

**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

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Tuesday, February 20, 2024

Roll: 06410014

**RE: Development Permit #PRDP20240272**

**Lot 2, Block 4, Plan 0810343, NE-10-26-29-04; (261199 WAGON WHEEL WAY)**

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 Selkirk Signs (Design 23\_NWTC\_23-6310\_F01\_R1) dated December 22, 2023, and submitted with the application as amended, including:
  - i. One (1) illuminated fascia sign (*freightliner*), approximately 2.97 sq. m (31.97 sq. ft.) in area; and
  - ii. One (1) illuminated fascia sign (*detroit*), approximately 1.49 sq. m. (16.00 sq. ft.) in area.

**Permanent:**

2. That the signs shall be kept in a safe, clean, and tiny condition at all times.
3. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
4. That the signs shall not be digital, flashing or animated at any time.
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 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.

(Permit Solutions) Zatorski, Jennifer #PRDP20240272

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**Advisory:**

- That any future signage not approved within this Development Permit shall require a separate Development Permit approval and shall adhere to the Wagon Wheel Industrial Park Conceptual Scheme, *Direct Control Bylaw 99* [Bylaw C-6031-2005] (DC 99) and regulated County *Land Use Bylaw C-4841-97*, Section 35.
- 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, March 12, 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)