

**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**

Jones Neon Displays (Sarah Teves)

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Tuesday, April 22, 2025

Roll: 06403004

**RE: Development Permit #PRDP20252185****Lot 1, Block 1, Plan 1413400; NE-03-26-29-04; (260221 RANGE RD 292)**

The Development Permit application for Signs, installation of two (2) illuminated fascia signs and relaxation of the maximum horizontal direction has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That installation of two (2) illuminated mounted fascia signs may be installed on the subject parcel in general accordance with the site plan and signage details, as prepared by Jones Neon Display, Revision: R4, dated February 26, 2025, and submitted with the application and includes:
  - i. Two (2) signs: "*pet valu; distribution centre*", approximately 17.45 sq. m (187.83 sq. ft.) in area), on the east and western building facades; and
  - ii. That the maximum horizontal direction of the signs shall be relaxed from **3.00 m (9.84 ft.)** to **6.46 m (21.19 ft.)**.

**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 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 Section 27 of the County's Land Use Bylaw C-4841-97, as regulated by Direct Control District 99. 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.



Jones Neon Displays (Sarah Teves) #PRDP20252185

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**Advisory:**

- 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, 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 County's Subdivision and Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)