

**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**

Brandon Emery &amp; Chris Vermeersch

Page 1 of 2

Tuesday, September 9, 2025

**Roll:** 07108004**RE: Development Permit #PRDP20254921****Lot 2, Block 1, Plan 2210930, E-08-27-26-04; (271123 RANGE ROAD 264)**

The Development Permit application for renewal of Cannabis Cultivation (existing building), relaxation of the maximum accessory building area and relaxation of the minimum rear yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That *Cannabis Cultivation*, within an existing accessory building (garage), may remain on the subject lands in general accordance with the application and site plans submitted with the application.
  - i. That the maximum building area for the existing accessory building (garage) is permitted to remain at **233.41 sq. m (2,512.40.00 sq. ft.)**.
  - ii. That the minimum rear yard setback requirement for the existing accessory building (Garage) is relaxed from **15.00 m (49.21 ft.) to 7.80 m (25.59 ft.)**.

**Permanent:**

2. That this Development Permit shall be valid until **SEPTEMBER 30, 2033**.
3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
4. That this approval does not include a *Cannabis Retail Store or Cannabis Processing*.
5. That all on-site lighting shall be dark sky (fully shielded or cut-off), and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties, in accordance with Sections 225-231 of the County's *Land Use Bylaw C-8000-2020*.
6. That no signage shall be placed on the subject property, related to the approved *Cannabis Cultivation* use. Any future signage related to the development shall require separate development permit approval.
7. That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.



Brandon Emery & Chris Vermeersch #PRDP20254921

Page 2 of 2

8. That no outdoor storage shall be allowed at any time for the proposed Cannabis use.
9. That a minimum of two parking stalls shall be maintained on-site at all times for staff.
10. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.

**Advisory:**

- That the County's *Noise Bylaw C-8067-2020* shall be adhered to at all times and that the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That the facility shall maintain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw* (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - That the Applicant/Owner shall obtain any required Health Canada and Alberta Health Services approval(s).
  - That all cannabis waste shall be managed in accordance with *Alberta Cannabis Waste Management Fact Sheet, 2023*.
  - That the Applicant/Owner shall be responsible for obtaining a commercial water license from Alberta Environment for the well water use, prior to use and operation.
- 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.

**Note:** *The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals/compensation if any wetland is impacted by the development on the noted lands.*

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 30, 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 & Development Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [illegible]".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**