



## 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

General Land & Power Corp. (Matt Tuggle)

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Tuesday, September 9, 2025

Roll: 37426002

**RE: Development Permit #PRDP20255674**  
**SW-26-27-29-04; (291154 TWP RD 274)**

The Development Permit application for *Signs*, installation of one (1) illuminated freestanding monument 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 monument/freestanding sign may be installed on the subject parcel in general accordance with the site plan and signage details, as prepared by *General Land & Power Corp.*, as submitted with the application:
  - i. One (1) illuminated LED monument/freestanding sign (*General Land & Power*) approximately **0.74 sq. m. (8.00 sq. ft.)** in area, located at the site entrance, off Township Road 274.

### Permanent:

2. That the sign shall be kept in a safe, clean, and tidy condition at all times.
3. That the sign shall be maintained in accordance with the accepted design drawings and site plan, as submitted with the application.
4. That the sign shall not be digital, flashing, or animated at any time.
5. That all on-site signage lighting shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with *Direct Control District Bylaw 178* and Sections 225-231 of the County's *Land Use Bylaw C-8000-2020 (LUB)*. 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 motorists.
  - i. That upon request from the County, the Applicant/Owner shall reduce the proposed illumination levels during nighttime hours, **10:01 p.m. to 07:59 a.m.**, if determined to be a nuisance to adjacent properties.
6. 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.



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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 all applicable County policy.

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 Land & Property Rights Tribunal.

Regards,

Development Authority

Phone: 403-520-8158

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

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