



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

Rapid Print & Signs Ltd.

Page 1 of 2

Tuesday, February 10, 2026

Roll: 06410060

RE: Development Permit #PRDP20258582

Lot 5, Block 1, Plan 2211931; NW-10-26-29-W04M; (5 & 6, 292230 WAGON WHEEL BOULEVARD)

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

Description:

1. That one (1) illuminated fascia sign may be installed on the subject parcel in general accordance with the site plan and signage details, as prepared by *Rapid Print & Signs*, and the conditions of approval of this permit, as amended:
 - i. One (1) illuminated fascia sign (*Brampton Cash & Carry*) approximately **6.35 sq. m. (68.40 sq. ft.)** in area, located on the west façade of Building 1.

Permanent:

2. That the signs shall be kept in a safe, clean, and tidy condition at all times.
3. That the signs shall be maintained in accordance with the accepted design drawings and site plan, as submitted with the application.
4. That the sign shall not be digital, flashing, or animated at any time.
5. 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 4.4.3(c) of the Balzac East Area Structure Plan, Section 6.5 of the Balzac Commercial Campus Conceptual Scheme and Sections 27 of the County's *Land Use Bylaw C-4841-97 (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 motorist.



Rapid Print & Signs Ltd. #PRDP20258582

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6. 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.

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, 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 & Development Appeal Board.

Regards,

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

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Tuesday, February 10, 2026

Roll Number: 06410060
Application Number: PRDP20258582
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?

6, 292230 WAGON WHEEL BLVD, Rocky View County AB and located southeast of the junction of Highway 566 and Dwight McLellan Trail.

What is the development permit proposing?

Signs, installation of one (1) illuminated fascia 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.

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): Rapid Print & Signs Ltd. (Anmol Khullar)

Owner(s): Dream Industrial Balzac 20 GP

Legal: Lot 5 Block 1 Plan 2211931, NW-10-26-29-04

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.

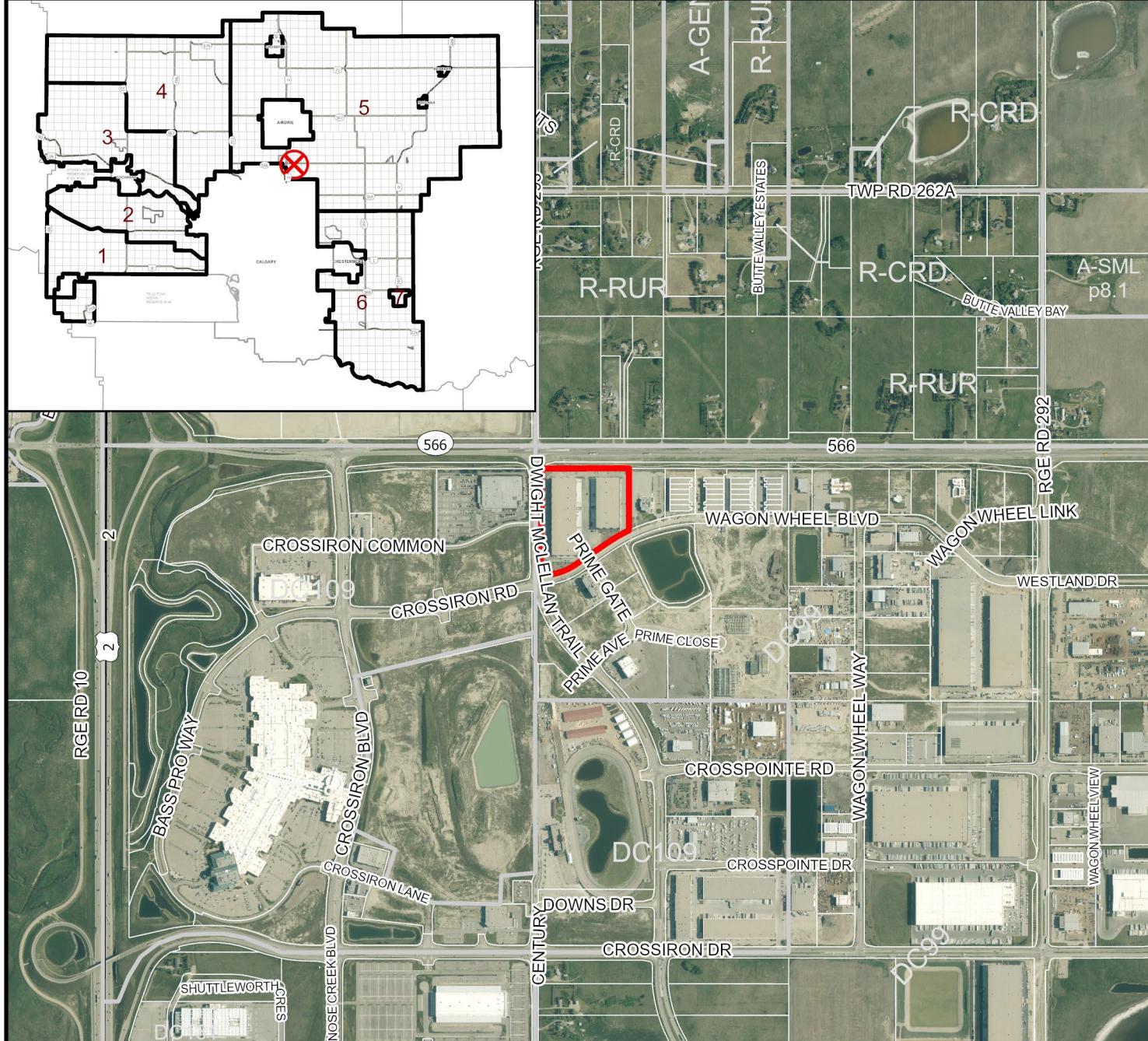


ROCKY VIEW COUNTY

Location & Context

Development Proposal

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



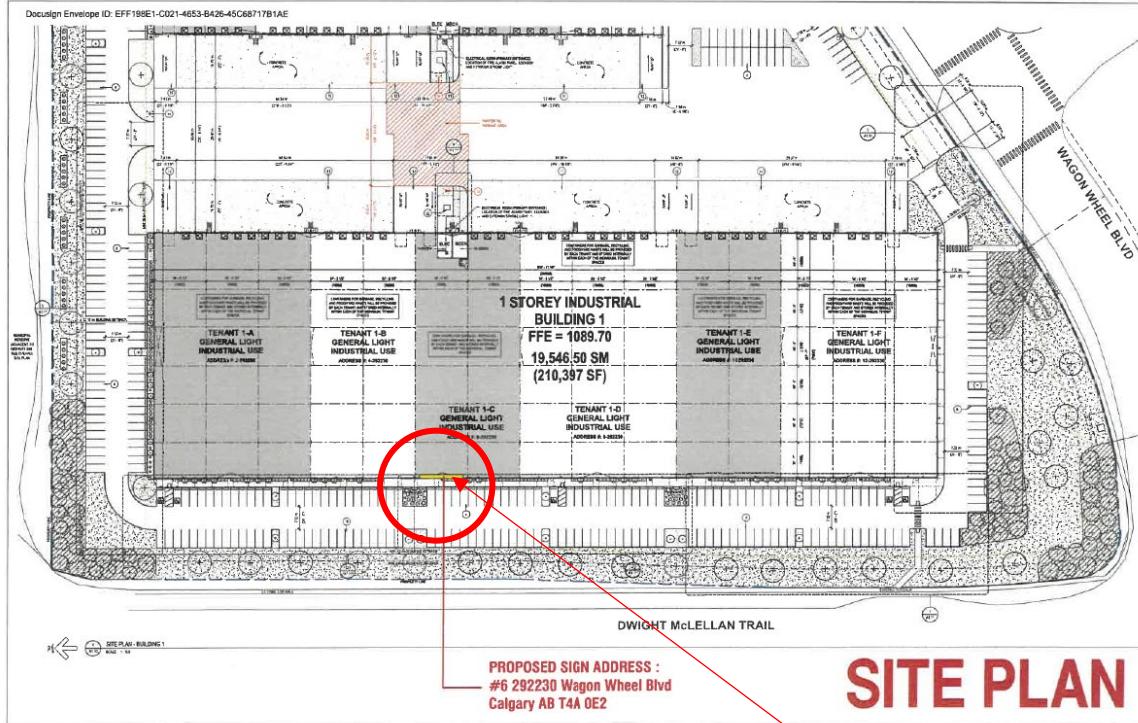
Division: 5
Roll: 06410060
File: PRDP20258582
Printed: 2/2/2026
Legal: A portion of
NW-10-26-29-W04M



ROCKY VIEW COUNTY

Site Plan

Development Proposal



Proposed sign

Division: 5
Roll: 06410060
File: PRDP20258582
Printed: 2/2/2026
Legal: A portion of
NW-10-26-29-W04M