



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

Lucky Lark Tattoo (Calan Lovstrom)

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Tuesday, September 5, 2023

Roll: 03222682

RE: Development Permit #PRDP20233735

UNIT 34, Plan 0912296, NE-22-23-27-W04M; (112, 355 CENTRE STREET NW)

The Development Permit application for Personal Service Business (existing commercial bay), for a tattoo and piercing shop and installation of one (1) non-illuminated fascia sign has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Personal Service Business (existing commercial bay), tenancy for a tattoo and piercing shop and installation of one (1) non-illuminated fascia may take place on the subject site in accordance with the Site Plan submitted with the application.
 - i. One (1) non-illuminated fascia sign (Lucky Lark Tattoo) approximately 1.44 sq. m (15.50 sq. ft.) in size.

Permanent:

2. That all conditions of 2006-DP-11924 shall remain in effect unless otherwise conditioned within this approval.
3. 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 2006-DP-11924, shall be implemented and adhered to in perpetuity.
4. That the sign shall be kept in a safe, clean, and tidy condition at all times.
5. That if any component on the signs fails or malfunctions in any way or fails to operate as indicated on the approved development permit plans, the sign shall be turned off until all the components are repaired and operating as approved.
6. That all garbage and waste for the site shall be stored in weatherproof and animal-proof containers and screened from view by all adjacent properties and public thoroughfares.



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7. 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 construction taking place for the Change of Use. *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 no overflow parking or business-related signage is permitted on the County's road right-of-way.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 26, 2023**, a Development Permit may be issued, unless there are specific conditions that need to be met prior to issuance. 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,

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