



THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Release conditions (if listed) *must* be completed.

NOTICE OF DECISION

Permit Solutions (Zatorski, Jennifer)

Page 1 of 2

Tuesday, April 16, 2024

Roll: 06404605

RE: Development Permit #PRDP20240546

Lot 6, Block 2, Plan 2311583, NE-04-26-29-04; (293066 NOSE CREEK BLVD)

The Development Permit application for Signs, installation of two (2) illuminated fascia signs has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Signs, may be installed on the subject parcel in general accordance with site plan and signage details, as prepared by National Neon (Design #: 23-590-EL), dated January 4, 2024, and submitted with the application, including:
 - i. Installation of two (2) illuminated fascia signs (XTL), approximately 26.01 sq. m (280.00 sq. ft.) in area

Permanent:

2. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
3. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
4. That if any component of the signs malfunctions in any way or fails to operate as indicated on the approved development permit plans, the signs shall be turned off until all the components are repaired and operating as approved.
5. That the signs shall not be digital, flashing or animated at any time.
6. That the signs shall be kept in a safe, clean, and tidy condition at all times.

Permit Solutions (Zatorski, Jennifer) **PRDP20240546**
Page 2 of 2

Advisory:

- That any future signage not approved within this Development Permit shall require a separate Development Permit approval and shall adhere to the Balzac East Area Structure Plan, Nose Creek Business Park Conceptual Scheme, Direct Control District 131 and regulated County Land Use Bylaw C-4841-97.
- That no signs, permanent or temporary shall be allowed in a road allowance or County right-of-way at any time.
- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 7, 2024**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Subdivision and Development Appeal Board.

Regards,



Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

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