



## 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

Lunar Graphics & Signs Inc. (Zain Malik)

Page 1 of 2

Tuesday, June 17, 2025

Roll: 04734126

**RE: Development Permit #PRDP20253789**

**Unit 39, Plan 2310878; SW-34-24-03-05; (5, 120 COMMERCIAL DRIVE)**

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, submitted with the application, including:
  - i. That the fascia sign shall be approximately 1.09 sq. m. (11.74 sq. 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 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 motorist.
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.



Lunar Graphics & Signs Inc. (Zain Malik) **#PRDP20253789**

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## 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 Section 212 – 224 of the *Land Use Bylaw C-8000-2020*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 8, 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,

A handwritten signature in black ink, likely belonging to the Development Authority.

Development Authority

Phone: 403-520-8158

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

**THIS IS NOT A DEVELOPMENT PERMI**



# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Tuesday, June 17, 2025

**Roll Number:** 04734126

**Application Number:** PRDP20253789

**Division:** 2

## TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

### Where is the property the development permit has been approved?

5, 120 COMMERCIAL DR, Rocky View County AB and located approximately 0.40 km (0.25 mile) east of Range Road 33 and on the north side of Township Road 245

### What is the development permit proposing?

Signs, installation of one (1) illuminated fascia sign

### How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: [gis.rockyview.ca/planning](https://gis.rockyview.ca/planning).

### I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, July 8, 2025**. Please visit [www.rockyview.ca/subdivision-development-appeal-board](https://www.rockyview.ca/subdivision-development-appeal-board).

### Other application details and notes:

**Applicant(s):** Lunar Graphics & Signs Inc. (Zain Malik)  
**Owner(s):** Rein Tek Holdings Inc.  
**Legal:** Lot Unit 39 Plan 2310878, SW-34-24-03-05

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto:development@rockyview.ca) and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

**Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.**



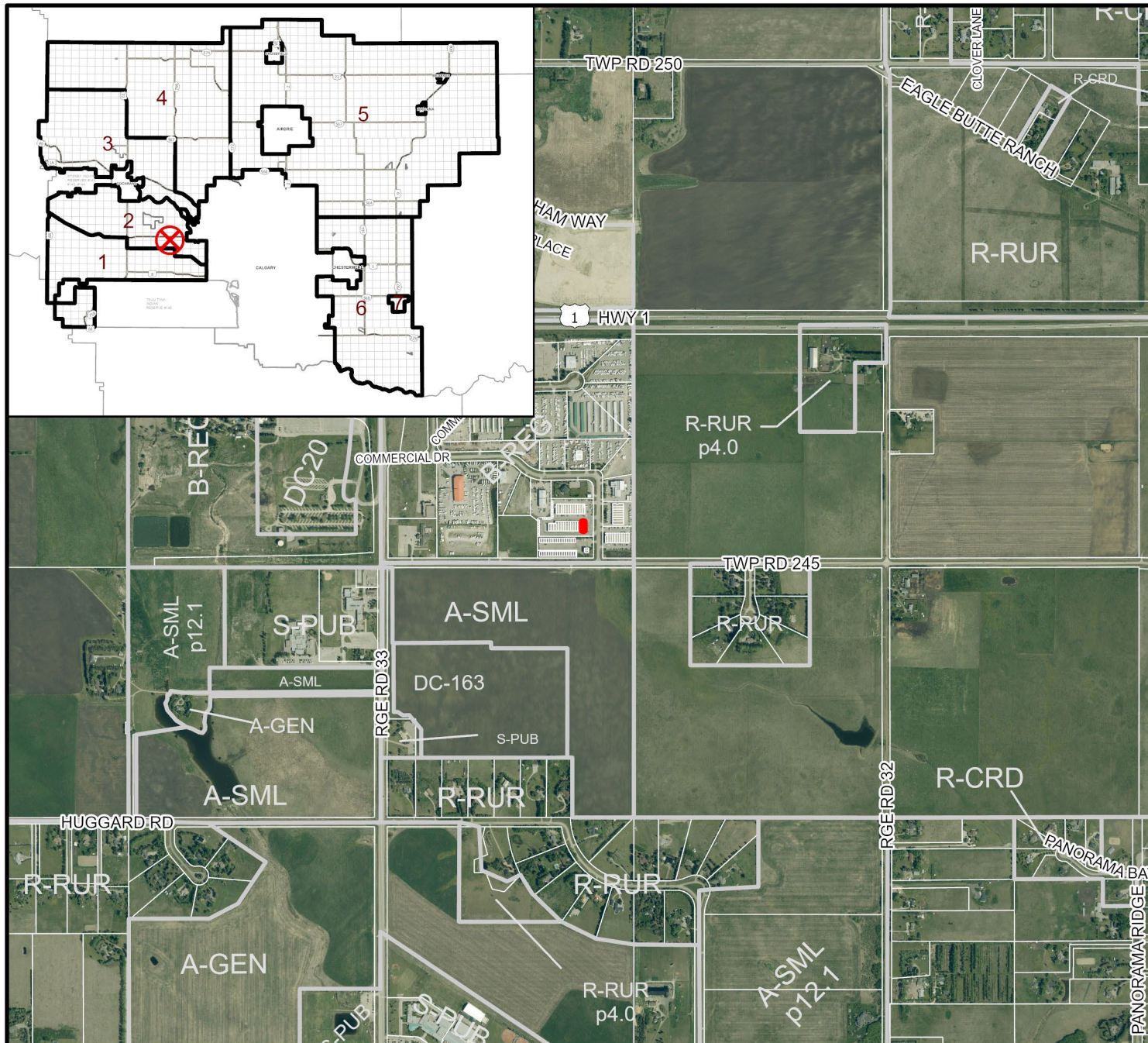


ROCKY VIEW COUNTY

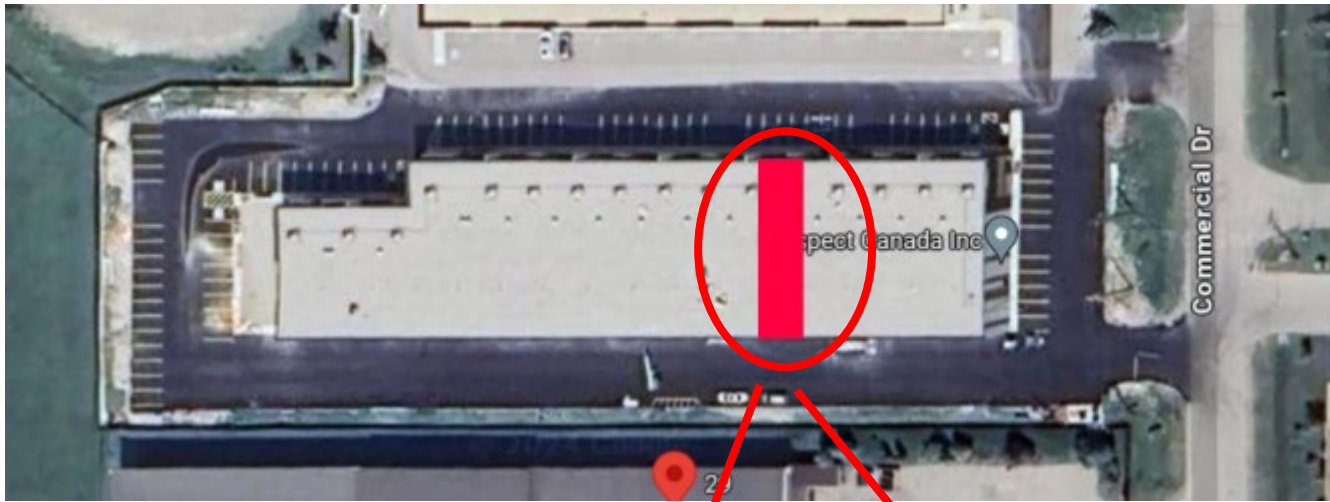
## Location & Context

### Development Proposal

Signs, installation of  
one (1) illuminated  
fascia sign



Division: 2  
Roll: 04734123  
File: PRDP20253789  
Printed: 6/10/2025  
Legal: A portion of  
SW-34-24-03-W05M



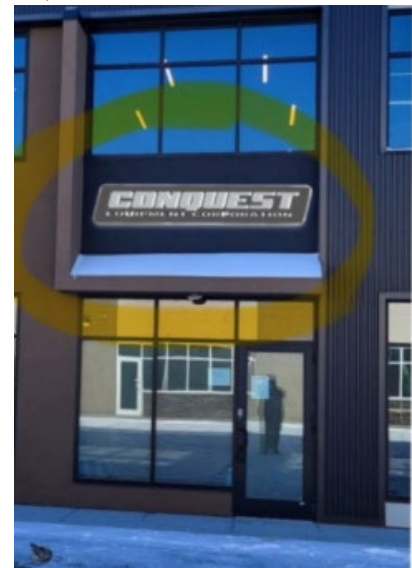
## Site Plan

### Development Proposal

Signs, installation  
of one (1)  
illuminated fascia  
sign

Proposed Fascia Sign

Proposed Fascia Sign  
Location



Division: 2  
Roll: 04734123  
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