



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

Create Construction Management Group (Yuriy Zabava)

Tuesday, September 12, 2023

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Roll: 05707342

RE: Development Permit #PRDP20234052

Lot 3, Block 20, Plan 2211960, SE-07-25-03-W05M; (A 254 SOUTH HARMONY DRIVE)

The Development Permit application for Restaurant (existing commercial bay), tenancy for a coffee and pizza restaurant has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Restaurant (existing commercial bay), tenancy for a coffee and pizza restaurant may take place on the subject site in accordance with the Site Plans prepared by CR Creative Consulting, Project No. 23004, (Sheet No. A1, A2, A3, A4 & A5) dated July 15, 2023, and includes:
 - i. The maximum number of patron interior in seating shall be no more than 27.

Prior to Occupancy:

2. That prior to occupancy of the site and building, that Development Permit PRDP20212619 shall be issued Development Completion Certificate with all conditions satisfied.
3. That prior to occupancy of the site and building, all infrastructure required under the County's Subdivision file PL20200148 and Development Agreement #5508 necessary to service this lot, is constructed and that a Construction Completion Certificate (CCC) for the infrastructure has been issued by the County.

Permanent:

4. That all conditions of the County's Development file PRDP20212619 shall remain in effect unless otherwise conditioned within this approval.
5. That any plan, technical submission, agreement, or matter submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition or as approved under PRDP20212619, shall be implemented and adhered to in perpetuity.
6. That the appropriate number of parking stalls shall be maintained on site of the proposed Restaurant, in accordance with the approved Parking Assessment (V2), as prepared by Bunt & Associates (Project #: 02-21-0135), dated August 21, 2023.



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7. That any business-related signage shall require a separate Development Permit application, prior to installation on site.
8. 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 null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to any tenant bay construction/renovation taking place for the Restaurant. *The Development shall conform to the current National Energy Code.*
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That all garbage and waste for the site shall be stored in weatherproof and animal-proof containers and kept within the tenant bay.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.
- That any other government permits, approvals, 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, October 3, 2023**, 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 Subdivision and Development Appeal Board.

Regards,

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

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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