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

Priority Permits (Chris West)

Tuesday, November 17, 2026

Roll: 03222109

RE: Development Permit #PRDP20267668
Lot 2 Block 1 Plan 1113376, SE-22-23-27-04; (97 CENTRE STREET)

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 Signs, the installation of one (1) illuminated fascia sign may commence on the subject parcel in general accordance with the site plan and signage details, as prepared by JD Sing Group, dated September 24, 2026, and the conditions of approval, as amended, including:
    i. One (1) illuminated fascia sign *(Tims Maple Leaf Logo)* approximately 2.11 sq. m (22.75 sq. ft.) in area.

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 the sign not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
5. That the signs shall not be digital, flashing, or animated at any time.
6. That the sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.
7. That any future signage not approved within this Development Permit shall require a separate Development Permit approval.
8. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225-231 of the *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.
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 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.

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Advisory:

- That no sign(s), 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, December 8, 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