



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

Jassal Signs (Inderjit Batra)

Page 1 of 2

Tuesday, November 18, 2025

Roll: 06412017

RE: Development Permit #PRDP20257337

Lot 13, Block 1, Plan 1510949, SW-12-26-29-W04M; (290189 TOWNSHIP ROAD 261)

The Development Permit application for Signs, installation of two (2) illuminated fascia signs has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Signs, for the installation of two (2) illuminated fascia signs, for the principal TRIPLE 8 WAREHOUSE onsite, may commence on the subject parcel in accordance with the site plan and signage details, as prepared by JASSAL SIGNS, and submitted with the application as amended, including:
 - i. Two (2) illuminated fascia signs, approximately **16.00 sq. m. (172.22 sq. ft.)** in area.

Permanent:

2. That the signs shall be kept in a safe, clean, and tidy condition at all times.
3. That the signs shall not be digital, flashing, or animated at any time.
4. That any new business signage shall require a separate Development Permit.
5. That if any component on the signs fails or malfunctions in any way or fails to operate as indicated on the approved development permit plans, the sign shall be turned off until all the components are repaired and operating as approved.
6. That the Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:
 - i. When the excess of twenty-five percent (25%) of the sign face has experienced loss of finish through chipping, fading, or excessive dirt building up,
 - ii. If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly, and
 - iii. The sign is no longer relevant to the approved use of the land.



Jassal Signs (Inderjit Batra) #PRDP20257337

Page 2 of 2

- iv. That non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.
- v. Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.
7. 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 motorists.
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.

Advisory:

- That any other government permits, approvals, or compliances 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 no signs, permanent or temporary shall be allowed in a road allowance or County right-of-way at any time.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday December 9, 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. Kaur'.

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

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