



## 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

2528501 Alberta Ltd (VapeX)

Page 1 of 2

Tuesday, November 4, 2025

Roll: 03913040

**RE: Development Permit #PRDP20257036**

**Lot 13, Block 1, Plan 1311759, SE-13-23-05-05; (226, 7 BALSAM AVENUE)**

The Development Permit application for Retail (Restricted) (existing building), tenancy for an electronic cigarette retailer and installation of one (1) non-illuminated fascia sign (existing) has been **conditionally-approved** by the Development Officer, subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That Retail (Restricted) (existing building), tenancy for an electronic cigarette retailer and signage, may commence on the premises, in accordance with the approved site plan and the conditions of approval of this permit as amended, including:
  - i. Installation of one (1) non-illuminated fascia sign (VapeX); and
  - ii. Tenancy for VapeX.

### Prior to release:

2. That prior to release of this permit, the Applicant/Owner shall submit Signage Details for the proposed business signage to be installed onsite, in accordance with Section 216 of the County's *Land Use Bylaw C-8000-2020* (LUB) and Policy 3.2.9 of the Greater Bragg Creek Area Structure Plan (ASP): Appendix A – Hamlet of Bragg Creek Design Standards.

### Permanent:

3. That if the prior to release conditions have not been met by **APRIL 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That all conditions of the County's Development Permit 2243 shall remain valid and in effect, and shall be adhered to in perpetuity, unless otherwise noted in this approval.
5. That the Retail (Restricted) use on the subject lands shall be limited to the sale of electronic cigarettes only.
6. That this approval does not include sales of firearms or liquor products unless otherwise approved through a separate Development Permit.
7. That this approval does not include *Cannabis Retail Store* unless otherwise approved through a separate Development Permit.



2528501 Alberta Ltd (VapeX) #PRDP20257036

Page 2 of 2

8. That all debris/garbage/refuse generated by the development shall be properly disposed of in garbage/recycling/compost bins and disposed of at an approved disposal facility.
9. That any new additional signage associated with the development not previously approved, shall require a separate Development Permit, prior to installation.
10. That all on-site lighting 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 will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.

**Advisory:**

- That there shall be no parking or signage along the adjacent County road right-of-way at any time.
- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That a Building Permit and applicable sub-trade permits, is required through the County's Building Services department, for Commercial Tenant Bay change of use or/and prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- 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 approvals/permits from Alberta Health Services.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 25, 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 Subdivision and Development Appeal Board.

Regards,

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

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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