ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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.

N O T I C E O F D E C I S I O N

Jassal Signs (Ranbir Bhatti)

Tuesday, November 3, 2026

Roll: 03222827

RE: Development Permit #PRDP20263638

Lot 20, Block 14, Plan 2511447, NW-22-23-27-04; (1, 290 VALE VIEW ROAD)

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 the installation of one (1) illuminated fascia sign may commence on the subject parcel in general accordance with the application drawing package, as prepared by *Jassal Signs (File No.: CH-2603-0407), dated April 7, 2026*, as submitted with the application, as amended, and includes:
    i. One (1) illuminated fascia sign (*Ezee Market)* (south façade) with a face area of approximately 4.83 sq. m (51.99 sq. ft.), with illumination not to exceed 350 Nits.

Permanent:

2. That all the illuminated fascia signage shall be dimmed at a reduced luminance level of 350 Nits outside of business operating hours. That the Applicant/Owner may, upon commencement of the development, be required to adjust or dim the illumination levels during regular business operating hours, in accordance with seasonal constraints, as determined by the Development Authority.
3. That all signage shall be kept in a safe, clean, and tidy condition at all times.
4. 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.
    i. That no temporary signs shall be place on the site at any time except any temporary signs required during development or building construction; and
    ii. That if any component on the any signage 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.
5. That any new business signage shall require a separate Development Permit.
6. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
7. That the signage shall not be digital, flashing, or animated at any time.
8. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
9. That the sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.

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10. That any future signage not approved within this Development Permit shall require a separate Development Permit approval.
11. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225-231 of the County's *Land Use Bylaw C-8000-2020 (LUB)*. Lighting shall be designed to conserve energy and reduce glare and uplight. 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.
12. 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 24, 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,



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