



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. (Chris West)

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Tuesday, April 22, 2025

Roll: 03222005

RE: Development Permit #PRDP20252081

Lot 1, Block 16, Plan 1113671; NE-22-23-27-04; (259 CENTRE STREET NW)

The Development Permit application for Signs, installation of one (1) illuminated fascia sign, has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That one (1) illuminated fascia sign may be installed on the subject parcel in general accordance with the site plan and signage details, as prepared by Priority Permits, dated March 20, 2025, and submitted with the application, as amended, including:
 - i. That the fascia sign area shall be **8.89 sq. m (95.69 sq. ft.)**.

Permanent:

2. That the sign shall be kept in a safe, clean, and tidy condition at all times.
3. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.
4. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-231 of the County's *Land Use Bylaw C-8000-2020*. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
5. 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 Officer.

Advisory:

- That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.



Priority Permits Ltd. (Chris West) **#PRDP20252081**

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 13, 2025**, 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: 403-520-8158

Email: development@rockyview.ca

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