



## 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 Inc.(Joey Matwychuk)

Page 1 of 2

Tuesday, February 10, 2026

**Roll:** 06410003

**RE: Development Permit # PRDP20258376**

**Lot 6, Block 3 Plan 2411905, NW-10-26-29-W04M; (292109 PRIME CLOSE)**

The Development Permit application for Signs, installation of one (1) illuminated freestanding sign has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That a sign, may be placed on the subject parcel in accordance with the site plan and signage details, as prepared by National Neon (Design No.: 25-592-A), and submitted with the application as amended, including:
  - i. One (1) illuminated freestanding sign (STAR BUILDING MATERIALS) approximately **6.69 sq. m (72.00 sq. ft.)** in area.

**Prior to Release:**

2. That prior to release of this development permit, the Applicant/Owner shall submit a revised site plan, that indicates the relocation of the proposed sign outside of the registered restrictive covenant onsite.

**Permanent:**

3. That if the prior to release conditions have not been met by **AUGUST 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That the sign shall be kept in a safe, clean, and tidy condition at all times.
5. That the sign shall be maintained in accordance with the design drawings and final site plan as approved with the application.
6. That the area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material.
7. That the signs shall not be digital, flashing, or animated at any time.



Permit Solutions Inc. (Joey Matwychuk) #PRDP20258376

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8. That any future signage, not approved within this Development Permit, shall require a separate Development Permit approval.
9. 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.
10. 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 27 of the County's *Land Use Bylaw C-4841-97*. 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.
11. 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 the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements including the registered restrictive covenant protecting the reclaimed wellhead.
- That no signs, permanent or temporary shall be allowed in a road allowance or County right-of-way at any time.
- 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 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. Matwychuk".

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

**THIS IS NOT A DEVELOPMENT PERMIT**



# ROCKY VIEW COUNTY

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

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

Tuesday, February 10, 2026

**Roll Number:** 06410003  
**Application Number:** PRDP20258376  
**Division:** 5

## **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?**

292107 Prime Close. Located approximately 0.81 km (0.50 mile) south of Highway 566 and 0.81 km (0.50 mile) west of Range Road 292.

### **What is the development permit proposing?**

Signs, installation of one (1) illuminated freestanding sign.

### **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](http://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 **March 3, 2026**. Please visit [www.rockyview.ca/subdivision-development-appeal-board](http://www.rockyview.ca/subdivision-development-appeal-board).

### **Other application details and notes:**

**Applicant(s):** National Neon, Permit Solutions Inc. (Joey Matwychuk)

**Owner(s):** Star Balzac P2 Ltd.

**Legal:** Lot 6 Block 3 Plan 2411905, NW-10-26-29-04

For further information, please contact Planning Services at 403-520-8158 or email [development@rockyview.ca](mailto: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.**

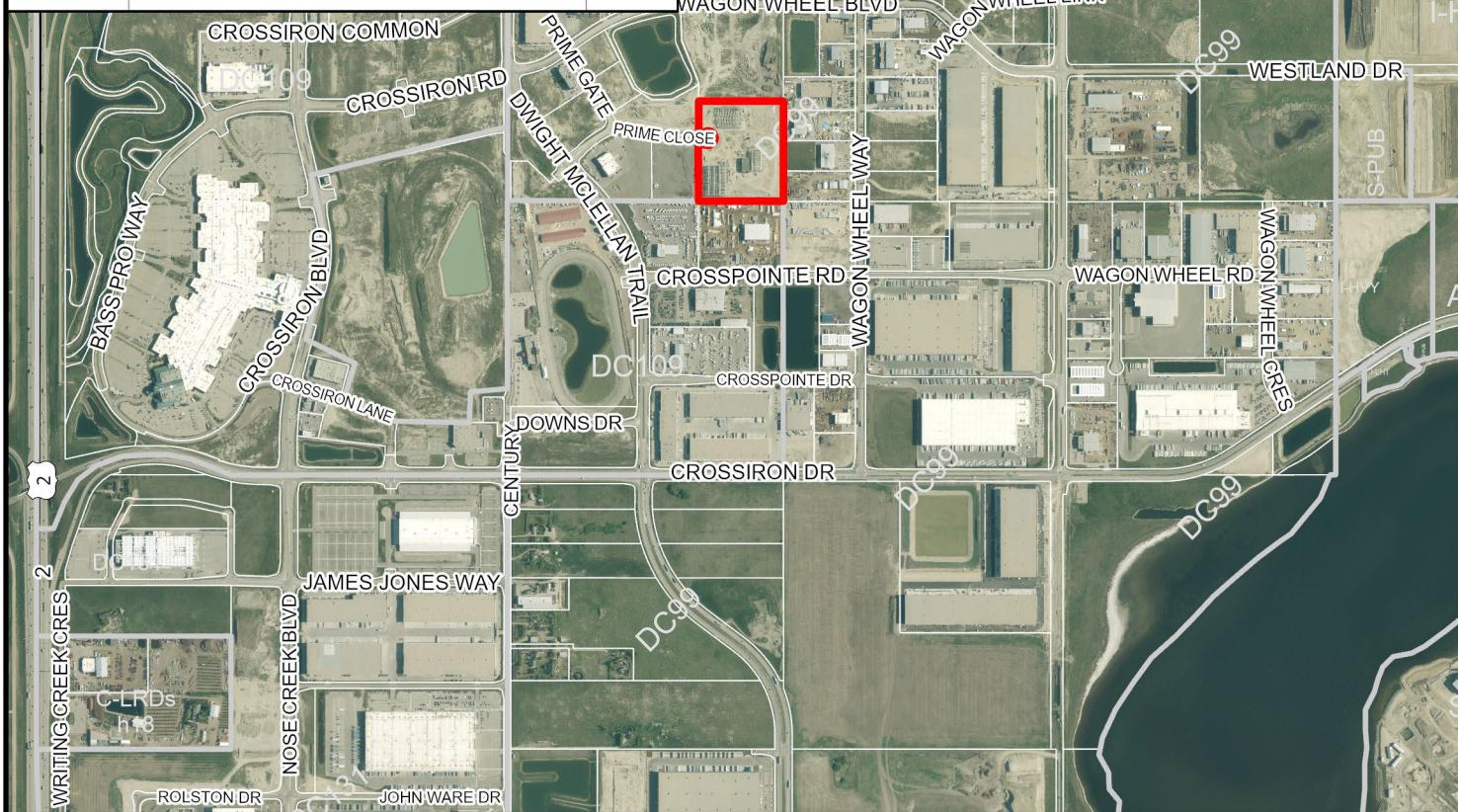
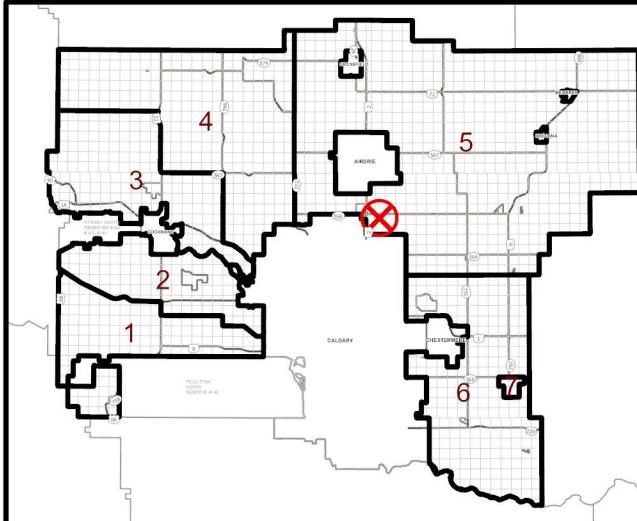


ROCKY VIEW COUNTY

## Location & Context

### Development Proposal

Signs, installation of one (1) illuminated freestanding sign



Division: 5  
Roll: 06410003  
File: PRDP20258376  
Printed: 1/8/2026  
Legal: A portion of  
NW-10-26-29-W04M



ROCKY VIEW COUNTY

## Site Plan

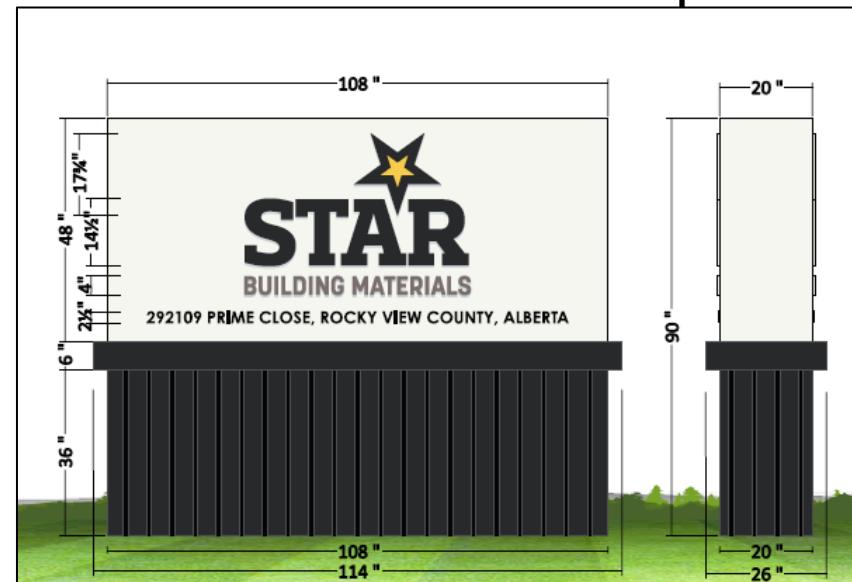


**Installation of one (1)  
illuminated freestanding sign**



### Development Proposal

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