



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, October 21, 2025

Roll: 03222827

RE: Development Permit #PRDP20253704

Lot 1, Block 14, Plan 2111497, NW-22-23-27-04; (260 VALE VIEW ROAD)

The Development Permit application for Signs, ancillary to Retail (Small), installation of one (1) non-illuminated fascia sign and two (2) illuminated fascia signs, the installation of two (2) tenant sign inserts on existing pylon signs, and window vinyl's has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Signs, ancillary to Retail (Small) [*existing Dollarama*], installation of all proposed signage may take place on the subject parcel in general accordance with the application drawing package, as prepared by Montreal Neon Signs, file 23354_PRM_R04 (Drawings 1 - 13), dated September 24th, 2025, as submitted with the application, as amended, and includes:
 - i. The installation of all proposed *Dollarama's* mounted building fascia signs (illuminated and non-illuminated) in accordance with the submitted application package;
 - ii. The installation of tenant inserts for two (2) Painted sky Pylon/Freestanding signs; and
 - a. One (1) Dollarama insert with a face area of approximately 2.11 sq. m. (22.71 sq. ft.); and
 - b. One (1) Dollarama insert with a face area of approximately 3.72 sq. m. (40.04 sq. ft.).
 - iii. The installation of non-illuminated Window Vinyl's approximately 1,045.72 sq. m. (11,256.00 sq. ft.) in area on the south elevation, in accordance with the submitted application package.

Permanent:

2. That all conditions of PRDP20241592 shall remain in effect unless otherwise conditioned within this approval.
3. 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 all the illuminated fascia signage shall be dimmed at a reduced luminance level of 350 Nits outside of business operating hours; and
 - ii. That the Applicant/Owner may, upon commencement of the development, be required to adjust or dim the illumination levels during regular business operating hours, in accordance with seasonal constraints, as determined by the Development Authority.
4. That the pylon/freestanding signs shall be kept clean and free of overgrown vegetation and free from refuse material.
5. That all signage shall be kept in a safe, clean, and tidy condition at all times.



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6. That any on-site wayfinding signage including for direction and information purposes shall be permitted, where in keeping with the design of the overall development;
 - i. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction; and
 - ii. That if any component on the any signage breaks, malfunctions in any way or fails to operate as indicated on the approved development permits plans, the sign shall be turned off until all the components are repaired and operating as approved.
7. That any new business signage shall require a separate Development Permit.
8. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
9. That the signage shall not be digital, flashing, or animated at any time.
10. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
11. That the sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.
12. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225-230 of the LUB. Lighting shall be designed to conserve energy and reduce glare and uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
13. 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:

14. That no signs, permanent or temporary, shall be allowed in a road allowance or County Road right-of-way at any time.
15. That any other federal, provincial, or County permits, approvals, and/or compliances, 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, November 11, 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]'. The signature is written in a cursive style.

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca