

City of Beaumont
Subdivision and Development Appeal Board Agenda

October 21, 2024

6:00 pm

City Hall, Council Chambers

Pages

1. **CALL TO ORDER**
2. **PURPOSE OF HEARING**
3. **INTRODUCTION OF BOARD MEMBERS AND CLERK**
4. **PRELIMINARY MATTERS**
 - 4.1 Jurisdiction to Hear Appeal 1
 - 4.2 Requests for Adjournment or Postponement
 - 4.3 Objections to Board Members/Apprehension of Bias
5. **HEARING PROCESS**
 - 5.1 Development Officer Presentation
 - 5.2 Appellant Presentation
 - 5.3 Presentations from Affected Persons Supporting the Appeal
 - 5.4 Presentations from Affected Persons Opposing the Appeal
 - 5.5 Development Officer's Closing Remarks
 - 5.6 Appellant's Closing Remarks
6. **DEVELOPMENT OFFICER PRESENTATION**
 - 6.1 Development Officer's Submissions 6

6.2 Questions to Development Officer

7. **APPELLANT PRESENTATION**

7.1 Appellant's Submissions (See Appeal)

7.2 Questions to Appellant

8. **PRESENTATIONS FROM AFFECTED PERSONS**

8.1 Presentations

8.2 Questions to Presenters

9. **DEVELOPMENT OFFICER'S CLOSINGS REMARKS**

10. **APPELLANT'S CLOSING REMARKS**

11. **CHAIR'S CLOSING REMARKS AND HEARING CONCLUSION**

12. **CLOSED SESSION**

13. **ADJOURNMENT**



RECEIVED
OCT 02 2024
CITY OF BEAUMONT

PAID
OCT 02 2024
CITY OF BEAUMONT

NOTICE OF APPEAL
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

In accordance with Sections 678 and 686 of the *Municipal Government Act* and the City of Beaumont Bylaw, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated timeframe and each Notice of Appeal must be accompanied by the legislated fee. For filling instructions and fee payment options, see reverse side of form.

Development Permit (Check one box only)		Subdivision Application (Check one box only)		Notice of Order	
Approval	<input type="checkbox"/>	Approval	<input type="checkbox"/>	Stop Order	<input type="checkbox"/>
Conditions of Approval	<input type="checkbox"/>	Conditions of Approval	<input type="checkbox"/>		
Refusal	<input checked="" type="checkbox"/>	Refusal	<input type="checkbox"/>		

SECTION 1 - MUNICIPAL ADDRESS OF SITE UNDER APPEAL	
Municipal Address of Site Under Appeal	5005 50 street Beaumont AB
Application File #	2024-053
Date Appeal Application Received	Sept 26, 2024

SECTION 2 - APPELLANT INFORMATION		
Appellant Name	Ramandeep Kaur.	
Agent Name (if applicable)		
Address	2920 21 Ave NW Edmonton AB T6T0K3	
Telephone	Residential #	Business #
Email (for notification purpose)		

Sections 678 and 686 of the *Municipal Government Act* requires that written Notice of Appeal must contain specific reasons for the appeal.

SECTION 3 - REASONS FOR APPEAL
I do hereby appeal the decision of the Development Authority/Subdivision for the following reasons (attach separate page if required): I am submitting this request for individual channel letter signage we want on front of the building as per business prospective. These days signage plays major role in business sales. So, please reconsider our sign proposal as per business requirement. All the demensions and channel letter drawing are according to city requirement only thing we aren't able to provide backlit channel letters because of not enough space and no solid substrate to work on.

(behind th signage)
Please see pictures for referan
Thank you

SECTION 4 - PAYMENT (In accordance to Fees & Charges Bylaw, as amended)			
Cheque	<input checked="" type="checkbox"/>	Money Order	<input type="checkbox"/>
Cash	<input type="checkbox"/>	Debit	<input type="checkbox"/>

SECTION 5 - SIGNATURE & DECLARATION
I certify that the information given on this form is true and complete to the best of my knowledge and acknowledge my authorization of the information to be used for the purposes identified below.
SIGNATURE OF APPELLANT: [Redacted]
DATE: Sept 30, 2024.

The personal information contained on this form is being collected under the authority of the City of Beaumont SDAB Bylaw and the *Municipal Government Act* (Sections 678 and 686) in accordance with the FOIP Act (Section 33(c)), for the purpose of handling development appeals. This information is protected by the privacy provisions of the FOIP Act. If you have questions about the collection, contact the FOIP Coordinator at the City of Beaumont, 5600 - 49 Street, Beaumont, Alberta T4X 1A1, or Phone 929-8782.
NOTE: This information will form part of the file available to the public.

FOR OFFICE USE ONLY			
Fee Paid	SDAB Appeal Number	Hearing Date	Date Received Stamp
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			Oct. 2 2024



City of Beaumont

5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782 Fax: (780) 929-8729
E-Mail: admin@beaumont.ab.ca

OFFICIAL RECEIPT 324079

KAUR RAMANDEEP
2920 21 AVE NW
EDMONTON AB

Date: Oct 2, 2024
Initials: LM

Receipt Type	Roll/Account	Description	Outstanding Before Pmt	Receipt Amount
General	GL	DEVELOPMENT APPEAL APPLICATION	\$0.00	\$125.00

----- PAYMENT SUMMARY -----

Tax Amount:	\$0.00
Receipt Total:	\$125.00
Cash Received:	
Cheque Received:	
Other Received:	\$125.00
	\$125.00



Notice of Hearing

File: SDAB-24-04

APPELLANT

Ramandeep Kaur

APPLICANT

G7 Print & Signs Corp.

RESPONDENT

Sara Boulos, Development Officer

RE: Appeal # SDAB-24-04

Proposed Development:

Fascia Wall Sign

Legal Description:

Plan 8445ET, Block 1, Lot 6-8

Municipal Address:

5005 – 50 Street, Beaumont, AB

Land Use District:

Main Street

Permit Application No:

2024-053

The Subdivision and Development Appeal Board (SDAB) has received an appeal of the decision of the Development Officer of the City of Beaumont to refuse a development permit regarding a Fascia wall sign on the above-described property.

The SDAB will hold the hearing as follows:

DATE:

Monday, October 21st, 2024

TIME:

5:30 pm (start of first hearing*)

LOCATION:

Council Chamber, 5600 – 49 Street, Beaumont

* Please note that there are two hearings booked for this date. This hearing will commence once the first hearing is concluded. Please ensure to arrive no later than 6:00 pm.

You or any person acting on your behalf may present verbal, visual, or written submissions to the SDAB at the hearing.

If you wish to submit visual or written material to the SDAB, please email your submissions to the clerk at legislative@beaumont.ab.ca no later than **4:30 pm on October 11th, 2024**. All materials submitted will be included in the hearing package and will be distributed to the hearing participants in advance of the hearing.

The hearing materials will also be made available for public inspection by appointment during regular business hours (8:30 am to noon and 1pm to 4:30 pm, Monday to Friday) at the City Administration Building (5600 49 Street, Beaumont) beginning on October 16th, 2024. Please contact the clerk at legislative@beaumont.ab.ca to arrange an appointment.

Important Information:

1. Any visual or written material received by the clerk in advance of the hearing will form part of the public record and will be made available for public inspection pursuant to



BEAUMONT
**Subdivision
and Development**
APPEAL BOARD

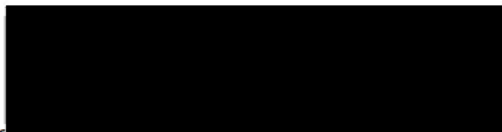
section 686(4) of the *Municipal Government Act*, RSA 2000, c M-26;

2. While the clerk of the SDAB will accept visual or written material in advance of the hearing, the decision on what materials will be considered by the SDAB remains with the SDAB; and
3. Depending on the complexity and volume of the materials submitted, there may be requests for adjournments which the SDAB would consider on a case-by-case basis.

You may participate in the hearing either in person or electronically. If you wish to participate electronically, contact the clerk in advance of the hearing date to receive the required instructions.

If you have questions, please contact the clerk at legislative@beaumont.ab.ca or call the City Hall main line at 780-929-8782.

Respectfully,



C
Clerk, Subdivision and Development Appeal Board

SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING
SDAB-24-03
October 21, 2024

DEVELOPMENT AUTHORITY'S REPORT

Proposed Development: Installation of a 1.1m x 2.2m (3.6' x 7.2') Fascia Wall Sign

Decision: The Development Authority refused the application as it did not meet the requirements of the City's Land Use Bylaw 944-19 (LUB), relating to illumination of signage.

Permit Application: 2024-053 Fascia Wall Sign

Subject Property: 5005 50 Street, Beaumont, AB
Plan 8445ET, Block 1, Lot 6-8

Existing Land Use Classification: Main Street District (MS)

Subject Site Description: The site is located along arterial roadway (50th Street), with all adjacent land uses being Main Street District (MS) to the north, south, and west, and Mature Neighbourhood District (MN) to the east. The building location with the proposed sign is located in the heart of the downtown core within Centre-Ville that hosts a number of commercial businesses.

Introduction

This submission is made by the City of Beaumont Development Authority (DA) in response to the appeal of the DA's decision with respect to a Development Permit application for a Fascia Wall Sign that was refused on the basis of not meeting Land Use Bylaw (LUB) provisions for Fascia Wall Signage in the Main Street District (MS)

The purpose of this submission is to provide information regarding the application for the development permit and to explain the land use considerations underlying the Decision.

Application

The Application for Fascia Wall Sign 1.1m x 2.2m (3.6' x 7.2') was received on April 23, 2024. Payment was processed on May 29, 2024. The Application was Deemed Incomplete on June 5, 2024, where the Development Authority requested more clear visuals for the signage with respect to its location to be affixed onto the building, as well as outlining options for a variance application for the requirements of gooseneck lighting as outlined in section 4.2.4.2 c) of the LUB. The Applicant then provided the required information on June 7, 2024, and the application was then deemed complete on June 12, 2024. An extension was requested by the City on June 7, 2024, and signed by both parties on August 9, 2024. The decision was issued on August 30, 2024.

It was brought to the attention of the Development Authority that the proposed signage was installed after the date of application, but prior to a decision being issued. A request for double the fee of the original permit fee as per section 5.14.8 of Land Use Bylaw 944-14 was sent on August 27, 2024 was paid on August 28, 2024.

Land Use Bylaw and Development Regulations

A Fascia sign is a discretionary use in Main Street District (MS) under the LUB and provisions 4.2.4.2 are required, as follows:

- a) Shall be a discretionary use in the following land use districts
 - a. Integrated Neighbourhood District;
 - b. Mature Neighbourhood District; and
 - c. Main Street District.

Is located in the Main Street District and considered discretionary

- b) Development Authority shall include standards (b) through (e) as listed in the Fast Track Process in Section 4.2.4.1:

It is not in either of these districts so it is not a permitted use

- a. Shall not exceed a vertical height of 2.14m and a horizontal dimension not greater than the bay in which the business is located;
Complies: *the vertical height of the sign is 1.1m and horizontal dimension 2.2m.*
- b. Shall be architecturally integrated with the building façade with respect to size, scale, colour, location, and type of materials;
Complies: *it is architecturally integrated in all aspects noted. The size is proportionate to the entrance it is located above, the scale is proportionate to the building size, the colours are coordinated with the colours of the building, the location is appropriate for the second story use, and it is materially appropriate for a fascia sign*
- c. Shall not project more than 20 cm beyond the building surface;
Complies: *the Development authority interpreted this as the closest point of the building to the property line and extended out.*
- d. Shall not be more than 1 sign per building face per business;
Complies: *no other sign for this business is on the building*
- c) Shall be illuminated with gooseneck lighting;
Does not comply: *gooseneck lighting was not provided. A variance was applied for and while the variance would have been considered, the rest of the signage did not comply with other regulations (S. 4.2.4.1d), therefore, the variance was refused alongside the entirety of the permit*
- d) Should include raised or recessed letters to give relief to the signs; and
Does not comply: *the letters are individual and there is no backdrop for it to be raised from*
- e) Shall be architecturally integrated with the building

Complies: the sign is architecturally integrated as noted above

Furthermore, under section 4.5 Prohibited Signs, regulation 4.5.2 outlines the following:

Rear lit or back lit signs are permitted where expressly stated in Our Zoning Blueprint and shall include:

Does not comply: the Mainstreet District does not expressly state that rear lit or back lit signs are permitted

- a) The name of the establishment or building;
Complies: the sign has the name of the establishment.
- b) Individual halo-lit lettering or symbols mounted on a solid background; and
Does not comply: the lettering is not mounted on a solid background
- c) Awnings where only letters or symbols are rear-lit, and the remainder of the awning is a solid opaque fabric.
Not applicable: not an awning sign so this was not considered in the decision

Decision Rationale

The above requirements encompass all that shall be present or excluded for a sign to be compliant with bylaw in the Main Street District. The application does not meet the following provisions:

4.2.4.2 Fascia/wall signs a. shall be illuminated with gooseneck lighting;

- Not compliant: proposed sign to be illuminated with back lit lighting. The DA considered a variance request and while the variance was reasonable to consider for the building as there are structural implications that physically limit where gooseneck lighting may be placed, as well as variance of similar nature have been granted on the same building in the past, the rest of the signage was not compliant with section 4.5.2 of the LUB and, therefore the variance was refused alongside the rest of the permit.

4.5.2 Rear lit or back lit signs are permitted where expressly stated in Our Zoning Blueprint and shall include:

- Not Compliant: In accordance with section 4.2.4, 4.2.4.1 and 4.2.4.2 only the Commercial District and Business Light Industrial District permit rear lit or back lit signs. As the application is subject to the Main Street District regulations, the proposed back lit sign does not meet the District regulations.

Various tenants in the same building have had rear lit sign applications (applied for by the owner/appellant) refused for not meeting the same provisions as noted above. These signs have since been removed and replaced with signage that meets the provisions for signage outlined in the Land Use Bylaw. This sets a precedent for the building to maintain a cohesive look on the same structure, which was a factor in the decision for this application.

The application is located within the Downtown Core Precinct of the Centre-Ville Area Redevelopment Plan, which presents a distinct architectural image and is the commercial and community center of Beaumont. 5005-50 street is subject to the Main Street Beaumont Urban Design Guidelines (BUDG). The BUDG reinforces the Land Use Bylaw by stating that developments within Main Street must avoid signs

with "luminous, fluorescent, or reflective backgrounds." In order to maintain the high level of design that characterizes the downtown core, preserve consistency with surrounding developments, and support the vision for Centre-Ville that is codified through the Land Use Bylaw and Beaumont Urban Design Guidelines, the Development Authority determined that it would not be appropriate to approve the application as submitted.

Exhibit 6 is provided to further illustrate the previous signage on the subject building that was non-compliant, the current signage that went up as a result of enforcement that is now compliant, and the surrounding context demonstrated in the building across the street that we are seeking to match in design standard at 5005 50 Street as well.

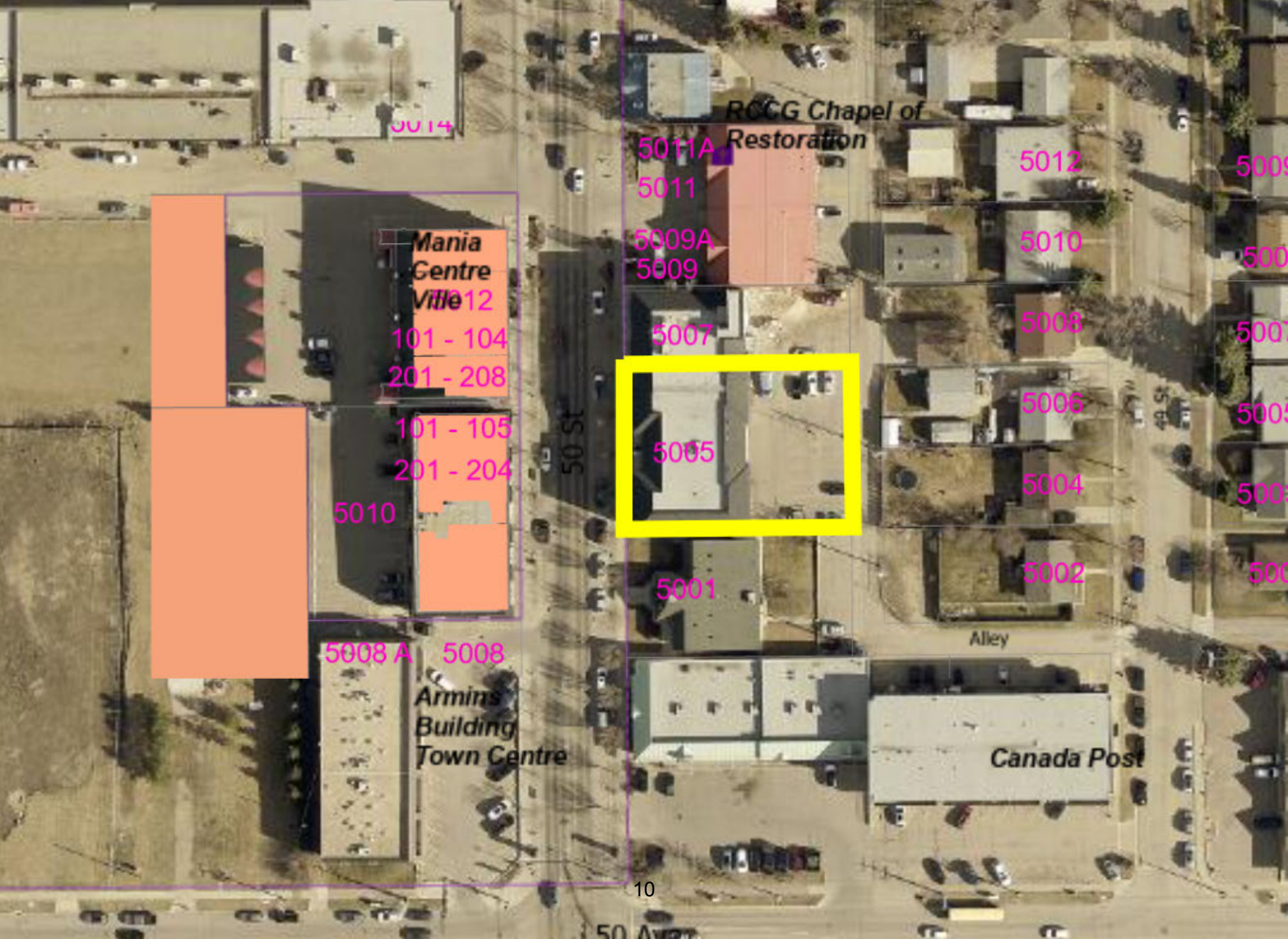
Issuance of Development Permit

Based on the above considerations and determinations the DA refused the Fascia wall sign in the Mainstreet District.

On August 30, 2024 the DA issued the Decision for the Proposed Accessory Building and gave notice in accordance with the LUB. A copy of the Notice of Decision is attached as Exhibit 4 to this submission.

Exhibits:

1. Location Map
2. Zoning Regulations
3. Development Permit Application
4. Notice of Decision #2024-053
5. Email correspondence
6. Precedent Images



JUL 14

RCCG Chapel of Restoration

5011A

5012

5009

5011

5010

5007

5009A

5009

5008

5006

5007

5006

5005

5005

5004

5003

5001

5002

5001

Alley

5008 A

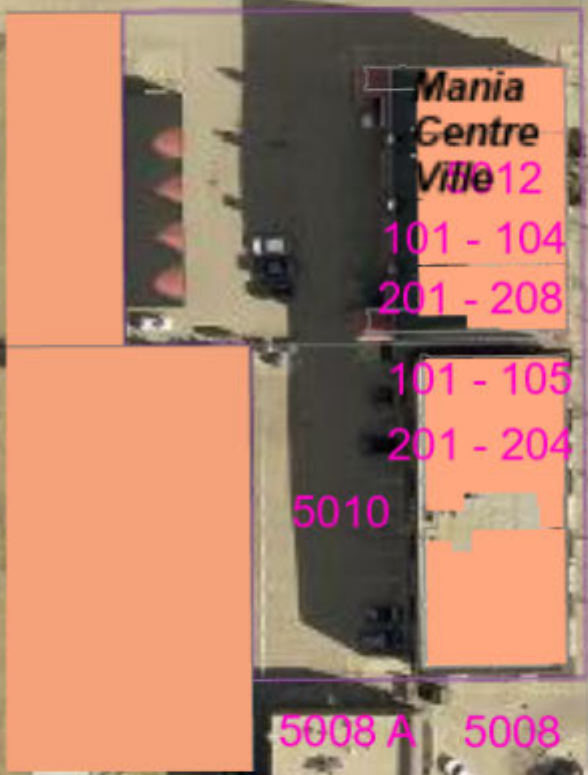
5008

Armins Building
Town Centre

Canada Post

10

50 Ave



Mania
Centre
ville

5012

101 - 104

201 - 208

101 - 105

201 - 204

5010

50 St

49 St

PART 4: SIGNS

SIGNS REQUIRING A DEVELOPMENT PERMIT

4.2.4 FASCIA / WALL SIGN



Fascia / wall sign means a sign that is mounted flush to a store front or building surface that shall be directly related to the use or development in the building. This includes a sign that is made up of individual letters/symbols that are affixed to a surface, such as the building façade, which functions as the sign board.

4.2.4.1 Fast Track Process

Fascia / wall signs:

- a) Shall be permitted in the following land use districts:
 - i. Commercial District; and
 - ii. Business Light Industrial District.
- b) 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;
- c) Shall be architecturally integrated with the building façade with respect to size, scale, colour, location and type of materials;
- d) Shall not project more than 20 cm beyond the building surface;
- e) Shall not be more than 1 sign per building face per business; and
- f) Shall be illuminated through backlighting, gooseneck lighting, channel lighting or neon.

4.2.4.2 Regular Process

Fascia / wall signs:

- a) Shall be discretionary in the following land use districts:
 - i. Integrated Neighbourhood District;
 - ii. Mature Neighbourhood District; and
 - iii. Main Street District.
- b) Development Authority shall include standards (b) through (e) as listed for the Fast Track Process in Section 4.2.4.1.
- c) Shall be illuminated with gooseneck lighting;
- d) Should include raised or recessed letters to give relief to signs; and
- e) Shall be architecturally integrated with the building.

Development Permit Notice of Decision

Date of Decision: August 30, 2024

G7 Print & Signs Corp.
2920 21 Ave NW
Edmonton, AB T6T 0K3

Proposed Development: Fascia wall sign
Legal Description: Plan 8445ET, Block 1, Lot 6-8
Municipal Address: 5005 50 Street, Beaumont, AB
Land Use District: Main Street
Permit Application No: 2024-053
Tax Roll: 000057

Development Permit Status: Refused

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Main Street District and has been **refused** by the Development Authority for the following reasons: **Be sure to review all the documentation included with this permit.**

1. Section 4.2.4.2 states Fascia / wall signs:
 - a. Shall be illuminated with gooseneck lighting;
2. 4.5.2 Rear lit or back lit signs are permitted where expressly stated in Our Zoning Blueprint and shall include
 - a. The name of the establishment or building;
 - b. Individual halo-lit lettering or symbols mounted on a solid background; and
 - c. Awning where only letters or symbols are rear-lit, and the remainder of the awning is a solid opaque fabric.

The application provided does not meet the above noted regulations for the following reasons:

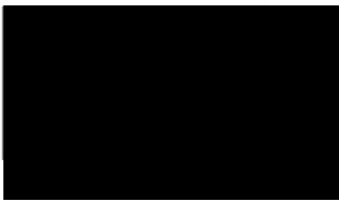
1. The sign is not illuminated in accordance with section 4.2.4.2 or 4.5.2. A variance has been applied for to relax the requirements of 4.2.4.2, however, this lighting still does not comply with section 4.5.2.
2. The sign is required to be removed by **Monday September 30th 2024** date, and a new permit shall be applied for that meets the regulations of bylaw 944-19

Development Permit Notice of Decision

Date of Decision: August 30, 2024

Permit Number: 2024-053

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:



Sara Boulos
Planner II, Development Services



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.

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

Development Permit Notice of Decision

Date of Decision: August 30, 2024

G7 Print & Signs Corp.
2920 21 Ave NW
Edmonton, AB T6T 0K3

Proposed Development: Fascia wall sign
Legal Description: Plan 8445ET, Block 1, Lot 6-8
Municipal Address: 5005 50 Street, Beaumont, AB
Land Use District: Main Street
Permit Application No: 2024-053
Tax Roll: 000057

Development Permit Status: Refused

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Main Street District and has been **refused** by the Development Authority for the following reasons: **Be sure to review all the documentation included with this permit.**

1. Section 4.2.4.2 states Fascia / wall signs:
 - a. Shall be illuminated with gooseneck lighting;
2. 4.5.2 Rear lit or back lit signs are permitted where expressly stated in Our Zoning Blueprint and shall include
 - a. The name of the establishment or building;
 - b. Individual halo-lit lettering or symbols mounted on a solid background; and
 - c. Awning where only letters or symbols are rear-lit, and the remainder of the awning is a solid opaque fabric.

The application provided does not meet the above noted regulations for the following reasons:

1. The sign is not illuminated in accordance with section 4.2.4.2 or 4.5.2. A variance has been applied for to relax the requirements of 4.2.4.2, however, this lighting still does not comply with section 4.5.2.
2. The sign is required to be removed by **Monday September 30th 2024** date, and a new permit shall be applied for that meets the regulations of bylaw 944-19

Development Permit Notice of Decision

Date of Decision: August 30, 2024

Permit Number: 2024-053

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:



Sara Boulos
Planner II, Development Services



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.

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



City of Beaumont - Development Permit Application

For Non-Residential

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

Submitted
Apr. 23, 2024

DATE RECEIVED
OFFICE USE ONLY

Paid
May 29, 2024

DATE PAID
OFFICE USE ONLY

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

Property Information

Street Address: 5005 50 street Beaumont AB T4X1J9.

Plan: 8445ET Block: 1 Lot: 6-8

Applicant and Property Owner Information

Applicant/Contractor Name: G7 Print & Signs Corp.

Mailing Address: 2920 21 Ave NW.

Town: Edmonton AB Postal Code: T6T0K3

Phone: _____ Cell Phone: [REDACTED]

Email (required): [REDACTED]

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: Clarry Bhandal.

Mailing Address: 2719 59 Ave Leduc County

Town: Leduc AB Postal Code: T4X 0X5

Phone: 587- Cell Phone: [REDACTED]

Email (required): [REDACTED]

Proposed Development

Square Footage (m²):

Check one of the following:

- Commercial
- Industrial
- Institutional
- Other Non-Residential Use: _____
- Signage → Provide Construction Value: (\$4000 approx.)
(approx. cost of material and labor)

Has work on the above indicated item already commenced? Yes No

Description of Work and Land Usage:

Channel letter Signage, installed on Raceway mounted directly on exterior wall.

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. I agree
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.

Applicant Signature: [REDACTED] Date: April 23, 2024.

OFFICE USE ONLY

Development Permit

Date Deemed Complete: _____

Date of Decision: _____
(See attached Notice of Decision)

OFFICE USE ONLY

Permit Number: **2024-053**

Building Permit Number: _____

Mail Pick-up

Authorization or ID Received

Land Use District: **MS**

Subdivision: **CTRVILLE**

Tax Roll: **000057**

Permitted Use

Permitted Use w/ Variance

Discretionary Use

Fees Receipt #: **318517/ 319247** 322803

Development Permit: 116.00 116.00

Variance: 173.00

Notification Fee: 116.00

Other: _____

Total Fees: ~~405.00~~

521.00

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..

April 09, 2024

The City of Beaumont
5600 49 Street
Beaumont, AB T4X 1A1
780-929-8782

To Whom it may concern,

Re: Landlord Letter of Authorization for
STRONGBUILT HOMES
Located at 5005 50 street Beaumont AB T4X 1J9

Please be advised that I, GARRY BHANDAL am an officer of the owner of the above mentioned property, and that I am authorized by that owner to G7 Print & Signs Corp. to apply for all signage permits and complete the supply and installation of the facade signage for the above referenced Tenant space.

Owner / Landlord : GARRY BHANDAL

Address : 2719-59 AVE LEDUC COUNTY

T4X 0X5 ALBERTA

We are aware of the installation and hereby give permission to proceed with the work. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Your truly,

Direct : + 1
Mobile: + 1
Fax : + 1
email :



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.: 2024-053

Applicant: G7 Print & Signs Corp.

Property Address: 5005 50 street Beaumont AB T4X1J9

Legal: Lot: _____ Block: _____ Plan: _____

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

Illuminated channel letter without gooseneck lights.

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

applying signage without gooseneck light because

channel letters will be illuminated itself, have LED lights in it.

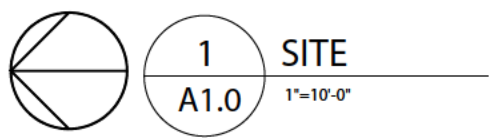
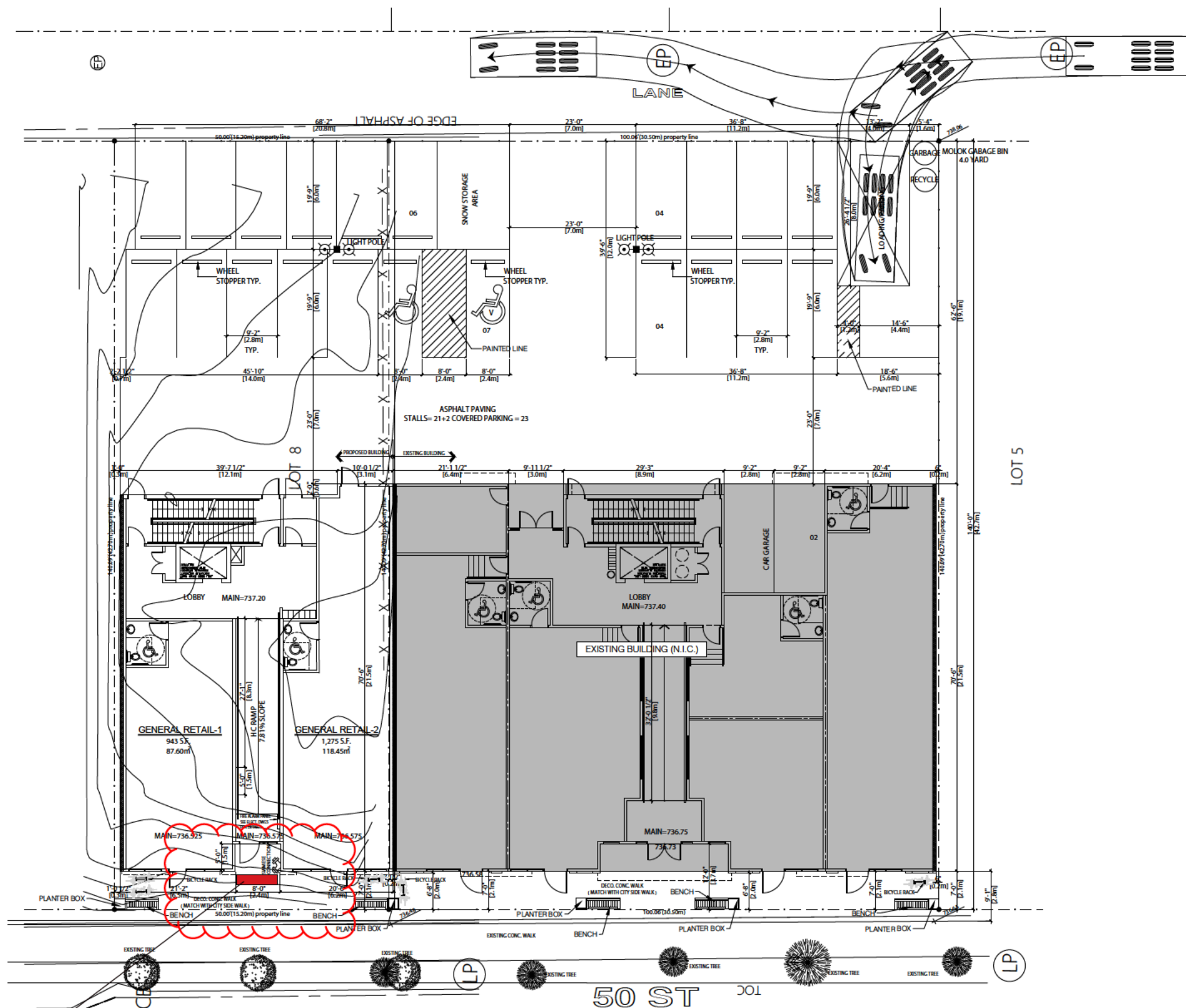
HAVE YOU ATTACHED ALL SUPPORTING MATERIAL RELEVANT TO THIS APPLICATION?

(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: _____

June 07, 2024.
Date



Installing channel letter sign

ADDRESS

5007 50 STREET
BEAUMONT, ALBERTA

LEGAL DESCRIPTION

LOT - 8 BLOCK - 1
PLAN - 8445 ET

SITE AREA

TOTAL AREA: 7,000 S.F. = 650.32m²
= .160 ACRE

ZONING MS

UNITS COUNT

1 BEDROOM - A = 01 (478 S.F. = 40.40m²)
2 BEDROOM - B = 01 (1,025 S.F. = 95.22m²)
2 BEDROOM - B1 = 01 (1,025 S.F. = 95.22m²)

TOTAL = 03

C.R.U. COUNT

C.R.U.-1 = 01 943 S.F. = (87.60m²)
C.R.U.-2 = 01 (1,275 S.F. = 118.45m²)

TOTAL = 02

OFFICE AREA

OFFICE = 01 3,422 S.F. = (317.91m²)

BUILDING AREA

MAIN = 3,398 S.F. = 315.68m²
SECOND = 3,422 S.F. = 317.91m²
THIRD = 3,422 S.F. = 317.91m²
TOTAL = 10,242 S.F. = 951.50m²

SITE COVERAGE

MAIN = 3,398 S.F. = 48.54%
SITE = 7,000 S.F.

F.A.R.

BUILDING AREA = 10,242 S.F.
SITE = 7,000 S.F. = 1.46

PARKING

PARKING PROVIDED
TOTAL SURFACE PARKING = 21.00
EXISTING PARKING = 17
PROPOSED PARKING = 04
BICYCLE PARKING = 06

LEGEND

- X — EXISTING GRADE(m)
- X — NEW GRADE(m)
- ⊙ LP LIGHT POLE
- NFH (NEW FIRE HYDRANT)

efg
architects inc.
9834-105 Street
Edmonton, AB T5K 1A6
Office: (780) 423-3424

Seal
EDWARD F. GOOSCH
REGISTERED ARCHITECT
JUNE 20, 2002
ALBERTA

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED OR ADVISED IN WRITING BY THE CONSULTANT.
THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client

Consultants



STRONG BUILT MIXED USE ADDITION

Project Address:
5007 50 STREET
BEAUMONT, ALBERTA

Issued:
01-04/05/2023-FLOOR JOISTS
02-04/17/2023-COORDINATION
03-04/23/2023-ROOF UPDATES
04-06/20/2023-REISSUED BP

Project No. Version:
EG1188 V7
Date
06/20/2023
Drawing Title

SITE PLAN

Drawing No.

A1.0



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

Customer : Strongbuilt homes
Address : 5005 50 street
Beaumont AB T4X 1J9
Ph # 780-544-9192

ELEVATION DRAWING :



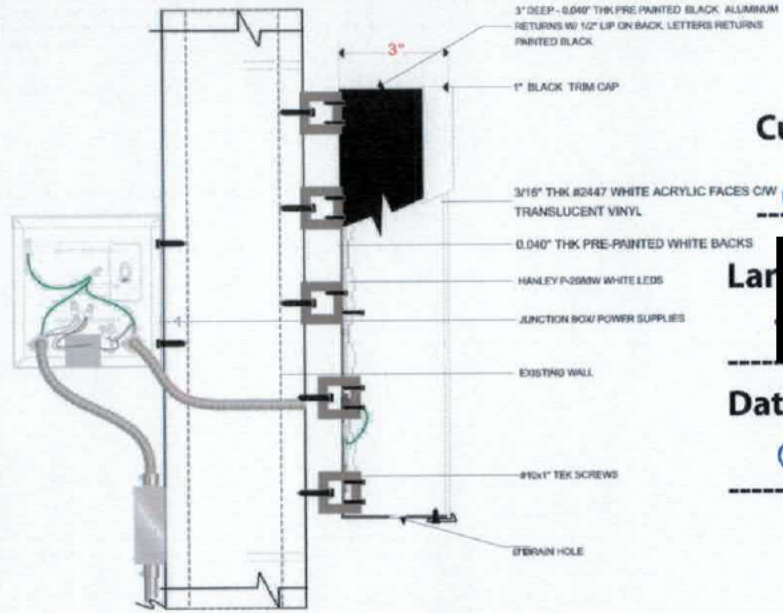


G7 PRINT & SIGNS CORP.
 2920 21 AVE NE
 Edmonton AB T6T 0K3
 Phone # 587-712-0713
 g7printandsigns@gmail.com

CHANNEL LETTER DEATIL DRAWING

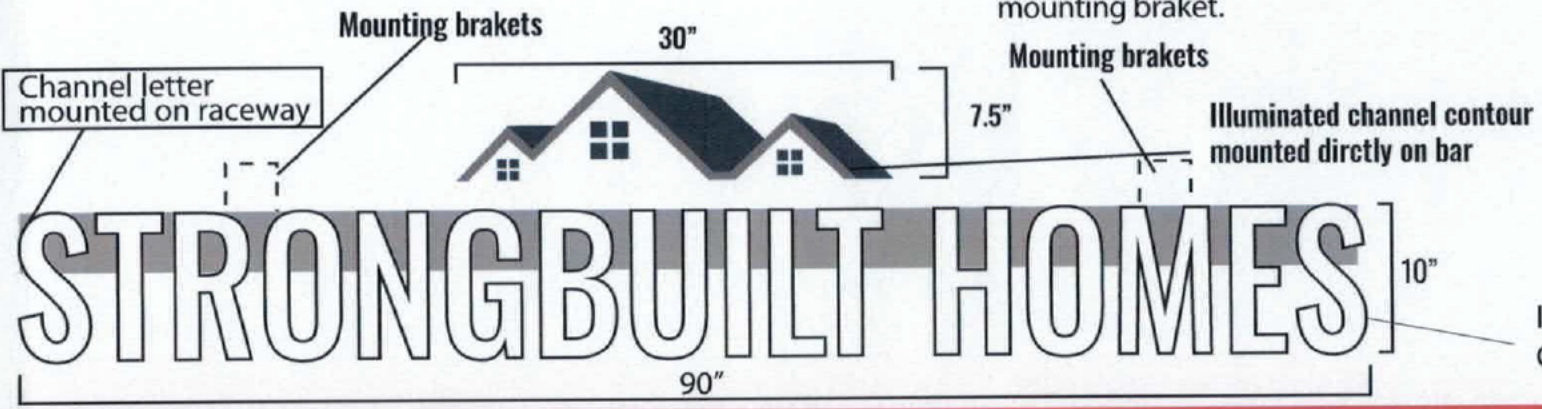
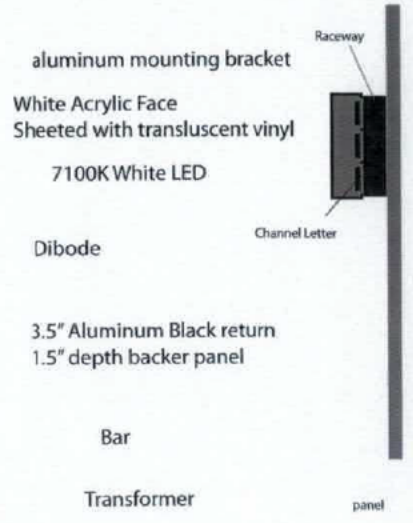
Customer : Strongbuilt homes
 Address : 5005 50 street
 Beaumont AB T4X 1J9
 Ph # 780-544-9192

Customer Sign :
GARY BHANDAL



La [Redacted]
Date of Sign:
9TH APRIL 2024

ILLUMINATED CHANNEL LETTERS
 Mounted on raceway
 3.5" Aluminum Black return
 white acrylic faces sheeted with
 Translucent vinyl graphic
 7100K white LED
 Panel mounted on bar with help
 mounting braket.



Illuminated Channel Letters

Sara Boulos

From: Sara Boulos
Sent: July 31, 2024 9:48 AM
To: ramandeep kaur
Subject: Deemed Complete 2024 053 Permit 5005 50 Street
Attachments: Deemed Complete.pdf; Time Extension.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

I wanted to follow up on the review of this application. We received the additional information and it was deemed complete, please see attached deemed complete notice.

During our busy season and due to the high volume of applications, we request a time extension for the permit be entered into to allow for additional time to provide a decision.

Please provide the attached time extension back to the City with the extension date.

Thank you,

Sara Boulos (she/her) | BDes, MPlan
Planner II, Development Services

[REDACTED]



From: ramandeep kaur [REDACTED]
Sent: Friday, June 7, 2024 9:37 AM
To: Sara Boulos [REDACTED]
Cc: Development <Development@beaumont.ab.ca>
Subject: Re: 2024-053 Permit 5005 50 Street

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Business Unit or CA&T Department.

Hi Sara Boulos,

Please see attached variance application form. Site plan already attached with previous email.
Thank you.

On Thu, Jun 6, 2024, 8:10 a.m. Sara Boulos <sara.boulos@beaumont.ab.ca> wrote:

Good morning,

Thank you for the clarification. Because gooseneck lighting is a requirement in the land use bylaw for fascia signs, you are required to submit a variance application with your sign permit to request a relaxation to this regulation if you do not wish to have gooseneck lighting. The variance application can be found [here](#), and submitted to development@beaumont.ab.ca. Once it is processed, they will contact you for payment.

Regards,

Sara Boulos (she/her) | BDes, MPlan

Planner II, Development Services
[Redacted]



ᑭᓄᑦᓄᑦᓄᑦᓄᑦᓄᑦ (Amiskwacîwâskahikan) Treaty 6 Territory

5600 49 Street, Beaumont, AB T4X 1A1

beaumont.ab.ca



From: ramandeep kaur [Redacted]
Sent: Wednesday, June 5, 2024 9:57 AM
To: Sara Boulos [Redacted]
Subject: Re: 2024-053 Permit 5005 50 Street

Sara Boulos

From: Sara Boulos
Sent: August 27, 2024 2:10 PM
To: ramandeep kaur
Cc: Development
Subject: Sign Application Fee

Good afternoon,

It has been brought to the attention of the Municipality that signage has been installed without an approved permit being issued. Land Use Bylaw section 5.14.8 states if any work has commenced prior to the issuance of the development permit, the applicant shall be required to pay a fee double that of the base application fee.

I have cc'd our development intake team to assist with processing this payment. Once you are ready, please contact them at 780-929-3329 and provide the permit number 2024-053 to them over the phone. The decision will be issued out once this payment is processed.

If you have any questions, please let me know.

Regards,

Sara Boulos (she/her) | BDes, MPlan
Planner II, Development Services



Sara Boulos

From: Sara Boulos
Sent: August 30, 2024 2:18 PM
To: ramandeep kaur
Subject: 5005 50 st
Attachments: NOD 2024-053.pdf

Good afternoon,

Please see notice of decision regarding development permit for the above noted address.

Regards,

Sara Boulos (she/her) | BDes, MPlan
Planner II, Development Services



 **BEAUMONT**
ᑭᑦᑎᑦᑎᑦ ᑭᑦᑎᑦᑎᑦ (Amiskwacîwâskahikan) Treaty 6 Territory
5600 49 Street, Beaumont, AB T4X 1A1

beaumont.ab.ca



Sara Boulos

From: Sara Boulos
Sent: June 6, 2024 8:11 AM
To: ramandeep kaur
Cc: Development
Subject: RE: 2024-053 Permit 5005 50 Street

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Thank you for the clarification. Because gooseneck lighting is a requirement in the land use bylaw for fascia signs, you are required to submit a variance application with your sign permit to request a relaxation to this regulation if you do not wish to have gooseneck lighting. The variance application can be found [here](#), and submitted to development@beaumont.ab.ca. Once it is processed, they will contact you for payment.

Regards,

Sara Boulos (she/her) | BDes, MPlan
Planner II, Development Services



ᑭᓴᑦᓴᑦ ᑭᓴᑦᓴᑦᓴᑦ (Amiskwaciwāskahikan) Treaty 6 Territory

5600 49 Street, Beaumont, AB T4X 1A1

beaumont.ab.ca



From: ramandeep kaur
Sent: Wednesday, June 5, 2024 9:57 AM
To: Sara Boulos
Subject: Re: 2024-053 Permit 5005 50 Street

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Business Unit or CA&T Department.

Hi Sara Boulos,

We don't want gooseneck lighting because drawings i provide you its individual illuminated channel letters mounted on raceway & installed on exterior wall with the help of mounting bracket. Channel letters dimensions are on sign proposal . Please check attached sign proposal & picture. Let me know if you have any questions & concerns. Thank you

Sincerely,
G7 Print & Signs Corp.

On Wed, Jun 5, 2024 at 8:46 AM Sara Boulos [REDACTED] > wrote:

Good morning,

Please see attached deemed incomplete notice for signs application on the above noted address. The noted missing information must be provided to the City within 14 days of this notice.

Regards,

Sara Boulos (she/her) | BDes, MPlan

Planner II, Development Services

T: [REDACTED]



ᑕᑎᓐᑲᓐ ᓄᓐᑕᓐᑲᓐ (Amiskwaciwâskahikan) Treaty 6 Territory

5600 49 Street, Beaumont, AB T4X 1A1

beaumont.ab.ca



Sara Boulos

From: ramandeep kaur [REDACTED]
Sent: June 7, 2024 9:37 AM
To: Sara Boulos
Cc: Development
Subject: Re: 2024-053 Permit 5005 50 Street
Attachments: image001.png; 20240607_091742.jpg; 20240607_091758.jpg

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Business Unit or CA&T Department.

Hi Sara Boulos,
Please see attached variance application form. Site plan already attached with previous email.
Thank you.

On Thu, Jun 6, 2024, 8:10 a.m. Sara Boulos [REDACTED] wrote:

Good morning,

Thank you for the clarification. Because gooseneck lighting is a requirement in the land use bylaw for fascia signs, you are required to submit a variance application with your sign permit to request a relaxation to this regulation if you do not wish to have gooseneck lighting. The variance application can be found [here](#), and submitted to development@beaumont.ab.ca. Once it is processed, they will contact you for payment.

Regards,

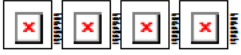
Sara Boulos (she/her) | BDes, MPlan

Planner II, Development Services
[REDACTED]



ᑭᓐᓂᓐᓂᓐᓂᓐᓂᓐ (Amiskwacîwâskahikan) Treaty 6 Territory

5600 49 Street, Beaumont, AB T4X 1A1



From: ramandeep kaur <[REDACTED]>
Sent: Wednesday, June 5, 2024 9:57 AM
To: Sara Boulos <sara.boulos@beaumont.ab.ca>
Subject: Re: 2024-053 Permit 5005 50 Street

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Business Unit or CA&T Department.

Hi Sara Boulos,

We don't want gooseneck lighting because drawings i provide you its individual illuminated channel letters mounted on raceway & installed on exterior wall with the help of mounting bracket. Channel letters dimensions are on sign proposal . Please check attached sign proposal & picture. Let me know if you have any questions & concerns.

Thank you

Sincerely,

G7 Print & Signs Corp.

[REDACTED]

On Wed, Jun 5, 2024 at 8:46 AM Sara Boulos <sara.boulos@beaumont.ab.ca> wrote:

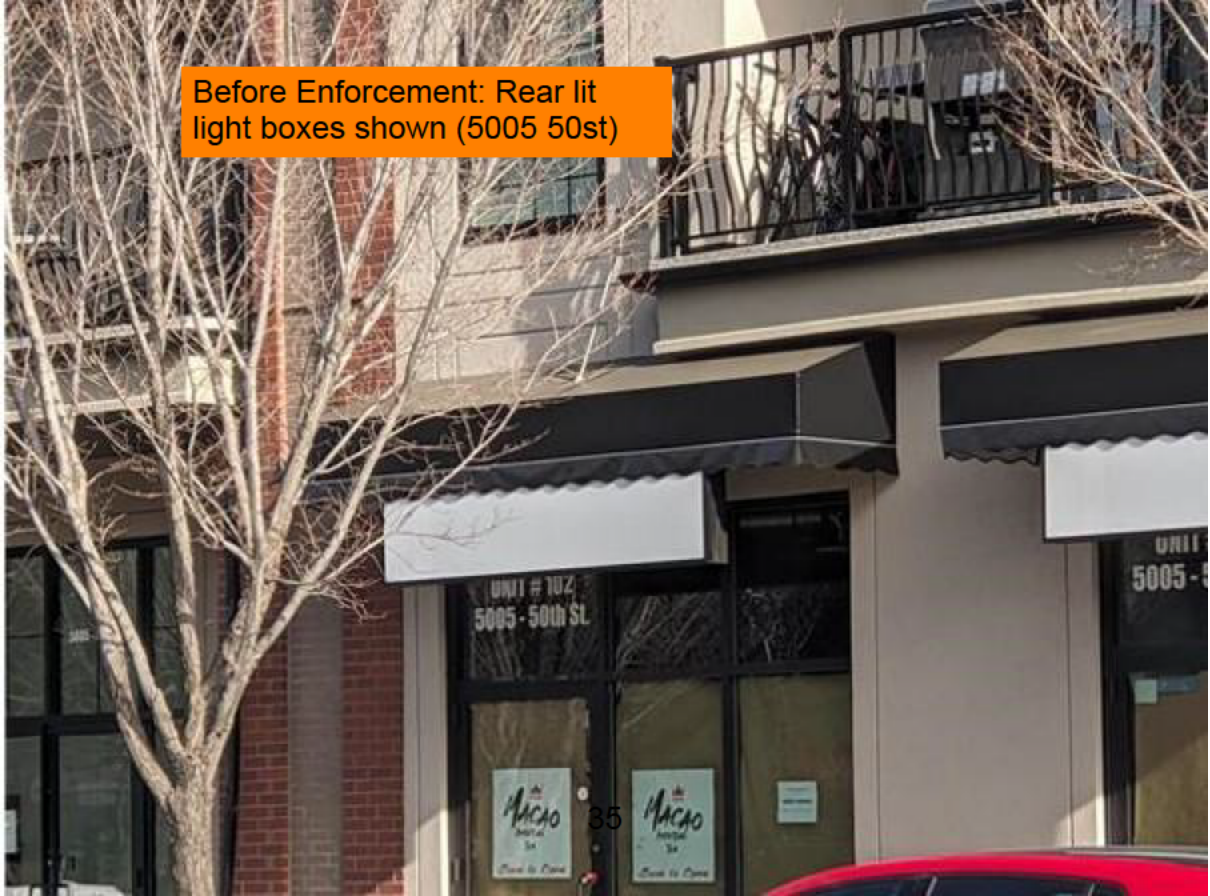
Good morning,

Please see attached deemed incomplete notice for signs application on the above noted address. The noted missing information must be provided to the City within 14 days of this notice.

Buildings on west side of 50st



Before Enforcement: Rear lit light boxes shown (5005 50st)



Compliant Signs:
non-illuminated awning signs
(5005 50st)



Development Authority Presentation

October 21, 2024



Proposed Development



Development Permit No. 2024-053
Fascia Wall Sign
5005 50 Street, Beaumont



Application



Development Authority Review Land Use Bylaw: Compliance

4.2.4 FASCIA / WALL SIGN



Fascia / wall [sign](#) means a [sign](#) that is mounted flush to a store front or [building](#) surface that shall be directly related to the [use](#) or development in the [building](#). This includes a [sign](#) that is made up of individual letters/symbols that are affixed to a surface, such as the [building façade](#), which functions as the [sign](#) board.

4.2.4.1 Fast Track Process

Fascia / wall [signs](#):

- a) Shall be permitted in the following [land use districts](#):
 - i. Commercial District; and
 - ii. Business Light Industrial District.
- b) 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;
- c) Shall be architecturally integrated with the [building façade](#) with respect to size, scale, colour, location and type of materials;
- d) Shall not project more than 20 cm beyond the [building](#) surface;
- e) Shall not be more than 1 [sign](#) per [building](#) face per business; and
- f) Shall be illuminated through backlighting, gooseneck lighting, channel lighting or neon.

4.2.4.2 Regular Process

Fascia / wall [signs](#):

- a) Shall be discretionary in the following [land use districts](#):
 - i. Integrated Neighbourhood District;
 - ii. Mature Neighbourhood District; and
 - iii. Main Street District.
- b) [Development Authority](#) shall include standards (b) through (e) as listed for the Fast Track Process in Section 4.2.4.1.
- c) Shall be illuminated with gooseneck lighting;
- d) Should include raised or recessed letters to give relief to [signs](#); and
- e) Shall be architecturally integrated with the [building](#).

Development Authority Review Land Use Bylaw: Non- Compliance

4.5 PROHIBITED SIGNS

- 4.5.1 Flashing, animated or moving copy signs.
- 4.5.2 Rear lit or back lit signs are permitted where expressly stated in *Our Zoning Blueprint* and shall include:
 - a) The name of the establishment or building;
 - b) Individual halo-lit lettering or symbols mounted on a solid background; and
 - c) Awnings where only letters or symbols are rear-lit, and the remainder of the awning is a solid opaque fabric.
- 4.5.3 Revolving or rotating signs controlled by an electrical mechanical devise.
- 4.5.4 Roof signs erected upon, against or directly above a roof, or on top of or above the parapet wall of a building and which is wholly or partially supported by the building. No sign shall project above the roof line of a building.
- 4.5.5 Signs which contain intolerance, hatred or ridicule of any race, religion or other segment of society, or which otherwise would not comply with the requirements set out in the *Canadian Code of Advertising Standards*.
- 4.5.6 Signs featuring nudity, vulgar, graphic or obscene images.

Further Context



Compliant Sign: non-illuminated awning signs 5005 50st



Before Enforcement: Rear lit light boxes shown (5005-50st)



Buildings on west side of 50st

Presentation Summary

- The proposed Development is a Discretionary use in the Main Street District
- The proposed Development does not comply with section 4.2.4.2 e) as well as section 4.5.2 outlined in Land Use Bylaw
- The City has refused permits in the past on the same building for the same provisions in our best efforts to maintain the intended character of the Centreville/Downtown core.

Therefore, in accordance with the MGA, the Development Authority has refused the permit

Questions?

