

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

JL Cochrane Lakes Limited Partnership (Keerat Sandhu)

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Tuesday, June 30, 2026

Rolls: 06822002; 06822020; 06822323; 06822324

RE: Development Permit #PRDP20262692

**Lot 3, Plan 8010745, NW-22-26-04-05; Lot 4, Plan 8010745, NW-22-26-04-05;
Lot 37 MR, Block 3, Plan 2610963, NW-22-26-04-05; Lot 1 MR, Block 1, Plan 2610963, NW-22-26-04-05**

The Development Permit application for Signage, placement of four non-illuminated freestanding directional community signs has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Signage, for the installation/placement of four non-illuminated freestanding directional community signs, mounted on posts, may take place on the subject parcels in general accordance with the application drawing package, as submitted with the application, as amended, and includes:
 - i. Sign #1; single-faced only; approximately 2.97 sq. m (32.00 sq. ft.) in area; located on Roll 06822322;
 - ii. Sign #2; dual-faced; approximately 2.97 sq. m (32.00 sq. ft.) in area; located on Roll 06822324;
 - iii. Sign #3; dual-faced; approximately 1.50 sq. m (16.14 sq. ft.) in area; located on Roll 06822006; and
 - iv. Sign #4; dual-faced; approximately 1.50 sq. m (16.14 sq. ft.) in area; located on Roll 06822020

Prior to Release:

2. That prior to release of this development permit, the Applicant/Owner shall submit final design renderings of the proposed signage, that includes:
 - i. The proposed additional text wording and any dual-faced images, in accordance with Sections 100 and 152(b) of the County's *Land Use Bylaw C-8000-2020* (LUB), to the satisfaction of the County.
 - ii. Reduction of the total gross area of Signs #3 & #4, to a maximum area of 1.50 sq. m (16.15 sq. ft.) and a maximum height of 1.50 m (4.92 ft.), in accordance with Section 217 of the LUB.
3. That prior to release of this development permit, the Applicant/Owner shall submit a revised site plan/confirmation that Signs #1 and #2 meet the minimum distancing requirements from a roadway intersection, in accordance with Section 217 of the LUB.

Permanent:

4. That this approval, once the prior to release conditions have been satisfied, shall be valid until **JULY 22, 2029**, at which time a renewal application shall be submitted.
5. That if the Development Permit is not issued by **JANUARY 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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6. 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.
7. That all signage shall be kept in a safe, clean, and tidy condition at all times and shall not be changed to digital, flashing, illuminated or animated at any time, unless approved through a separate Development Permit. *That any new business signage shall require a separate Development Permit.*
8. That the area around all signage shall be kept clean and free of overgrown vegetation and free from refuse material.
9. That no signage shall be placed within 3.00 m (9.84 ft) of any overhead power and service lines.
10. 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 any road allowance or 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, July 21, 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. K. Sandhu".

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