262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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 Issuance conditions (if listed) *must* be completed.

N O T I C E O F D E C I S I O N

AGL On-Site Solutions Inc (Vicki Hamilton)

Tuesday, November 4, 2025

Roll: 06410102

RE:	**Development Permit #PRDP20257387** **Lot, Unit 6, Plan 2410715, NW-10-26-29-W04M; (101, 292152 WAGON WHEEL BOULEVARD)**

The Development Permit application for Signs, installation of (1) non-illuminated fascia 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 fascia sign may be installed on the subject parcel in accordance with the site plan and signage details, submitted with the application, as amended, including:
    i. That the fascia sign (Wiseworth Canada), located on the east elevation of Building D, shall be approximately 4.39 sq. m. (47.25 sq. ft.) in area.

Permanent:

2. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.
3. That any new business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
4. That the signs shall be kept in safe, clean, and tidy conditions at all times.
5. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
6. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
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 null and void, unless an extension to this permit shall first have been granted by the Development Officer.

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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 the subject site shall adhere to any requirements noted within Instrument #231 079 218 (Restrictive Covenant).
- 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, November 25, 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 Subdivision and Development Appeal Board.

Regards,

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

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