

**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**

2353409 Alberta Ltd. (Glenn Cooper)

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Tuesday, May 19, 2026

Roll: 08422006

**RE: Development Permit #PRDP20261762**

**Lot 1, Block 1, Plan 1911821, N-22-28-29-04; (A 283240 RANGE ROAD 293)**

The Development Permit application for Signs, installation of one (1) illuminated Freestanding/Pylon sign, relaxation to maximum sign area requirement, installation of two (2) illuminated Canopy signs, and two (2) non-illuminated Fascia signs, has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

**Description:**

1. That installation of all proposed signs may take place on the subject parcel in general accordance with the application drawing package, as prepared by Transworld, Project ID: 2022-06324-GDWG-D-STORE, as submitted with the application, as amended, and includes:
  - i. The installation of one (1) illuminated Freestanding/Pylon sign, including;
    - i. The installation of one (1) digital sign specific to Shell gas bar pricing numbering only;
    - ii. The illuminated business tenant inserts in accordance with the approved application drawing; and
    - iii. That the maximum sign area in the non-residential district shall be relaxed from **7.00 sq. m. (75.35 sq. ft.) to 13.85 sq. m. (149.08 sq. ft.)** including the Shell digital gas bar numbering.
  - ii. The installation of two (2) illuminated Canopy signs (Shell logo & Canopy LED strips) approximately  $\pm 0.96$  sq. m. ( $\pm 10.33$  sq. ft.) each;
  - iii. Installation of one (1) Fascia sign for “*Can Convenience*” approximately  $\pm 1.92$  sq. m. ( $\pm 20.67$  sq. ft.) in area; and
  - iv. Installation of one (1) non-illuminated Fascia sign (graphic board) approximately  $\pm 2.35$  sq. m. ( $\pm 25.29$  sq. ft.) in area.

**Permanent:**

2. That all conditions of PRDP20214049 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 this approval does not include any digital business signage, including any drive through menu boards, except for the Shell gas bar pricing numbering proposed on the Pylon/Freestanding sign.

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6. That any approved signage onsite shall be maintained at all times. All signage onsite shall have no exposed wiring or bulbs, and all electrical power supply shall be located underground. All signage shall be safely and securely attached to the Pylon/Freestanding Sign.
7. That no sign or any part of a sign shall be located within 3.00 m (9.84 ft.) of overhead power and service lines.
8. That the area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material.
9. That any new business signage shall require a separate Development Permit.
10. That all illuminated signage, including any fascia, canopy and the noted freestanding/Pylon shall be dimmed at a reduced luminance level of 350 Nits from Sunset to Sunrise.
  - i. That the Applicant/Owner may, upon commencement of the development, be required to adjust or dim the illumination levels during regular business operating hours, in accordance with seasonal constraints, as determined by the Development Authority.
11. That the light output of a digital display (gas bar pricing) shall be set in accordance with the following maximum luminance levels, when measured from the sign face at its maximum brightness:
  - i. From sunrise to sunset, 7500 Nits; and
  - ii. From sunset to sunrise: 350 Nits.
12. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225-231 of the County's *Land Use Bylaw C-8000-2020* (LUB). Lighting shall be designed to conserve energy and reduce glare and uplift including the use of fully shielded and cut-off models. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
13. 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, June 9, 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](mailto:development@rockyview.ca)