



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

Lynx Ridge Golf Club (Tyler Cook)

Page 1 of 2

Tuesday, February 10, 2026

Roll: 05618039

RE: Development Permit #PRDP20257971
Block 6, Plan 8710757, NE-18-25-02-W05M

The Development Permit application for Signs (existing) renewal of one (1) non-illuminated dual-faced freestanding sign, relaxation to the maximum sign area requirement and relaxation to the maximum height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the renewal of one (1) non-illuminated dual-faced freestanding sign, advertising "*Lynx Ridge Golf Club*", may continue to be placed on the subject parcel in accordance with the site plan and signage details, and submitted with the application as amended, including:
 - i. That the maximum sign area shall be relaxed from **1.50 sq. m. (16.15 sq. ft.)** to **4.46 sq. m. (48.00 sq. ft.)**; and
 - ii. That the maximum sign height shall be relaxed from **1.50 m (4.92 ft.)** to **3.35 m (11.0 ft.)**.

Permanent:

2. That this Development Permit shall be valid for **five (5)** years from the date of issuance.
3. That the sign shall always be kept in a safe, clean, and tidy condition.
4. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.
5. That the area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material.
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.



Lynx Ridge Golf Club (Tyler Cook) #PRDP20257971
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7. That the sign shall not be illuminated at any time.
8. That any new business signage shall require a separate Development Permit.
9. 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 cent (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;
 - iii. The sign is no longer relevant to the approved use of the land;
 - 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; and
 - 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.

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 March 3, 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 and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. L. Cook".

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

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Tuesday, February 10, 2026

Roll Number: 05618039
Application Number: PRDP20257971
Division: 3

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

Located approximately 0.41 km (0.25 mile) south of Highway 1A and west of 12 Mile Coulee Road.

What is the development permit proposing?

Signs (existing) renewal of one (1) non-illuminated dual-faced freestanding sign, relaxation to the maximum sign area requirement and relaxation to the maximum height requirement.

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, March 3, 2026**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): Lynx Ridge Golf Club (Tyler Cook).

Owner(s): 1797669 Alberta Ltd.

Legal: Block 6, Plan 8710757, NE-18-25-02-05

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.

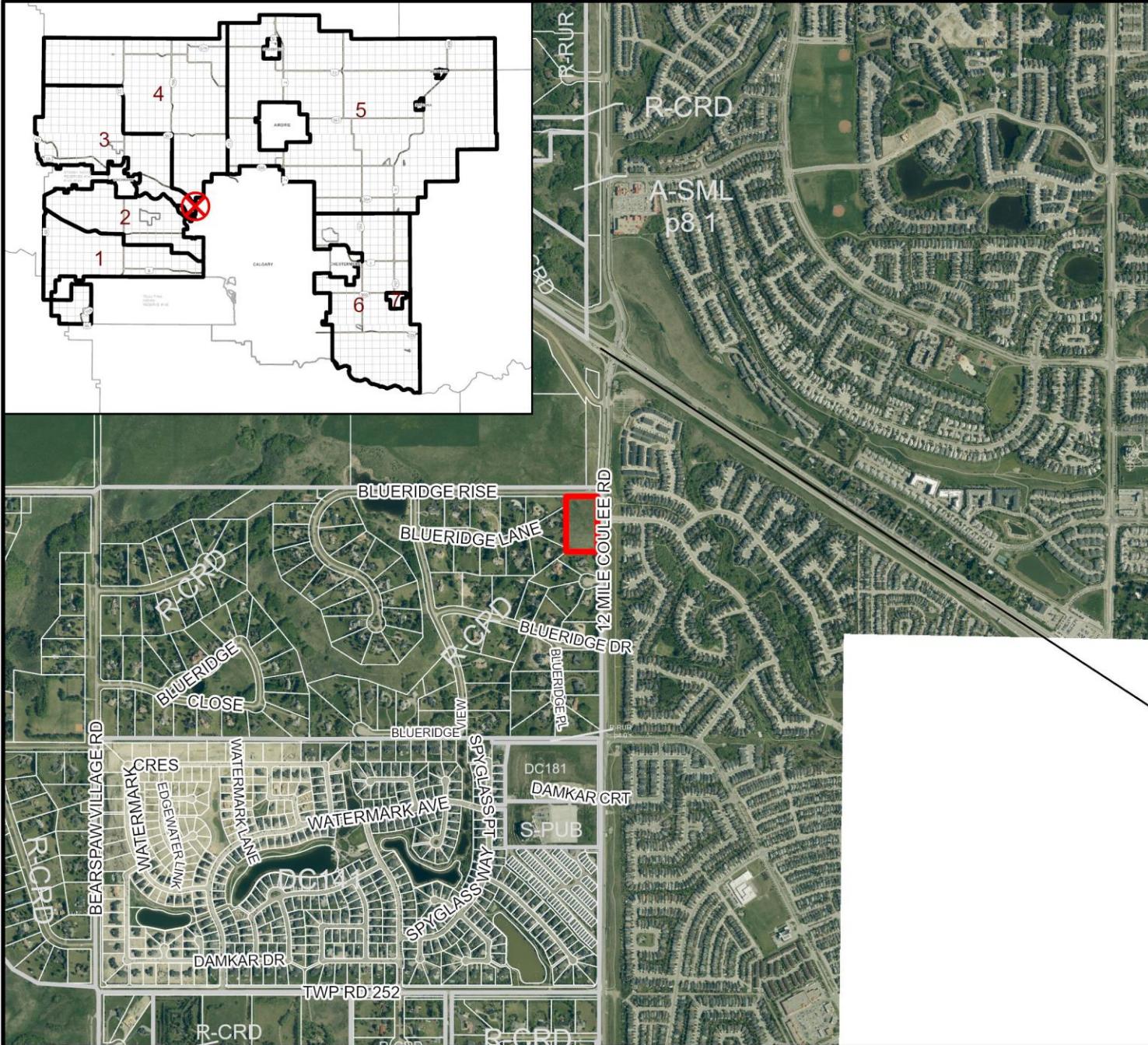


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Signs (existing), renewal of one (1) non-illuminated dual-faced freestanding sign, relaxation to the maximum sign area requirement and relaxation to the maximum height requirement



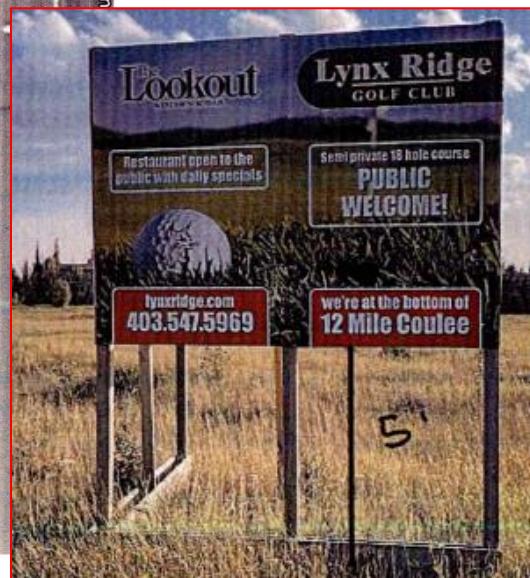
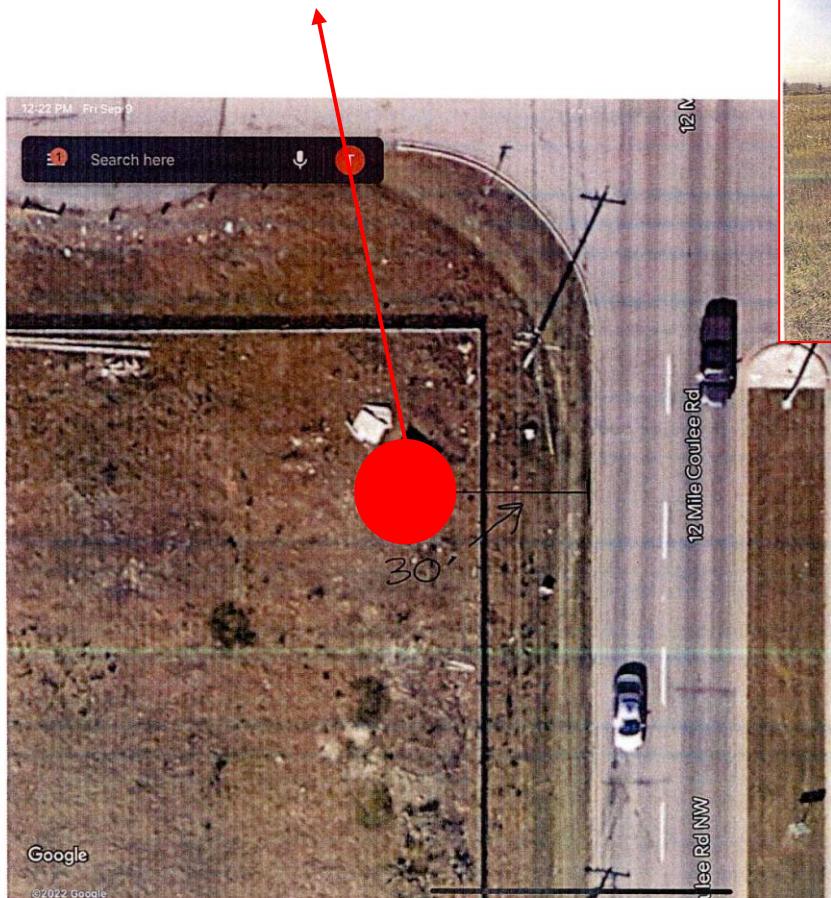
Division: 3
Roll: 05618039
File: PRDP20257971
Printed: 1/8/2026
Legal: A portion of
NE-18-25-02-W05M



ROCKY VIEW COUNTY

Site Plan

Existing Freestanding Sign



Development Proposal

Signs (existing), renewal of one (1) non-illuminated dual-faced freestanding sign, relaxation to the maximum sign area requirement and relaxation to the maximum height requirement

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