

**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**

Pride Signs Ltd. (Donna Thomson)

Page 1 of 2

Tuesday, April 2, 2024

Roll: 06411009

**RE: Development Permit #PRDP20240822**

**Lot 1, Block 1, Plan 0811034, SW-11-26-29-04; (291250 WAGON WHEEL ROAD)**

The Development Permit application for Signs, installation of seven (7) illuminated fascia signs has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

**Description:**

1. That seven (7) illuminated fascia signs, may be installed on the subject lands, in accordance with the approved site plan and drawings, as prepared by Pride Signs Ltd., 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 signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
4. That the Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:
  - i. When the excess of twenty-five percent (25%) of the sign face has experienced a loss of finish through chipping, fading, or excessive dirt building up;
  - ii. If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly; and
  - iii. The sign is no longer relevant to the approved use of the land.
  - iv. That non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.
  - v. Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.

Pride Signs Ltd. (Donna Thomson) #PRDP20240822  
Page 2 of 2

5. 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.
6. That the area around the signs shall be kept clean and free of overgrown vegetation and free from refuse material.
7. That no sign or any part of the signs shall be within 3.00 m (9.84 ft) of overhead power and service lines.
8. That no signage shall project higher than the roof height of the building to which it is attached to.
9. 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 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, April 23, 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)

**THIS IS NOT A DEVELOPMENT PERMIT**