



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

Davignon Martin Architecture and Interior Design (Richard Davignon)

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Tuesday, January 27, 2026

Roll: 03331008

RE: Development Permit #PRDP20257650
Lot 6, Block 3, Plan 0410480, NW-31-23-28-04; (285221 KLEYSEN WAY)

The Development Permit application for General Industry (Type II) (existing), addition of a canopy and 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 General Industry (Type II) (existing), may take place in general accordance with the submitted drawings prepared by Davignon Martin, (Project Name: Flynn Office; Project No: 2024-17) Sheet A001 – A403, dated September 29, 2025, as submitted with the application, as amended, and includes the following:
 - i. Exterior renovation of the office building for the addition of a canopy, approximately 22.14 sq. m. (238.33 sq. ft.) in area, on the North & West facades of the building; and
 - ii. Two (2) Illuminated Fascia Signs for "Flynn"; each approximately 2.00 sq. m (21.53 sq. ft.) in area.

Permanent:

2. That all conditions of 2003-DP-10620 shall remain in effect unless otherwise conditioned within this approval.
3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
4. That all development shall be in accordance with the *Janet Area Structure Plan* (ASP), the Kleyson Conceptual Scheme and *County's Land Use Bylaw C-8000-2020* (LUB) at all times.
5. That any approved paved road approach shall be constructed and maintained in accordance with the County Servicing Standards.
6. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.



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7. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
8. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed building structures unless a separate Development Permit has been issued for additional fill or excavation.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after building construction is complete, as part of site restoration.
10. That all signage shall be kept in a safe, clean, and tidy condition at all times.
 - i. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
 - ii. That if any component on the signage breaks, malfunctions in any way or fails to operate as indicated on the approved development permits plans, the sign shall be turned off until all the components are repaired and operating as approved.
 - iii. That any future business signage not included within this development permit shall require separate Development Permit approval prior to placement onsite.
 - iv. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
 - v. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
 - vi. That the signage shall not be digital, flashing, or animated at any time.
 - vii. That no sign or any part of the sign shall be within 3.00 m, (9.84 ft.) of overhead power and service lines.
 - viii. That the sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.
11. 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 10.6 of the ASP, and Section 225 -231 of the 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
12. 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 all prior to release and prior to occupancy conditions completed within twenty-four (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 a Building Permit and applicable sub-trade permits are required through the County's Building Services department, for the building improvements, prior to any construction and demolition taking place. Compliance with the *National Energy Code* is also required.
- That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.



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- That there shall be no parking or business signage placed in the adjacent road rights-of-way (Kleysen Way).
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any wetlands area and/or required site infrastructure from the proposed development.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the subject site shall adhere to any requirements noted within Instrument #031 119 088 (Utility Right of Way), Instrument #031 119 090 (Easement and Restrictive Covenant), Instrument #031 119 091 (Restrictive Covenant), Instrument #031 119 092 (Deferred Services Agreement).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 17, 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 Subdivision and Development Appeal Board.

Regards,

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