



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

Griffiths, Mark

Tuesday, September 5, 2023

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Roll: 03915003

RE: Development Permit #PRDP20233311

SE-15-23-05-05; (232015 RGE RD 52)

The Development Permit application for Signs, installation of one (1) non-illuminated 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 freestanding sign may be installed on the subject parcel in general accordance with the site plan and signage details submitted with the application, and conditions noted herein, as follows:
 - i. That the maximum freestanding sign size shall be 0.91 m (3.00 ft.) in height by 2.03 m (6.67 ft.) in width.

Permanent:

2. That the sign shall be maintained in accordance with the design drawings and site plan submitted with the application.
3. That the sign shall not project over adjacent property boundaries and is not to impede sight lines for motorists at the intersection of Mountain View Park, Range Road 52 and Township Road 232.
4. That the sign is not to be installed within County's road right-of-way of Mountain View Park, Range Road 52 and Township Road 232 and is to be positioned outside the "roadway clear zone" for Mountain View Park, Range Road 52 and Township Road 232.
5. That the sign or any part of the sign shall not be within 3.0 m (9.84 ft) of overhead power and service lines.
6. That the sign shall be kept in a safe, clean, and tidy condition at all times.
7. That the sign shall not be digital, flashing, or animated at any time.
8. That area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material.



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9. 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.
10. 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:

- That the Applicant shall be responsible for obtaining and registering any utility right-of-way easements as required on the subject lands.
- 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 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 **September 26, 2023**, a Development Permit may be issued, unless there are specific conditions that need to be met prior to issuance. 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, appearing to read "D. Griffiths".

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

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