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

Gupta, Aman

Tuesday, November 03, 2026

Roll: 03332052

RE: Development Permit #PRDP20266425

Lot 32, Block 1, Plan 1810422, W-32-23-28-W04M; (122 CARMEK BOULVARD)

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

Description:

1. That two (2) illuminated fascia signs may be installed on the subject lands, in accordance with the approved site plan and drawings, as prepared by *"AERO SIGN & PRINT INC"*, dated August 24, 2026, as submitted with the application, as amended, and the conditions of approval of this permit:
    i. That the maximum Business Name per visible business unit façade shall be relaxed from **one (1)** to **two (2)**;
    ii. One (1) illuminated fascia signage, with an area approximately ± 3.90 sq. m (± 42.00 sq. ft.) (*TF Energy Solutions)*; and
    iii. One (1) illuminated fascia signage, with an area *a*pproximately ± 3.48 sq. m (± 37.47 sq. ft.) (*Tri-Line)*.

Permanent:

2. That all conditions of Development Permit PRDP20154818 shall remain valid and in effect and shall be implemented and adhered to in perpetuity by Applicant/Owner.
3. That the signs shall be maintained at all times in accordance with the design drawings and site plans as submitted with the application.
4. 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.
5. That the signs shall be kept in a safe, clean, and tidy condition at all times.
6. 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.

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7. That the signs shall not be digital, flashing, or animated at any time and shall not distract/pose a nuisance to any adjacent parcels and/or vehicular traffic.
8. 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 27 of the County's *Land Use Bylaw C-4841-97*, as regulated by the County's Direct Control District 153. 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.
9. 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 Road 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, 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 County's Subdivision and Development Appeal Board.

Regards,



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

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