



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

Developments 2 Inc. (Kelly Rogers)

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Tuesday, June 2, 2026

Roll: 03222827

RE: Development Permit #PRDP20260946

Lot 1, Block 14, Plan 2111497, NW-22-23-27-04; (230-300 VALE VIEW ROAD)

The Development Permit application for Signs, for the Painted Sky commercial plaza, for existing pylon signage, conversion of three (3) pylon signs to include illumination for all business inserts and includes conversion of all existing non-illuminated business tenant inserts has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That conversion of the existing three (3) pylon signage, for the Painted Sky commercial plaza, to include illumination for all business inserts and conversion of all non-illuminated business tenant inserts may take place on the subject parcel in general accordance with the submitted application drawing package, as prepared by National Neon, Design # 25-271-C, dated July 10, 2025 as amended, and includes:
 - i. Conversion of all three (3) non-illuminated existing pylon signage, with tenant inserts; "*Painted Sky*" to be illuminated;
 - ii. The conversion of any existing non-illuminated tenant business inserts to be illuminated, in accordance with conditions of this permit.

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 the pylon signage and all illuminated inserts within the signage shall be illuminated per below for all calendar days and includes:
 - i. A maximum luminance level of **7500 Nits** for sunrise to sunset.
 - ii. A reduced luminance level of **250 Nits or complete shut-off** from sunset to sunrise.
 - iii. That the Applicant/Owner may be required to adjust or dim the illumination levels during regular business operating hours, in accordance with any seasonal constraints, as determined by the Development Authority.
6. That any approved signage onsite shall be maintained at all times. All signage 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 sign.



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7. That the area around the sign shall be kept clean and free of overgrown vegetation and free from refuse material.
8. That any blank tenant inserts, that are not being utilized by a tenant, shall be screened with a black vinyl screen, slot cover, or similar material at all times, to shield the white background of the pylon sign(s), at all times until a tenant insert is approved in accordance with the County's *Land Use Bylaw C-8000-2020* (LUB).
9. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225-231 of the LUB. Lighting shall be designed to conserve energy and reduce glare and uplight 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.
10. That any new business signage proposed within the plaza, including any digital or mounted building tenant fascia signage shall require a separate Development Permit.
11. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (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 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 23, 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. Kowalski".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca