



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

Priority Permits (Chris West)

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Tuesday, May 6, 2025

Roll: 08422005

RE: Development Permit #PRDP20252266

Plan 7410680, NE-22-28-29-04; (C, 283180 RANGE ROAD 293)

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 signs, installation of one (1) illuminated fascia sign, may be installed on the subject lands, in accordance with the approved site plan and drawings, as prepared by JD Sign Group File no.6256 Page 1-4, as amended, and the conditions of approval of this permit.

Permanent:

2. That all signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
3. That signs shall not be flashing or animated at any time.
4. That if any component of the signs malfunction in any way or fail to operate as indicated on the approved development permit plans, the signs shall be turned off until all the components are repaired and operating as approved.
5. That all signs shall be kept in a safe, clean, and tidy condition at all times.
6. 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.
7. 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 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.



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Advisory:

- That any future signage not approved within this Development Permit shall require a separate Development Permit approval and shall adhere to the Section 212 – 224 of the Land Use Bylaw C-8000-2020.
- 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 27, 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. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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