

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.

NOTICE OF DECISION

Developments 2 Inc (William Gardner)

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Tuesday, July 15, 2025

Roll: 03222827

RE: Development Permit #PRDP20253441**Lot 1, Block 14, Plan 2111497, NW-22-23-27-04; (3, 250 VALE VIEW ROAD)**

The Development Permit application for Cannabis Retail Store (existing building) and relaxation of the minimum separation distance from a Care Facility (Clinic) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That *Cannabis Retail Store* (existing building), may be considered to operate in Unit 3, of Building 1, located at 250 VALE VIEW ROAD, in general accordance with the submitted Site Plan application.
 - i. That the minimum separation distance for the Cannabis Retail Store from a *Care Facility (Clinic)* is relaxed from **150.00 m. (492.12 ft.)** to **11.00 m. (36.08 ft.)**.

Permanent:

2. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
3. That this approval does not include approval of any business tenancy or signage. A New Business Tenant (No Change of Use) or Signage Development Permit application is required to be submitted and approved by the County, prior to business commencement.
4. That all conditions of PRDP20241592 shall remain in effect, unless otherwise conditioned in this approval.
5. That Cannabis shall not be consumed in the *Cannabis Retail Store*.

Advisory:

- That a Building Permit shall be obtained through Building Services, to change the use of the current Unit 3, to a Group E Classification, prior to future tenant occupancy and use.
 - Upon review, the base building may also require to be upgraded to a Group E, as the major occupancy as it appears to be the most restrictive classification. Additionally, the walls between the Group E and the adjoining Group A2 would also have to be upgraded to a 2-hr rating as well.



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- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall obtain any required Provincial Alberta Health Services approvals.
 - That the Applicant/Owner shall obtain any required licensing approvals through Alberta Gaming, Liquor and Cannabis (AGLC), as required, and shall operate in accordance with the provisions of that license, in perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 5, 2025**, 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,

A handwritten signature in black ink, appearing to read "D. K. Gardner".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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