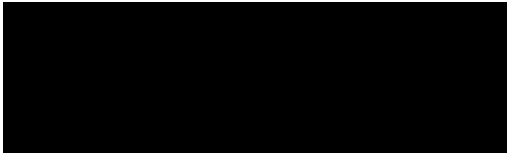


Development Permit Notice of Decision

Date of Decision: December 5, 2025



Proposed Development: Awning/Canopy Sign
Legal Description: Plan 7720379, Block 4, Lot R60
Municipal Address: 5303 50 Street, Beaumont, AB
Land Use District: Mature Neighbourhood
Permit Application No: 2025-102
Tax Roll: 00005085

Development Permit Status: Approved with conditions

Development Permit Authorization

This Development Permit authorizes the application and use of an Awning/Canopy Sign in accordance with the approved plans and the provisions of the *City of Beaumont Land Use Bylaw 944-19*. This development permit is approved for a period on Eighteen (18) Months and shall expire 18 months following the date in which this development permit deemed valid.

This Development Permit is approved with the following variance:

- Section 4.2.1.1 of the Land Use Bylaw states that *"Awning/Canopy signs shall be made of canvas or material similar in appearance and may be permanent or retractable."*
In this case, the proposed sign is affixed to the face of a canopy constructed of metal/aluminum rather than canvas or a material with a similar appearance. As such, the sign does not meet the material requirement of Section 4.2.1.1 and requires a variance.

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Mature Neighbourhood 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. The Awning/Canopy Sign is approved in accordance with the stamped approved drawings.

Development Permit Notice of Decision

Date of Decision: December 5, 2025

Permit Number: 2025-102

3. The development permit is valid for a period of 18 months and expires 18 months from the date the permit is deemed valid. Upon expiry of the permit, the sign shall be completely removed.

4. Any changes shall be subject to review by the Development Authority and may require separate development permit approval.

Failure to comply with any of the preceding conditions may 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.

Permit Notification Information

It is the applicant's responsibility to manufacture and place a 11" X 17" sign on site notifying of the development, in accordance with the template provided by the City of Beaumont. Please refer to the following information guide for applicants:

<https://www.beaumont.ab.ca/wp-content/uploads/2025/07/Guide-for-applicants.pdf?x33375>

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:

Development Permit Notice of Decision

Date of Decision: December 5, 2025

Permit Number: 2025-102



Craig Thomas, DSocSci, RPP, MCIP
Development Officer



Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) 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:	December 5, 2025
Appeal deadline:	December 29, 2025
Permit active (if no appeals filed):	December 29, 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. 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

