



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

Five Star Permits (Cy Atkinson)

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Tuesday, July 14, 2026

Roll: 06410069

RE: Development Permit #PRDP20264002

Lot 2, Block 6, Plan 1611467, NW-10-26-29-04; (292221 WAGON WHEEL BOULEVARD)

The Development Permit application for Signs, installation of two (2) illuminated fascia signs has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Signs, for two (2) non-illuminated fascia signs may be installed on the subject parcel in general accordance with the site plan and signage details, as submitted with the application:
 - i. One (1) illuminated fascia sign (*Long & McQuade; Musical Instruments & Lessons*), approximately **4.04 sq. m (43.80 sq. ft.) (3.02 ft x 14.5 ft.)** in area; and
 - ii. One (1) illuminated fascia signs (*Long & McQuade; Musical Instruments & Lessons with emblem*), approximately **27.53 sq. m (296.40 sq. ft.) (40.00 ft. x 7.41 ft.)** in area.

Permanent:

2. That all other onsite signage is approved under Development Permit #PRDP202529930.
3. That the signs shall be kept in a safe, clean, and tidy condition at all times.
4. That the signs shall be maintained in accordance with the accepted design drawings and site plan, as submitted with the application.
5. That the signs shall not be digital, flashing, or animated at any time.
6. 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 Section 4.4.3(c) of the Balzac East Area Structure Plan, Section 6.6 of the Balzac Commercial Campus Conceptual Scheme and Section 35 of the County's *Land Use Bylaw C-4841-97 [as regulated by Direct Control District 99]* (LUB). 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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7. 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 all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.
- That any future signage, not approved within this Development Permit, shall require a separate Development Permit approval, and shall adhere to all applicable County policy.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 4, 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 & Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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