



## 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

Permit Solutions (Joey Matwychuk)

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Tuesday, January 20, 2026

Roll: 04733005

**RE: Development Permit #PRDP20257905**

**Lot 1, Block 1, Plan 1313320, NE-33-24-03-05; (33055 TWP RD 2501)**

The Development Permit application for Signs, ancillary to School, (existing Edge School), installation of two (2) illuminated mounted 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 two (2) illuminated mounted fascia signs, may be installed on the subject parcel in general accordance with the site plan and signage details, as submitted with the application:
  - i. One (1) non-illuminated fascia sign ("E"), approximately **1.05 sq. m. (11.30 sq. ft.)** in area, located on the north façade; and
  - ii. One (1) non-illuminated fascia sign (*Edge School*), approximately **3.50 sq. m. (37.67 sq. ft.)** in area, located on the north façade.

#### Permanent:

2. That the signs shall be maintained in accordance with the accepted design drawings and site plan, as submitted with the application.
3. That the signs shall be kept in a safe, clean, and tidy condition at all times and shall be securely attached to the Building by means of metal anchors, bolts or expansion screws.
4. That the signs shall be operated between the hours of *7:00 a.m. to 8:00 p.m.*, unless otherwise approved by the County.
5. That the signs shall not be digital, flashing, or animated at any time and shall not exceed illumination levels of 6500K nits.
6. 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 Section 10.19 of the Springbank Area Structure Plan, 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.
7. 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.



**ROCKY VIEW COUNTY**

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

403-230-1401  
[questions@rockyview.ca](mailto:questions@rockyview.ca)  
[www.rockyview.ca](http://www.rockyview.ca)

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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, February 10, 2026**, 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 & Development Appeal Board.

Regards,

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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