



## 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

Tarman ATM Inc.

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Tuesday, October 20, 2026

Roll: 07525003

**RE: Development Permit #PRDP20265945**

**Lot 2, Block 1, Plan 2111525, NW-25-27-07-05; (10203 TOWNSHIP ROAD 275)**

The Development Permit application for Signs, one (1) existing non-illuminated Freestanding Sign, truck trailer mounted sign for third party advertisement, relaxation to the signage attached to a stationary vehicle, truck trailer requirement and relaxation to the maximum freestanding sign area requirement [commenced without permits], has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That one (1) existing non-illuminated Freestanding Sign, truck trailer mounted sign for third party advertisement may remain in general accordance with the application drawing package, as submitted with the application, as amended, and includes:
  - i. Relaxation to the signage attached to a stationary vehicle, truck trailer requirement;
  - ii. Relaxation to the maximum freestanding sign area requirement from **7.00 sq. m (75.35 sq. ft.)** to **39.40 sq. m (424.15 sq. ft.)**; and

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall move the Sign a minimum of 25.00 m (82.02 ft.) from the roadway intersection of Township Road 275 and Dickson Stevenson Trail in accordance with Section 217 of the *Land Use Bylaw C-8000-2020* (LUB), to the satisfaction of the Development Authority.
  - i. That the Applicant/Owner shall provide a revised site plan with a minimum setback of 25.00 m (82.02 ft.) from the intersection for the Sign; and
  - ii. That once the Sign is moved, the Applicant/Owner shall provide dated photographs to the satisfaction of the Development Authority.

### Permanent

3. That if the prior to release conditions have not been met by **MAY 31, 2027**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued
4. That this Development Permit, once issued, shall be valid for **two (2) year** from the date of issuance.
5. That all signage shall be kept in a safe, clean, tidy condition, free of overgrown vegetation and free from refuse material at all times.
6. That the Sign maybe used for third party advertisement for "Apple Creek Golf Course" or for the approved business located wholly within the subject site it is located on.



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7. That any on-site wayfinding signage including for direction and information purposes shall be permitted, where in keeping with the design of the overall development
  - iii. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction; and
  - iv. That if any component on the sign breaks, malfunctions in any way, or fails to operate as indicated on the approved development permits plans, the sign shall be turned off until all the components are repaired and operating as approved.
8. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
9. That the signage shall not be digital, flashing, or animated at any time.
10. That no Sign or any part of the Sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
11. That the Sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.
12. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225-227 of the 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.
13. 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 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, November 10, 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 Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, likely belonging to a representative of the Development Authority.

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)