

Development Permit 24D 116

Should the board wish to approve the development permit application for the Free Standing Sign as proposed by the applicant, the following has been provided for consideration.

APPROVAL DESCRIPTION:

This approval allows for the development and use of Ptn. NW 13-20-01 W5M for:

- installation of one Free Standing Sign, being approximately +/- 192 sq. ft. which includes two 12 ft. x 8 ft. surfaces, attached to wooden posts. Located in the northwest corner of the subject parcel, approximately 10 m (32.8 ft.) from the north property line adjacent to Highway 7 and approximately 10 m (32.8 ft.) from the west property line adjacent to 16th Street W

in accordance with the submitted and accepted Development Permit application.

CONDITIONS OF APPROVAL:

The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.

1. The applicant shall maintain the development in accordance with all conditions of the Subdivision and Development Appeal Board Order D##/2024 and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The applicant shall obtain a Roadside Development Permit from Alberta Transportation. The application can be submitted through the RPATH Portal at: <https://roadsideplanning.alberta.ca/> and may be subject to additional requirements;
3. The applicants shall submit details illustrating how the existing sign is anchored and/or secured to the ground.
4. The applicants shall obtain any necessary building and/or safety code permits and inspections applicable to the installation, including but not limited to anchoring;
5. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY REQUIREMENTS:

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.

1. The Sign shall be kept in a safe, clean and tidy condition and may be required to be renovated or removed if not properly maintained. Where a sign is not kept in a safe, clean state of repair, the Development Officer may, by written notice, require the person responsible for the sign or the owner of the property or both to remove the sign or alter or refurbish the sign within a certain specified time period;
2. Development shall comply with all applicable Building, Safety and Fire Codes at all times.
3. The applicant(s) agree to indemnify and hold harmless Foothills County from any and all third party claims, demands, or actions for which the applicant is legally responsible, including those arising out of negligence or willful acts by the applicant or the applicant's agent(s);
4. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
5. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit;

NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.

3. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
4. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Subdivision and Development Appeal Board Order **D##/2023**.