



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

Dialog (Drew Olson)

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Tuesday, August 26, 2025

Roll: 06403001

RE: Development Permit #PRDP20254780
SE-3-26-29-04 (292100 NOSE CREEK BLVD)

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

Description:

1. That one (1) non-illuminated sign freestanding, may be placed on the subject parcel in general accordance with the site plan and signage details, as prepared by Dialog (DP13.00), dated June 24, 2025, and submitted with the application, including:
 - i. One (1) non-illuminated freestanding sign, approximately **35.72 sq. m (384.49 sq. ft.)** in area and **3.66 m. (12.00 ft.)** in height.

Permanent:

2. That this Development Permit shall be valid for **two (2) years** from the date of issuance.
3. That the signs shall be kept in a safe, clean, and tidy condition at all times.
4. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.
5. That the sign shall not be digital, flashing, or animated at any time.
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 date, 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 the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.



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- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to development commencement.

f Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday September 16, 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,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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