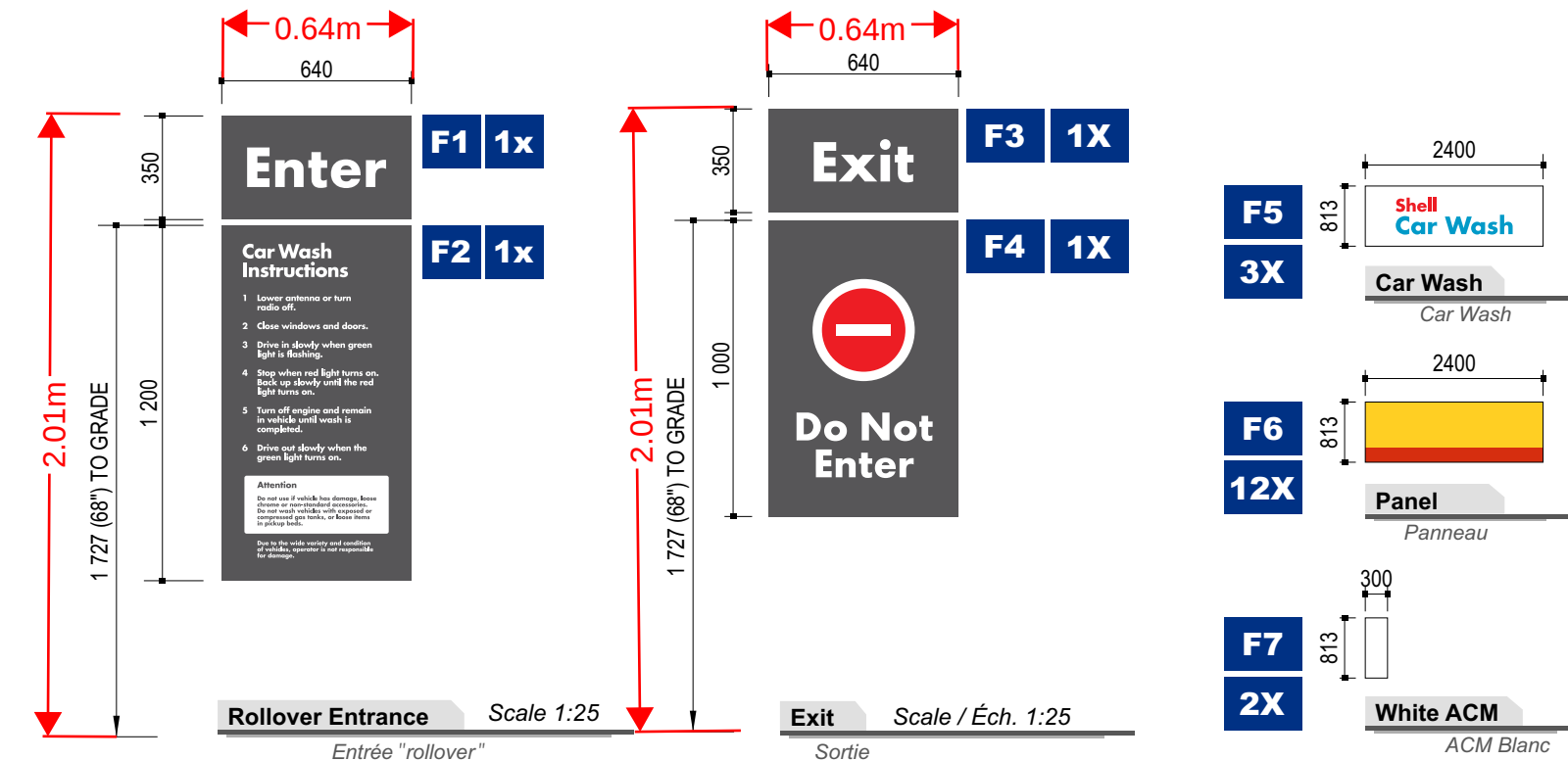
Des.

SG

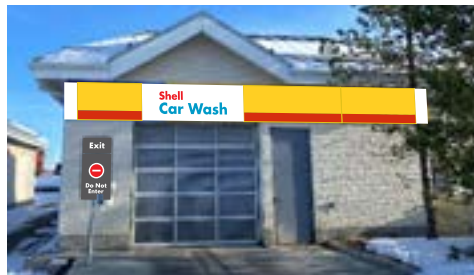
2025-09617-GDWG-B-CANP

REVISIONS

Des.	Date
01	
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Simulation (Entrance / Entrée)



Simulation (Exit / Sortie)



Simulation (Side / Côté)



Exist. (Entrance / Entrée)



Exist. (Exit / Sortie)



Exist. (Side / Côté)

F		MVI • CAR WASH		SCALE: 1 : 100
		MVI • LAVE-AUTO		
		SHELL CAR WASH		
		2" ACM fascia, pre-painted [C1] Vinyl graphics applied on first surface [C3] [C5]	Revêtement en ACM 2" pré-peint [C1] Graphiques de vinyle appliqués en première surface [C3] [C5]	
		PANELS / PANNEAUX		
		2" ACM fascia, pre-painted [C4] Vinyl applied on first surface [C3]	Revêtement en ACM 2" pré-peint [C4] Vinyle appliqué en première surface [C3]	
		ENTRANCE AND EXIT / ENTRÉE ET SORTIE		
		Aluminum wall sign, painted [C8] Graphics printed on clear vinyl [C1] [C3]	Enseigne murale en alum., peint [C8] Graphiques imprimés sur vinyle clair [C1] [C3]	
		END PIECES / PIÈCES D'EXTRÉMITÉ		
		2" ACM fascia, pre-painted [C1]	Revêtement en ACM 2" pré-peint [C1]	

SCALE: 1 : 100	
Area / Sup.	
Weight / Poids	
Illumination	N.A.
Voltage	
LED Temp.	
Couleurs / Colours	
Colours may not be exactly as shown on screen. Please refer to appropriate charts for exact colours. Les couleurs illustrées à l'écran peuvent ne pas être exactes. Veuillez vous référer aux chartes appropriées pour les couleurs exactes	
C1	White/Blanc
C3	Red / Rouge
C4	Yellow / Jaune
C5	Blue / Bleu
C8	Grey / Gris
Dimensions of cut panels are approximate. These are to be trimmed on site. Les dimensions des panneaux coupés sont approximatives. Ceux-ci doivent être taillés sur place.	

APPROVED September 3, 2025
Development Authority

Remarques / Notes

All the existing panels on the elevations are to be removed.

Tous les panneaux existants sur les élévations doivent être enlevés.

Client Approval / Approbation client

Signature: _____

Date: _____ / _____ / _____
YEAR / ANNÉE MONTH / MOIS DAY / JOUR

RENDERING / RENDU



CONTACT
9310, boul. Parkway,
Montréal (Québec) H1J 1N7
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Client	Site
SHELL / BGIS Canada LP	C22278
Adr. / Add.	
6200 50 St., Beaumont, AB	
Date	Rep.
2025-05-20	R. Campbell
	SG
2025-09617-GDWG-F-CWASH	

REVISIONS	Des.	Date
01		
02		
03		
04		
05		
06		
07		
08		

MVI • PORTE-AFFICHE

DESCRIPTION

- | | | |
|---|--|---|
| 1 | Aluminum retainer painted [C25] | Cadre en aluminium peint [C25] |
| 2 | Flat clear acrylic face | Face d'acrylique clair plane |
| 3 | (2) clear vertical zip tracks, (1) bottom horizontal track | (2) « zip tracks » verticaux clairs, (1) track horizontal inférieur |
| 4 | (2) #10-24 thumb screws, painted [C25]
Note: Use (3) screws in windy locations | (2) vis à oreilles #10-24, peintes [C25]
Note : (3) vis requises pour sites venteux |
| 5 | (3) horizontal clear lexan strips, 3'-8" x 1 1/2" x 0.100" thk. | (3) bandes horizontales en lexan clair, 3'-8" x 1 1/2" x 0.100" ép. |
| 6 | (3) 6" aluminum hinges | (3) pentures 6" en aluminium |
| 7 | Ø 1/4" steel locking bar | Barre de retenue en acier Ø 1/4" |
| 8 | 1" x 2" aluminum installation angles | Support d'installation : angles d'alum. 1" x 2" |

	SCALE / ÉCH. 1:20
Area / Sup.	2.35 sq. m. / 25.32 sq. ft.
Weight / Poids	±23.64 kg / 52 lbs
Illumination	N/A
Voltage	
LED Temp.	
Couleurs / Colours	
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C25	Silver Champagne

APPROVED September 3, 2025
Development Authority

Remarques / Notes

Client Approval / Approbation client

Signature: _____

Date: _____ / _____ / _____
YEAR / ANNÉE MONTH / MOIS DAY / JOUR

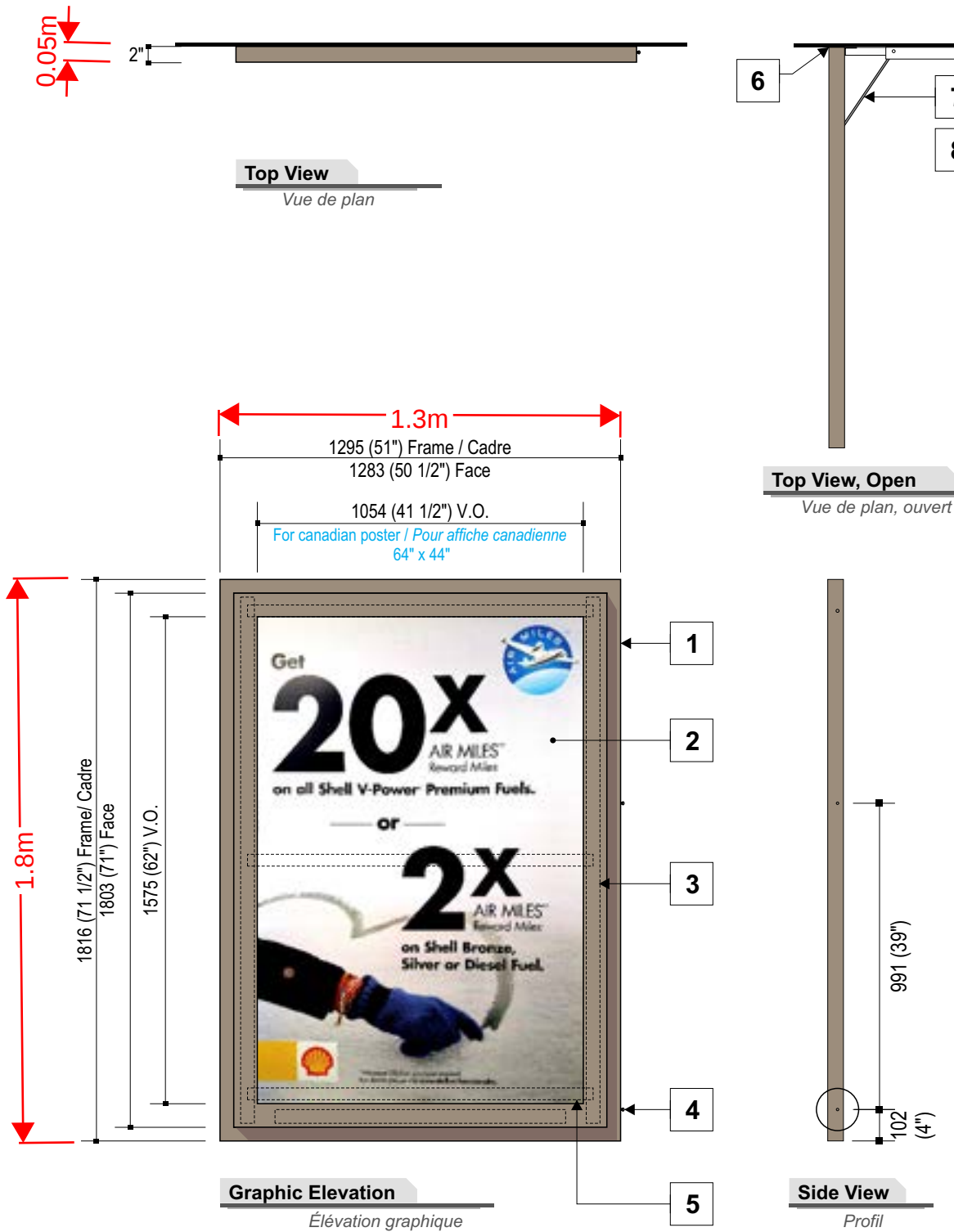
RENDERING / rendu



Simulation (Side / Côté)



Exist. (Side / Côté)



Area = 2.34m2



CONTACT
9310, boul. Parkway,
Montréal (Québec) H1J 1N7
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info@transworldsigns.com
www.transworldsigns.com

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Client		Site
SHELL / BGIS Canada LP		C22278
Adr. / Add.		
6200 50 St., Beaumont, AB		
Date	Rep.	Des.
2025-05-20	R. Campbell	SG
2025-09617-GDWG-H-POSTER		

REVISIONS	Des.	Date
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