

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

Priority Permits Ltd. (Ryan Matthews)

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Tuesday, February 24, 2026

Roll: 03222827

RE: Development Permit #PRDP20257794

Lot 20, Block 14, Plan 2511447, NW-22-23-27-04; (1, 230 VALE VIEW ROAD)

The Development Permit application for Signs, ancillary to Retail Service (Gas/Electric), installation of two (2) non-illuminated tenant inserts on existing pylon sign (Petro-Canada), and includes one (1) non-illuminated, non-business wording insert has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Signs, ancillary to Retail Service (Gas/Electric) [*existing Petro Canada*], installation of all proposed signage may take place on the subject parcel in general accordance with the application drawing package, as prepared by Pattison, Project ID: JM3-98579C (7 Drawings), as submitted with the application, as amended, and includes:
 - i. The installation of tenant inserts for two (2) Painted Sky Pylon/Freestanding signs; including:
 - a. Pylon Sign #1: One (1) non-illuminated Business insert "*Petro Canada + Emblem*," with a face area of approximately 2.81 sq. m. (30.25 sq. ft.);
 - b. Pylon Sign #2: One (1) non-illuminated Business insert "*Petro Canada + Emblem*," with a face area of approximately 1.86 sq. m. (20.02 sq. ft.); and
 - c. Pylon Sign #2: One (1) non-illuminated non-Business insert "*Diesel*", with a face area of approximately 0.93 sq. m (10.01 sq. ft.).

The illuminated digital gas bar numbering or gas bar canopy is not included on this approval, as it is approved under a separate Development Permit PRDP20241592.

Permanent:

2. That all conditions of PRDP20241592 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, shall be implemented and adhered to in perpetuity.
4. That all signage shall be kept in a safe, clean, and tidy condition at all times and shall not be changed to digital, flashing, or animated at any time.
5. That at no time shall any of the signage be illuminated, unless approved through a separate Development Permit.
6. That any new business signage shall require a separate Development Permit.

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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 no signs, permanent or temporary, shall be allowed in a road allowance or County Road right-of-way at any time.
- That any other federal, provincial, or County permits, approvals, and/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 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 County's Subdivision and Development Appeal Board.

Regards,



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