

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

ConSite Construction Limited.

Page 1 of 2

Tuesday, March 24, 2026

Roll: 06412012

RE: Development Permit # PRDP20260719

Lot 8, Block 1, Plan 1411721, SW-12-26-29-W04M; (17 HIGH PLAINS PLACE)

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 the installation of a Sign may take place on the subject parcel in accordance with the site plan and signage details, as prepared by ONSITE SIGN (file No.: 15540-69463 R3), submitted with the application as amended, including:
 - i. One (1) illuminated fascia sign (ConSite CONSTRUCTION) approximately 8.09 sq. m. (87.11 sq. ft.) in area.

Permanent:

2. That the sign shall be kept in a safe, clean, and tidy condition at all times.
3. That the sign shall be maintained in accordance with the design drawings and final site plan as approved with the application.
4. That the signs shall not be digital, flashing, or animated at any time.
5. That any future signage, not approved within this Development Permit, shall require a separate Development Permit approval.
6. 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.
7. 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 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.



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Page 2 of 2

8. 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 April 14, 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. [Name]".

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