



**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**

Priority Permits Ltd. (Serena Crawford)

Page 1 of 2

Tuesday, April 16, 2024

**Roll:** 06410060

**RE: Development Permit #PRDP20240770**

**Lot 5, Block 1, Plan 2211931, NW-10-26-29-04; (292212 & 292230 WAGON WHEEL BLVD)**

The Development Permit application for Signs, installation of two (2) illuminated freestanding signs, two (2) non-illuminated freestanding signs and four (4) non-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, installation of two (2) illuminated freestanding signs, two (2) non-illuminated freestanding signs and four (4) non-illuminated fascia signs, may be installed on the subject lands, in accordance with the approved site plan and drawings, as prepared by Pattison Sign Group, as amended, and the conditions of approval of this permit.

**Permanent:**

2. That the signs shall be kept in a safe, clean, and tidy condition at all times.
3. 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.
4. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
5. That if any component of the signs malfunction in any way or fail 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.
6. That the signs shall not be digital, flashing or animated at any time.

Priority Permits Ltd. (Serena Crawford) #PRDP20240770  
Page 2 of 2

7. That the signs shall be illuminated in accordance with the submitted application drawing, as long as they do not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.
8. That if the development authorized by this Development Permit is not commenced with reasonable diligence within (12) months from the date of issue, and completed within (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 Authority.

**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, Balzac Commercial Campus Conceptual Scheme, Direct Control District 99 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 any other federal, provincial, or County permits, approvals, and/or compliances, 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](mailto:development@rockyview.ca)

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