

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

UrbanStar Glendale Manor Inc. (Dean Gorenc)

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Tuesday, April 21, 2026

Roll: 06705027

**RE: Development Permit #PRDP20261126
W-05-26-03-W05M**

The Development Permit application for Signs (existing), placement of one (1) non-illuminated dual-faced freestanding sign and relaxation to the maximum sign area requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That one (1) non-illuminated dual-faced freestanding sign, advertising “*URBAN STAR*”, may remain on the subject parcel in accordance with the site plan and signage details, and submitted with the application as amended, including:
 - i. That the maximum sign area shall be relaxed from **1.50 sq. m. (16.15 sq. ft.)** to **8.91 sq. m. (96.00 sq. ft.)**

Permanent:

2. That this Development Permit shall be valid for **two (2) years** from the date of issuance.
3. That the sign shall be maintained in accordance with the design drawings and site plan as submitted with the application.
 - i. That the sign shall always be kept in a safe, clean, and tidy condition.
 - ii. That the area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material.
 - iii. That no sign or any part of the sign shall be within 3.00 m. (9.84 ft.) of overhead power and service lines.
 - iv. That the sign shall not be illuminated at any time.
4. That any new business signage shall require a separate Development Permit.
5. That the Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:



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- i. When the excess of twenty-five percent (25%) of the sign face has experienced loss of finish through chipping, fading, or excessive dirt building up,
 - ii. If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly, and
 - iii. The sign is no longer relevant to the approved use of the land.
 - iv. That non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.
 - v. Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.
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 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.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That it is the responsibility of the Applicant/Owner to obtain a Roadside Development Permit from the Ministry of Transportation and Economic Corridors, prior to development commencement.
- That no signs, permanent or temporary shall be allowed in a road allowance or County right-of-way at any time.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday May 12, 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. Gorenc".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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