



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

Montreal Neon Signs (Bussière, Josée)

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Tuesday, February 6, 2024

Roll: 06410004

RE: Development Permit #PRDP20236389

Lot 3, Block 1, Plan 2310428, NE-10-26-29-04; (12, 292039 WAGON WHEEL BOULEVARD)

The Development Permit application for Signage, 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 two (2) illuminated fascia signs may be installed within the subject property in accordance with the approved Site Plan and specification drawings (1-3) prepared by Montreal Neon Signs (File Number: 20941_1_PRM/PRM_R07), dated January 30, 2024, including:
 - i. One (1) set of LED channel letters on a sign box, approximately 3.96 m. (13.00 ft.) in width and 1.32 m. (4.33 ft.) in height, installed on the north elevation; and
 - ii. One (1) vinyl sign, approximately 3.05 m. (10.00 ft.) in width and 1.50 m. (5.00 ft.) in height, installed on the east elevation.

Permanent:

2. That the signs shall be kept in a safe, clean, and tidy 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 on the sign fails or malfunctions in any way or fails to operate as indicated on the approved Development Permit plans, the sign shall be turned off until all the components are repaired and operating as approved.



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Advisory

- That any future signage, not approved within this Development Permit, shall require a separate Development Permit approval.
- 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 **February 27, 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,

A handwritten signature in black ink, appearing to read 'D. [unclear]'. The signature is stylized and cursive.

Development Authority

Phone: 403-230-1401

Email: development@rockyview.ca

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