



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

Fastsigns (Ahmed Zain)

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Tuesday, August 25, 2026

Roll: 06412033

RE: Development Permit #PRDP20264774

Lot 4, Block 6, Plan 2210631, NW-12-26-29-04; (1 HIGH PLAINS TRAIL)

The Development Permit application for Signs, installation of one (1) illuminated fascia sign has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That one (1) illuminated fascia sign may be installed on the subject lands, in accordance with the approved site plan and drawings, as prepared by *FASTSIGNS*, as amended, and the conditions of approval of this permit:
 - i. Installation of one (1) illuminated fascia signage (*DSV*), approximately 11.33 sq. m. (122.00 sq. ft.) in area.

Permanent:

2. That the sign shall be maintained in accordance with the design drawings and site plans as submitted with the application.
3. That any new business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
4. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
5. That the sign shall be kept in a safe, clean, and tidy condition at all times.
6. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
7. That if any component on the sign fails or malfunctions in any way or fails to operate as indicated on the approved development permit plans, the sign shall be turned off until all the components are repaired and operating as approved.
8. That the sign shall not be digital, flashing, or animated at any time.
9. 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 Sections 225-231 of the County's *Land Use Bylaw C-8000-2020*. 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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10. 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 date of 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 right-of-way at any time.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands.
- 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, September 15, 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 County's Subdivision and Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca