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

Minled Signs

Tuesday, November 17, 2026

Roll: 0641004

RE: Development Permit #PRDP20267282

Lot 3, Block 1, Plan 2310428, NE-10-26-29-04; (2, 292039 WAGON WHEEL BOULEVARD)

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, installation of one (1) illuminated fascia sign may commence on the subject parcel in general accordance with the application drawing package, as prepared by Minled Signs (prepared for Flow-X International Canada Inc.), as amended, and includes:
    i. One (1) illuminated fascia sign (Flow-X) located on the north façade with an area of approximately 6.54 sq. m (70.40 sq. ft.).

Permanent:

2. That all signage shall be kept in a safe, clean, and tidy condition at all times.
3. 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.
4. That any new business signs shall require a separate Development Permit.
5. That if the sign is not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
6. That the sign shall not be digital, flashing, or animated at any time.
7. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
8. That the sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.
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 27 of the County's *Land Use Bylaw C-4841-97 (LUB) [as regulated by Direct Control District 109]*. 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 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 future signage not approved within this Development Permit shall require a separate Development Permit approval and shall adhere to the Section 35 of the LUB.
- 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