



## 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

High Plains REM Inc. (Frank Papineau)

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Tuesday, August 12, 2025

Roll: 06412029

**RE: Development Permit #PRDP20255520**

**Lot 9, Block 7, Plan 2311821; NE-12-26-29-04; (300 HIGH PLAINS LANDING)**

The Development Permit application for *Signs*, installation of three (3) illuminated fascia signs has been **conditionally-approved** by the Development Officer subject to the listed conditions below  
**(PLEASE READ ALL CONDITIONS):**

### Description:

1. That three (3) illuminated fascia signs may be installed on the subject parcel in general accordance with the site plan and signage details, as prepared by *FastSigns*,  
*Drawings: 9; dated March 14, 2025*, as submitted with the application:
  - i. Two (2) illuminated fascia signs (*Pearl DCS*) approximately **11.70 sq. m. (126.00 sq. ft.)** in area, located on the north and south façade of Building B;
  - ii. One (1) illuminated fascia signs (*Charger Truck Sales*) approximately **11.84 sq. m. (196.00 sq. ft.)** in area, located on the west façade of Building B;

### 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 accepted design drawings and site plan, as submitted with the application.
4. That the sign shall not be digital, flashing, or animated at any time.
5. 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 4.4.3(c) of the Balzac East Area Structure Plan, Section 9.2 of the High Plains Industrial Park Conceptual Scheme (Stage 4 & 5) and Sections 225-231 of the County's *Land Use Bylaw C-8000-2020 (LUB)*. 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 motorist.



High Plains REM Inc. (Frank Papineau) **#PRDP20255520**

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6. 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.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.
- That any future signage, not approved within this Development Permit, shall require a separate Development Permit approval, and shall adhere to all applicable County policy.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 2, 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 & Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Papineau".

Development Authority

Phone: 403-520-8158

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

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