



## 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

Five Star Permits (Mitchell Atkinson)

Page 1 of 2

Tuesday, September 9, 2025

Roll: 05304002

RE: Development Permit #PRDP20255637

SW-04-25-28-04 (283202 TOWNSHIP ROAD 250)

The Development Permit application for Signs, installation of one (1) non-illuminated temporary 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 temporary sign freestanding, may be placed on the subject parcel in accordance with the site plan and signage details, as prepared by Turner Signs, dated October 22, 2024, and submitted with the application, including:
  - i. One (1) non-illuminated temporary freestanding sign, approximately 11.90 sq. m. (128.00 sq. ft.) in area and 1.20 m. (3.94 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 signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
6. That the sign shall not be digital, flashing, or animated at any time.
7. That any additional signs, permanent or temporary shall require a separate Development Permit application.
8. 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.



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Page 2 of 2

**Advisory:**

- That no signs, permanent or temporary shall be allowed in a road allowance or County right-of-way at any time.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.
- That any other government permits, approvals, 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, September 30, 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,

Development Authority

Phone: 403-520-8158

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

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