

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

818 Studio Ltd. (Meagen Dennis)

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Tuesday, July 15, 2025

Roll: 06416007

RE: Development Permit #PRDP20250659**Lot 4, Block 7, Plan 0812059, SE-16-26-29-04**

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

Description:

1. That Signs, installation of one (1) freestanding sign, may be placed on the subject property, in accordance with the approved site plan, application, and drawings, as prepared by Eight One Eight Studio, Project: *Points North Entry Signage*, Project No.: 04100.2, dated January 17, 2025, as amended, and conditions of approval.

Permanent:

2. That the signs shall be kept in a safe, clean, and tidy condition at all times.
3. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
4. That the signs shall be illuminated in accordance with the submitted application drawing, as long as they do not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.
5. All on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet the regulations set forth in Section 5.4.0 of Bylaw C-6610-2007 (DC-125). All on-site lighting shall be located, oriented and shielded to prevent adverse affects on adjacent residential properties and to protect the safe and efficient function of the Calgary International Airport, Highway 2, and Highway 566.
6. That the area around the signs shall be kept clean and free of overgrown vegetation and free from refuse material.
7. That no sign or any part of the signs shall be within shall be within 3.00 m (9.84 ft) of overhead power and service lines.
8. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, shall be implemented and adhered to in perpetuity.
 - i. That the Sight Line Analysis, prepared by Bunt & Associates, dated June 6, 2025 shall be adhered to in perpetuity.



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9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the date of 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 any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That no signs, permanent or temporary shall be allowed in a road allowance or County right-of-way at any time.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 5, 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