



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

Knopov Design (Evgenya Knopov)

Page 1 of 2

Tuesday, February 10, 2026

Roll: 03330057

RE: Development Permit #PRDP20260529

Lot 4, Block 3, Plan 1013129, SW-30-23-28-04; (285228 WRANGLER CRESCENT)

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

Description:

1. That 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) illuminated fascia sign (*South West Bulk Express Inc.*), approximately **5.43 sq. m. (58.50sq. ft.)** in area, located on the west façade;
 - ii. One (1) non-illuminated fascia sign (*South West Bulk Express Inc.*), approximately **5.43 sq. m. (58.50 sq. ft.)** in area, located on the south façade;

Permanent:

2. That all conditions of the principal use Development Permit PRDP20234980 shall remain in effect unless otherwise noted this approval.
3. That the signs shall be kept in a safe, clean, and tidy condition at all times.
4. That the signs shall be maintained in accordance with the accepted design drawings and site plan, as submitted with the application.
5. That the signs shall not be digital, flashing, or animated at any time.
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 10.6 of the Janet Area Structure Plan, Section 4.11.3 of the Boychuk Industrial Conceptual Scheme and Sections 225-231 of the County's Land Use Bylaw C-8000-2020. 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.



Knopov Design (Evgenya Knopov) #PRDP20260529

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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.

Advisory

- 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.
- That all other government compliances and approvals 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, February 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

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: 03330057
Application Number: PRDP20260529
Division: 6

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?

285228 WRANGLER CRESCENT and located approximately 1.61 km (1.00 mile) south of Township Road 240 and east of 84th street

What is the development permit proposing?

Signs, for the installation of one (1) non-illuminated and one (1) illuminated fascia signs

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): Knopov Design Group (Evgenya Knopov)
Owner(s): South West Properties Ltd.
Legal: Lot 4 Block 3 Plan 1013129, NW-30-23-28-04

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.

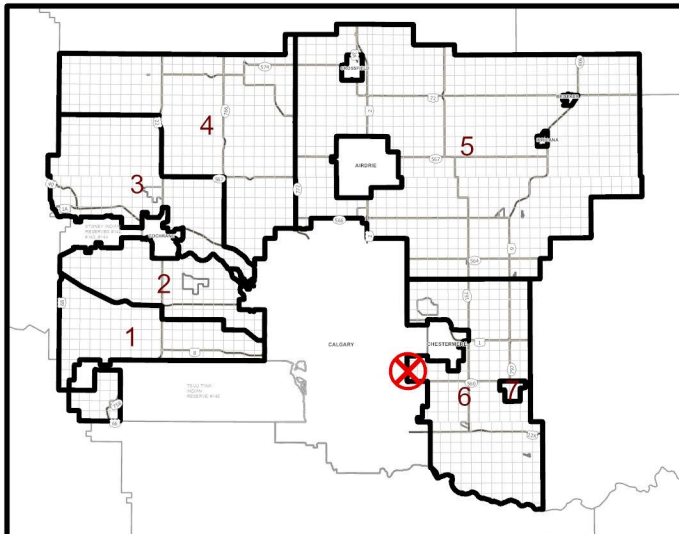


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Signs, for the installation of one (1) non-illuminated and one (1) illuminated fascia signs



Division: 6
Roll: 03330057
File: PRDP20260529
Printed: 1/30/2026
Legal: A portion of
NW-30-23-28-W04M

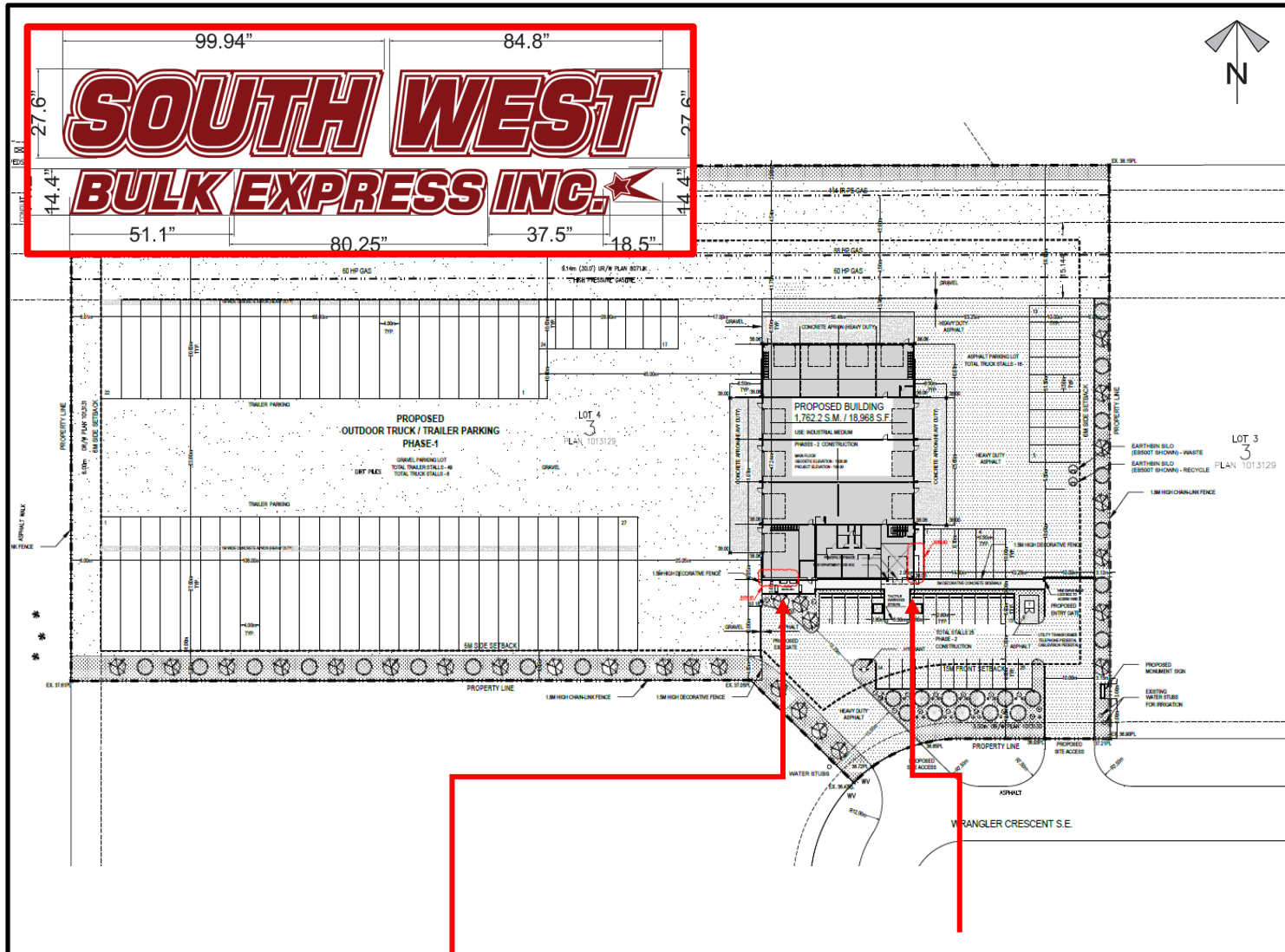


ROCKY VIEW COUNTY

Site Plan

Development Proposal

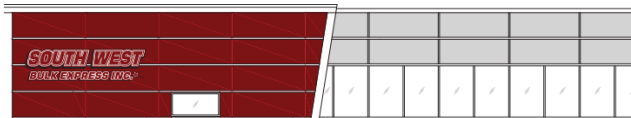
Signs, for the installation of one (1) non-illuminated and one (1) illuminated fascia signs



Logo size - "South West" 186.45" x 27.6"
"Bulk Express Inc. star" 184.25" x 14.4"
o/a logo size - 186.45" x 45.25"

SIGN # 1 / South Elevati

Graphic Illustration Only



SIGN # 2 / West Elevation



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NW-30-23-28-W04M