

Planning & Development  
5600 - 49 Street  
Beaumont, AB T4X 1A1  
780-929-8782  
development@beaumont.ab.ca

June 12, 2025

DATE RECEIVED  
OFFICE USE ONLY

June 23, 2025

Sep 8, 2025  
OFFICE USE ONLY

**Note:**  
Building, Electrical, Plumbing, and Gas Permits each have their own application forms.

Property Information

Street Address: 5204 - 50 Street

Plan: 6384ETBlock: -Lot: 3

Applicant and Property Owner Information

Applicant/Contractor Name: Selkirk Signs c/o Permit Solutions Inc.

Mailing Address: 4371 Windjammer Drive

Town: Richmond, BCPostal Code: V7E 4L5

Phone: 780-405-3652Cell Phone:

Email (required): jennifer@permitsolutions.ca

Is the Applicant also the Registered Owner?

☐ Yes (Do not fill out below)☒ No (Fill out below - written authorization from registered owner required)

Owner Name: K-5 Developments Inc

Mailing Address: 5204 - 50 Street

Town: Beaumont, ABPostal Code: T4X 1E5

Phone: 403-609-9255Cell Phone:

Email (required): not available

Proposed Development

Square Footage (m²):

Check one of the following:

☐ Commercial

☐ Industrial

☐ Institutional

☐ Other Non-Residential Use:

☒ Signage → Provide Construction Value: \$67,700-- \$23,900 (approx. cost of material and labor)

Has work on the above indicated item already commenced?

☒ Yes☐ No yes

Description of Work and Land Usage:

New fascia sign [One Stop] and projecting sign [Canco] on east elevation of c-store. New fascia signs on north [Canco Wash exit] and south [Canco Wash entrance] elevations of car wash.

Applicant Authorization

1. I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.

2. I hereby give my consent to allow any authorized person pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only.

3. I understand this is only an application and does not constitute approval to commence construction.

4. I declare that the information contained in this application is correct and true to the best of my knowledge.

5. I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application.

6. I consent to receiving notifications & correspondence regarding this application via email to the address provided on this application.

I agree ☒

Applicant Signature: [Signature]Date: June 9, 2025

OFFICE USE ONLY

Development Permit

July 13, 2025

Date Deemed Complete:

September 10, 2025

Date of Decision: (See attached Notice of Decision)

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from City Business Units. The name of the applicant and the nature of the permit will be available to the public. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782..

\\tofile1\EDMS\0550 - Development, Land Use\Forms\House Permit Forms & Checklists\Commercial Permit Forms Updated: 2022-07-01

## Development Permit Notice of Decision

Date of Decision: September 10, 2025

Selkirk Signs c/o Permit Solutions Inc.  
4371 Windjammer Drive  
Richmond, BC V7E 4L5

**Proposed Development:** **Commercial Signage:** Canco Convenience Store & Car Wash  
Projecting Sign and Fascia/Wall Signs w/ variances  
**Legal Description:** Plan 6384ET, Block n/a, Lot 3  
**Municipal Address:** 5204 50 Street, Beaumont, AB  
**Land Use District:** Main Street  
**Permit Application No:** 2025-067  
**Tax Roll:** 000047

**Development Permit Status:** Approved with conditions

### Development Permit Conditions

The development noted above is considered a Discretionary Use with a variance within the Main Street 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 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 signs are approved as per the attached site plan.
4. A variance has been granted to waive the requirement for a Fascia / Wall Sign on the Convenience Store (east elevation) to be illuminated with gooseneck lighting (Section 4.2.4.2(c)).
5. A variance has been granted to waive the requirement for a Fascia / Wall Sign on the Car Wash (north and south elevation) to be illuminated with gooseneck lighting (Section 4.2.4.2(c)).
6. The regulation that Fascia/Wall signs should include raised or recessed letters to provide relief to the signs has not been applied to this development.
7. Fascia/Wall Signs shall not exceed a vertical height of 2.14 m and a horizontal dimension not greater than the bay in which the business is located.

## **Development Permit Notice of Decision**

Date of Decision: September 5, 2025

**Permit Number: 2025-067**

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. Fascia/Wall Signs shall not be more than 1 sign per building face per business.
11. Projecting Signs shall be directly related to the use or development in that building or unit within a multi-tenant building.
12. Projecting Signs shall be located immediately above or adjacent to a building or unit entrance, or, if the use is located on a higher floor, shall be located at the corner of the same building at the 2nd storey.
13. Projecting Signs shall be limited to 1 sign per building or tenant.
14. Projecting Signs shall not project over the height of the principal building.
15. Projecting Signs shall have a minimum vertical clearance of 2.5 m above grade
16. Projecting Signs shall not exceed 1.5 m<sup>2</sup> in area.
17. Approved signage includes:
  - a. Convenience Store
    - i. One (1) Fascia/Wall Sign – 3.66m m x 0.66 m / 2.42 m<sup>2</sup>; internal illumination; located on East elevation of Convenience Store;
    - ii. One (1) Projecting Sign – 1.2 m x 0.9 m / 1.1 m<sup>2</sup>; non-illuminated; located on the East elevation of the Convenience Store;
  - b. Car Wash
    - i. One (1) Fascia/Wall Sign – 13.7 m x 0.9 m / 12.54 m<sup>2</sup>; internal illumination; located on South elevation of Car Wash;
    - ii. One (1) Fascia/Wall Sign – 13.7 m x 0.9 m / 12.54 m<sup>2</sup>; internal illumination; located on North elevation of Car Wash;
  - c. Gas Bar
    - i. The refurbishment of the existing gas bar awning/canopy sign does not form part of this Development Permit approval. A rebranding of panels does not require additional permits and can continue as legal non-conforming.

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

### **Additional Information**

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## **Development Permit Notice of Decision**

Date of Decision: September 5, 2025

**Permit Number: 2025-067**

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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.

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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
- c) refused.

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## **Development Permit Notice of Decision**

Date of Decision: September 5, 2025

**Permit Number: 2025-067**

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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>	September 10, 2025
<b>Appeal deadline:</b>	October 1, 2025
<b>Permit active</b> (if no appeals filed):	October 2, 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)



**Please return form to:**  
5600 49 Street  
Beaumont AB T4X 1A1  
Phone: 780-929-8782  
Fax: 780-929-3300  
development@beaumont.ab.ca

## VARIANCE APPLICATION

### What is a Variance?

A Variance is the relaxation of or exemption from a specific requirement of the City of Beaumont Land Use Bylaw. A Variance shall be considered only in cases where the character or situation of the land will cause practical difficulties regarding private use and where those characteristics and situations are not generally common to other land in the same district.

**There shall be no variance of regulations regarding district use, maximum height, floor area or density.**

Permit No.: 2025-067

Applicant: Selkirk Signs c/o Permit Solutions Inc.

Property Address: 5204 - 50 Street

Legal: Lot: 3 Block: - Plan: 6384ET

### What is the specific variance you require? (Please include a site plan)

Fascia [Canco wash entrance] - internal illumination; located on South elevation of Car Wash. A variance for a gooseneck lighting.

### What is/are the unique circumstance(s) of your property that warrants a variance?

Canco gas station/car wash is the only business of this type located in the Main Street District. Their clientele is predominantly motorists and externally illuminated signs are less visible from the road. "On-premise signs are a critical wayfinding device for drivers and poorly visible ones negatively impact road safety" Using internally illuminated signs also provides greater legibility for navigation of pedestrians and drivers once on site. Canco would like to maintain their brand standards and also continue to be competitive with other gas stations that are not required to use gooseneck lighting in other parts of town.

<sup>1</sup>refer to "Internal vs External On-Premise Sign Lighting: Visibility and Safety in the Real World" - final report 2009 prepared for United States Sign Council Foundation.

### HAVE YOU ATTACHED ALL SUPPORTING MATERIAL RELEVANT TO THIS APPLICATION?

(See checklist on reverse)

I have reviewed all of the information supplied to the City of Beaumont with respect to an application for a Variance and confirm it is true and accurate to the best of my knowledge and belief. I understand that the City will rely on this information in its evaluation of my application for a Variance and that any decision made by the City based on inaccurate information may be rescinded at any time.

  
Signature

September 8, 2025  
Date



**Please return form to:**  
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Beaumont AB T4X 1A1  
Phone: 780-929-8782  
Fax: 780-929-3300  
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Legal: Lot: 3 Block: - Plan: 6384ET

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Fascia [One Stop] -internal illumination; located on East elevation of Convenience Store. A variance for a gooseneck lighting.

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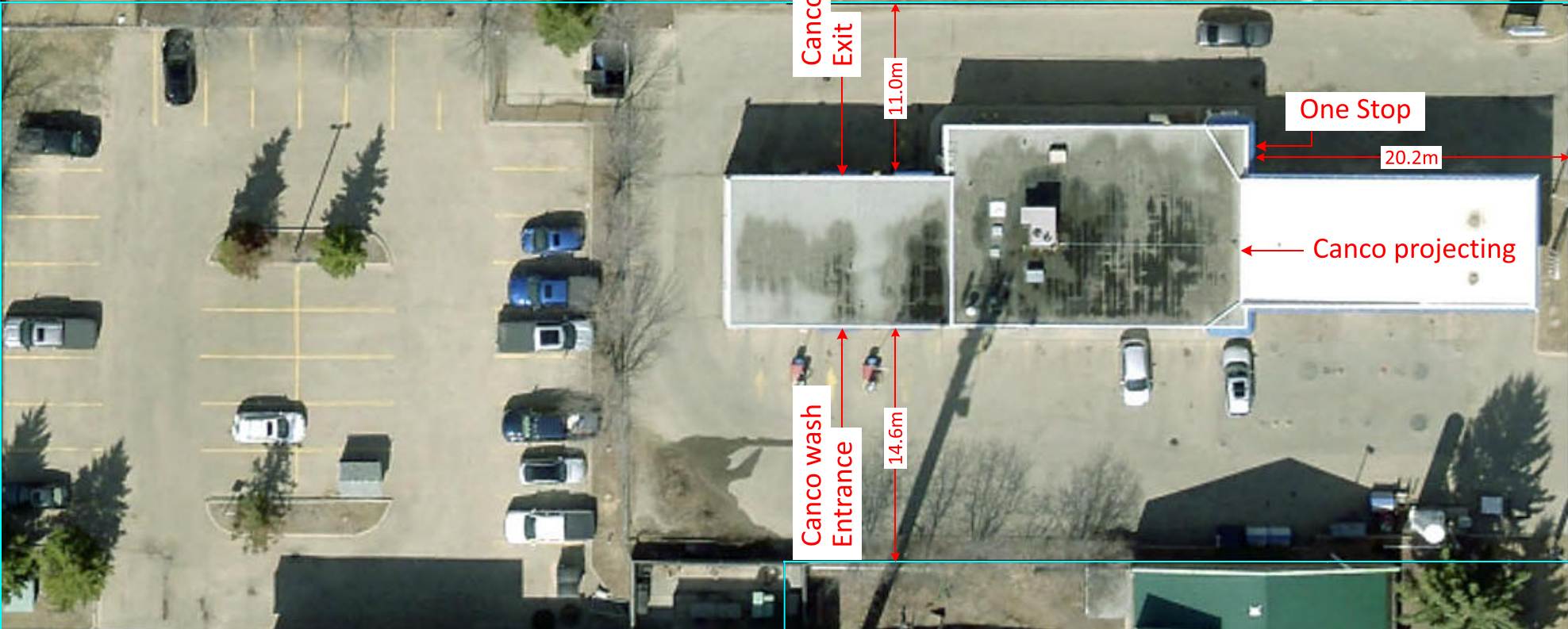
  
Signature

September 8, 2025  
Date



APPROVED September 10, 2025  
Development Authority

5204 - 50 Street  
Lot 3, Plan 6384ET



50 STREET / HIGHWAY 814



# 25\_Canco\_24-7858\_BS01\_R1

P:\24-7858\_Canco Petroleum Ltd (Beaumont AB)\Design  
East elevation

5204 - 50 Street  
Lot 3, Plan 6384ET

APPROVED September 10, 2025  
Development Authority



Ph. 250.426.8131 Fax 250.426.8852  
421 Patterson St. W. Cranbrook, BC VIC 6T3  
www.selkirksigns.com



Page: 1 of 1



CORPORATE PROGRAM

Description  
Hanging Sign

Quantity: 1

Scale: 1"=1'

Revisions

#1  
Date: 8/13/25  
Details: Overlay added

#2  
Date:  
Details:

Client Approval

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

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

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Signs & Services Ltd.

Perspective renditions in this drawing are  
by the designer. Only approximate sizes  
and perspectives of the signs are being  
achieved.



24\_Canco-24-7858\_CL01\_R2

P:\24-7858\_Canco Petroleum Ltd (Beaumont AB)\Design

East elevation

5204 - 50 Street  
Lot 3, Plan 6384ET



Ph. 403.243.0778 Fax 403.278.8450  
Suite 200, 3700 78 Ave SE, Calgary, AB, T2C 2L8  
www.selkirksigns.com



Page: 1 of 1



CORPORATE PROGRAM

Description  
Building Signs

Quantity: 1

Scale: 1/2"=1'

Revisions

- #1  
Date: 2/28/25  
Details: Size Changed
- #2  
Date: 5/12/25  
Details: Sign Moved to the right

Client Approval

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

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

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APPROVED September 10, 2025  
Development Authority



Customer: Canco Address: Beaumont, AB PM: Gilles Hupe Designer: AC Date: 11/18/24

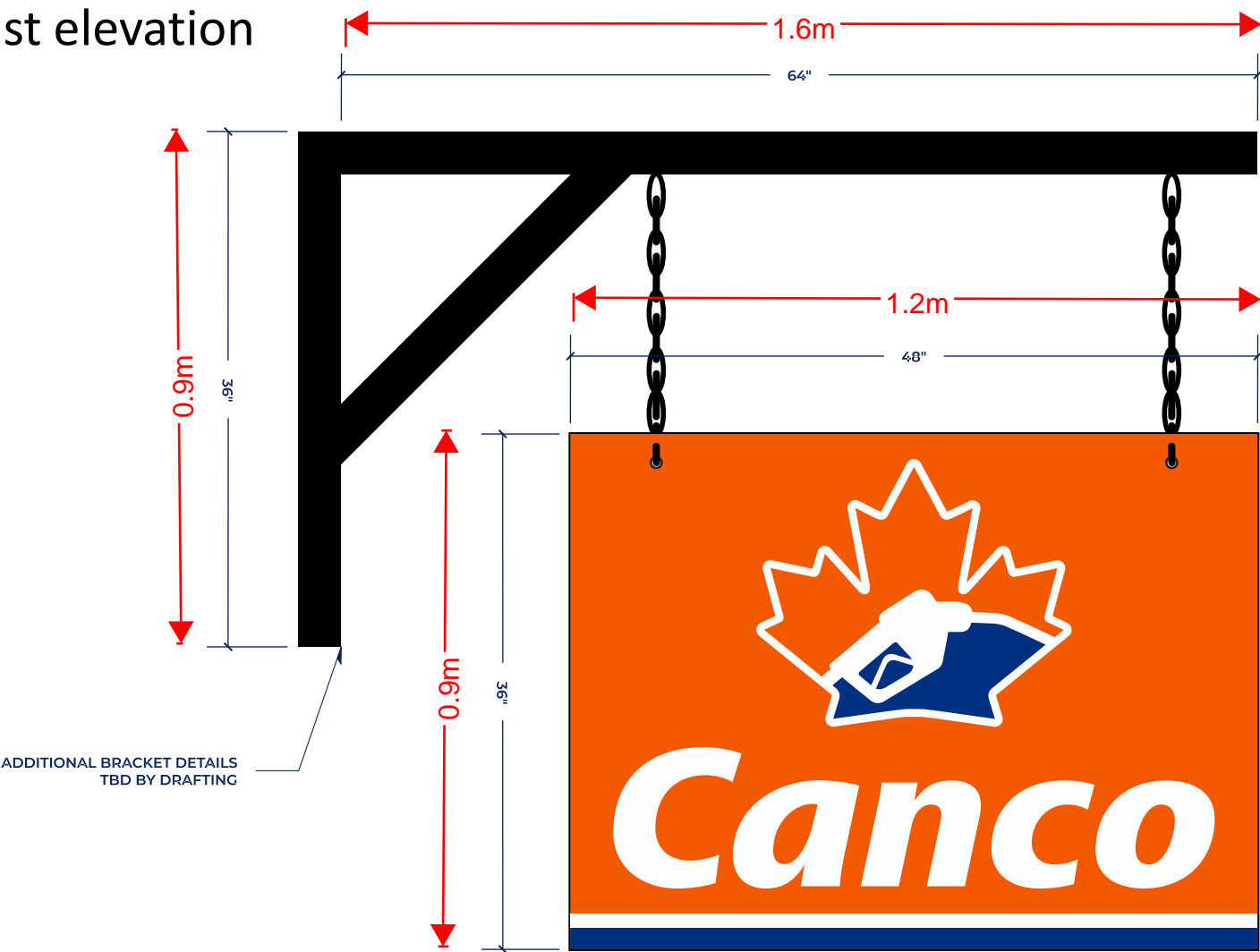
- (A) CONSTRUCTION: FRONT LIT CHANNEL LETTERS & SHAPES  
SUBSTRATE: WHITE ACRYLIC 4.5MM 2447 SG  
TRIM CAP: 1" WHITE  
RETURNS: 3 3/8" WHITE  
PERIMETER: 536" AREA: 1029" SQ.  
ILLUMINATION: LED  
INSTALLATION DETAILS: DIRECT MOUNT
- (B) CONSTRUCTION: ROUTERED & BACKED LETTERS  
SUBSTRATE: 0.125" ALUMINIUM FACE & SIDES PAINTED SULTAN BLUE WITH 4.5MM 2447 SG WHITE ACRYLIC ROUTERED & BACKED TO FACE  
AREA: 345 3/4" sq  
DEPTH: 3 5/8"  
ILLUMINATION: LED  
INSTALLATION DETAILS: MOUNT TO WALL

"Canco" COLOUR SPECIFICATIONS:  
ORANGE: 3M 3630-44  
SULTAN BLUE: 3M 3630-157  
WHITE: ACRYLIC FACE

25\_Canco\_24-7858\_BS01\_R1

P:\24-7858\_Canco Petroleum Ltd (Beaumont AB)\Design

East elevation



Sign Area: 1.1 m<sup>2</sup>

Sign area : 12 ft<sup>2</sup> (1.11 m<sup>2</sup>)



Side View

Customer: Canco      Address: Beaumont, AB      Project Manager: Gilles Hupe      Designer: AC      Date: 8/11/25

**CONSTRUCTION: D/S HANGING BLADE SIGN**  
**SUBSTRATE:** 6MM WHITE ACM C/W APPLIED VINYL GRAPHICS  
**BRACKETS:** ALUMINUM BRACKET SYSTEM, PAINTED BLACK  
**INSTALLATION DETAILS:** TOP MOUNTED W/ BRACKET SYSTEM TO S-HOOKS AND CHAIN PAINTED BLACK

**COLOUR SPECIFICATIONS:**  
■ **ORANGE:** 3M 3630-44  
■ **SULTAN BLUE:** 3M 3630-157  
□ **WHITE:** ACM SURFACE  
■ **BRACKETS & CHAIN:** PAINTED BLACK

**APPROVED**    September 10, 2025  
**Development Authority**



5204 - 50 Street  
Lot 3, Plan 6384ET



Ph. 250.426.8131    Fax 250.426.8852  
421 Patterson St. W. Cranbrook, BC V1C 6T3  
www.selkirksigns.com



Page: 1 of 1



CORPORATE PROGRAM

**Description**  
Hanging Sign

**Quantity:** 1

**Scale:** 1"=1'

**Revisions**  
#1  
Date: 8/13/25  
Details: Overlay added

#2  
Date:  
Details:

**Client Approval**

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

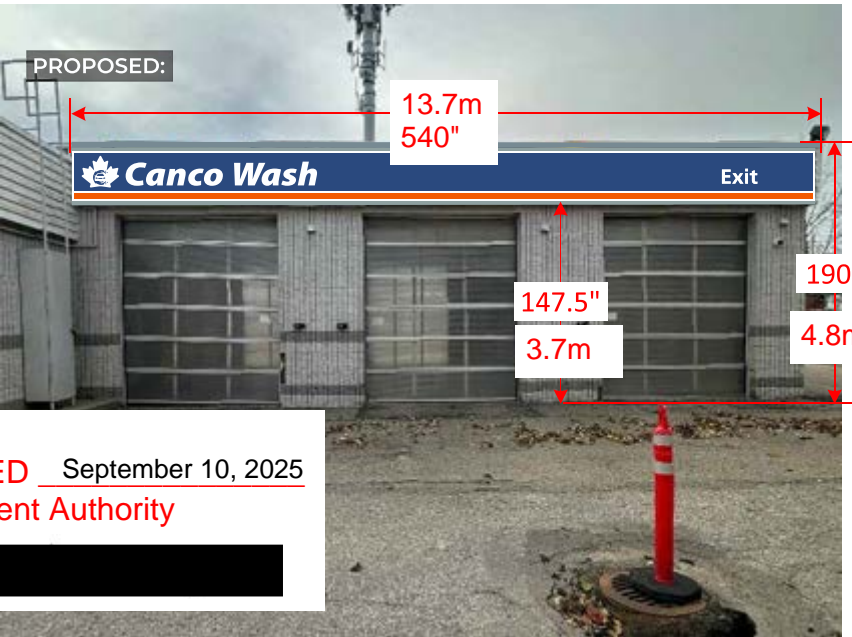
Date: \_\_\_\_\_

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North elevation



APPROVED September 10, 2025  
Development Authority

South elevation



25\_Canco-24-7858\_F05\_R1

P:\24-7858\_Canco Petroleum Ltd (Beaumont AB)\Design

5204 - 50 Street  
Lot 3, Plan 6384ET



Ph. 403.243.0778 Fax 403.278.8450  
Suite 200, 3700 78 Ave SE, Calgary, AB, T2C 2L8  
www.selkirksigns.com

MEMBER OF



Page: 1 of 2



CORPORATE PROGRAM

**Description**  
S/F Cabinets

**Quantity:** 2 Total

**Scale:** 3/8"=1'

**Revisions**  
#1  
Date: 8/7/25  
Details: Side View added

#2  
Date:  
Details:

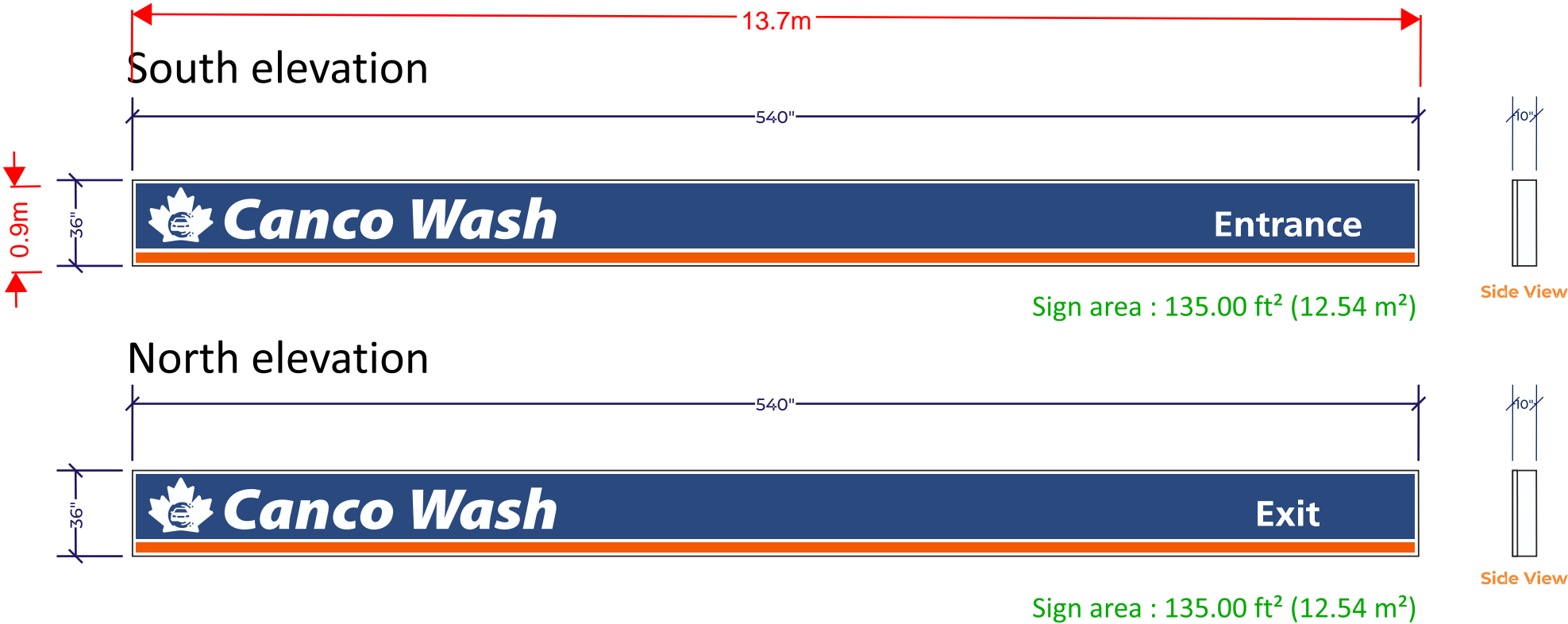
**Client Approval**

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

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

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**APPROVED** September 10, 2025  
Development Authority



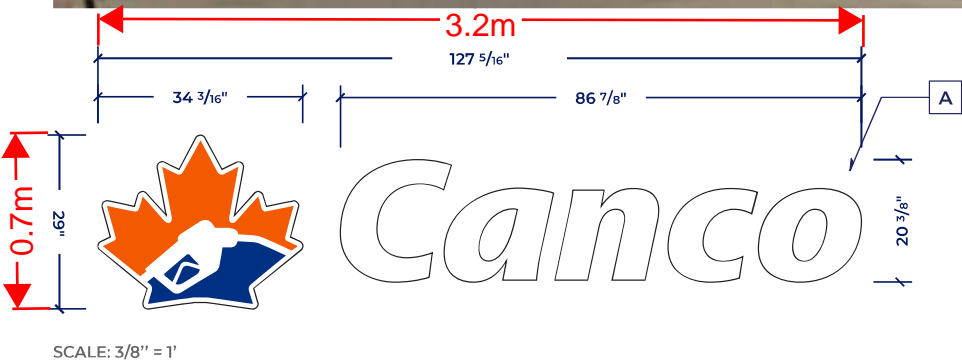
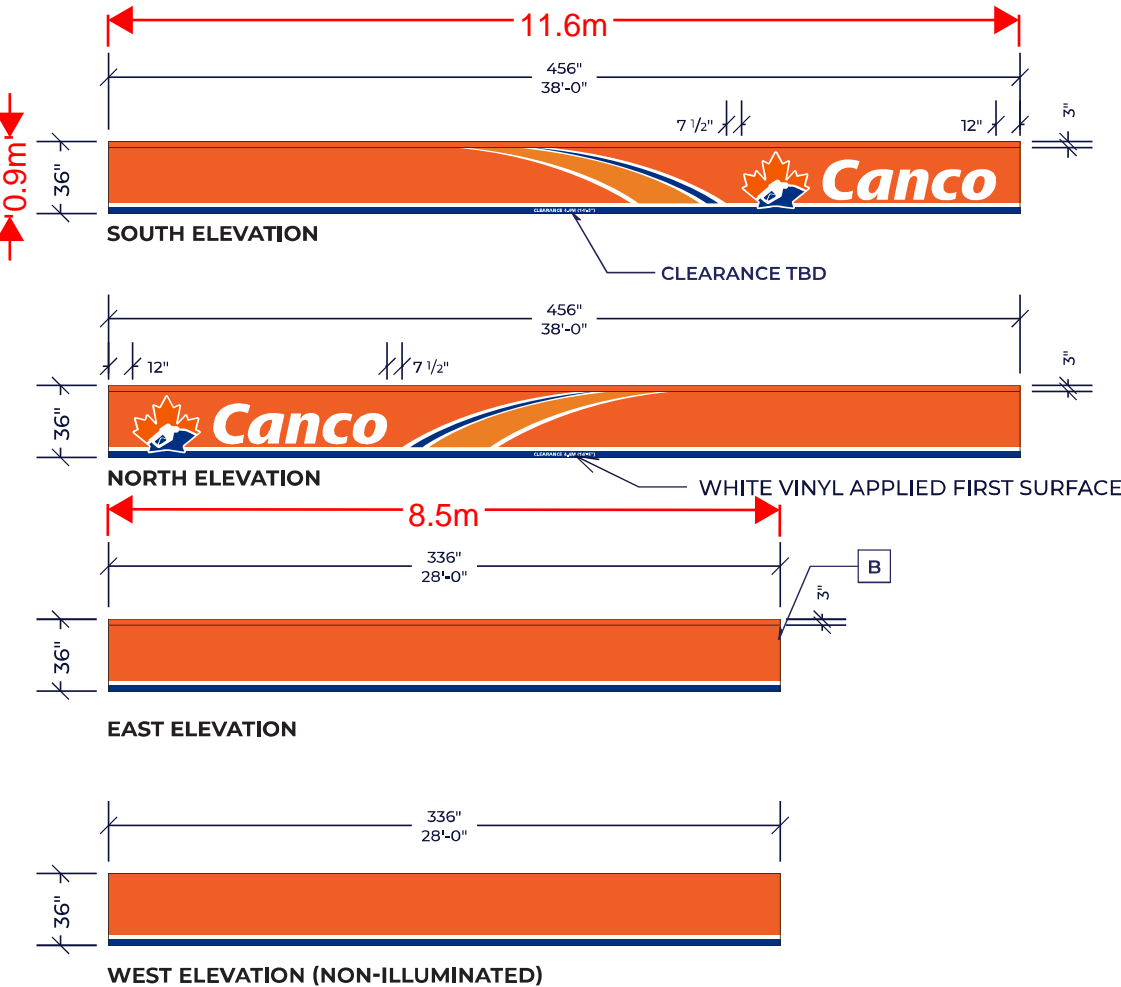
Customer: Canco	Address: Beaumont, AB	PM: Gilles Hupe	Designer: AC	Date: 3/5/25
-----------------	-----------------------	-----------------	--------------	--------------

**CONSTRUCTION: S/F CABINET**  
**SUBSTRATE:** WHITE FLEX FACE MATERIAL C/W APPLIED VINYL GRAPHICS  
**CABINET:** PAINTED WHITE  
**RETAINERS:** PAINTED WHITE  
**ILLUMINATION:** LED  
**INSTALLATION DETAILS:** SECURITY LIGHTS & EXISTING CABINETS TO BE REMOVED BY GC, MOUNTED ABOVE BAY DOORS

**COLOUR SPECIFICATIONS:**  
■ **ORANGE:** 3M 363030-44  
■ **SULTAN BLUE:** 3M 3630-157  
□ **WHITE:** FLEX FACE

24\_Canco\_24-7858\_CPY01\_R1

P:\24-7858\_Canco Petroleum Ltd (Beaumont AB)\Design



5204 - 50 Street  
Lot 3, Plan 6384ET

APPROVED September 10, 2025  
Development Authority



Ph. 780.998.2299 Fax 780.992.3129  
11238 - 88 Avenue, Fort Saskatchewan, AB T8L 3W5  
www.selkirksigns.com



Page: 1 of 1



CORPORATE PROGRAM

Description

Canopy Refresh

Quantity: 1

Scale: 1/8"=1'

Revisions

#1  
Date: 2025-03-06 (AD)  
Details: added non-illuminated elevation over c-store

#2  
Date:  
Details:

#3  
Date:  
Details:

Client Approval

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

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

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Customer: Canco Address: Beaumont, AB PM: Gilles Hupe Designer: AC Date: 11/19/24

(A) CONSTRUCTION: FRONT LIT CHANNEL LETTERS  
SUBSTRATE: WHITE ACRYLIC 4.5MM 2447 SG  
GRAPHICS: FIRST SURFACE TRANSLUCENT VINYL  
TRIM CAP: 1" WHITE  
RETURNS: 3" WHITE  
PERIMETER: 833 1/16" AREA: 1325" SQ.  
ILLUMINATION: WHITE LED

(B) CONSTRUCTION: BACKER  
SUBSTRATE: ORANGE ACM PANEL  
GRAPHICS: VINYL STRIPING & SWOOSH  
(C) CONSTRUCTION: EYEBROW LIGHTING  
SUBSTRATE: ORANGE ACM PANEL  
ILLUMINATION: EYEBROW LIT

COLOUR SPECIFICATIONS:  
■ ACM BACKER: PRE-PRINTED ORANGE  
■ CANCO ORANGE: 3630-44 ORANGE  
■ CANCO TANGERINE: 3630-84 TANGERINE  
■ CANCO BLUE: 3630-157 SULTAN BLUE  
□ WHITE STRIPING: 7725-10 WHITE  
□ CHANNEL LETTER BG: WHITE ACRYLIC 2447 SG





## LANDLORD LETTER OF APPROVAL

Date:

Outright:

Lease: X

Name: K-5 Developments Inc.  
(Company Name or Full Name of Property Owner)

Site Address: 5204 50 Street  
(Civic no., Street Name, Street Type)

City/Province: Beaumont, AB

Postal Code: T4X 1E5

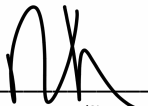
Phone Number: 403-609-9255

Fax Number:

To Whom It May Concern: City of Beaumont, Building/Permit Department  
(To whom it may concern: City of.....building or permit department)

With this letter, we/I K-5 Developments Inc. confirm ownership of the above mentioned (Landlord Name or Company Name) project address, and give authorization to **Permit Solutions** to apply and pull necessary permits for the installation of new signage at the above said address.

This letter shall also serve as authorization for **Selkirk Signs** to proceed with the installation of signage.

Regards,  
  
(Signature)

Contact Name: Robert Kwasny