ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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.

N O T I C E O F D E C I S I O N

B.A Sorensen Professional Corp.

Tuesday, November 25, 2025

Roll: 03913002

RE: Development Permit # PRDP20257913
Lot 8, Block 1, Plan 2571 JK, SE-13-23-05-W05M; (UNIT 14 WHITE AVENUE)

The Development Permit application for a Care Facility (Clinic) (existing tenant bay), for a dental clinic has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the Care Facility (Clinic) (existing bay), for a dental clinic, may operate on the subject parcel in accordance with the approved application, Site Plan, and condition of approval including:
    i. Tenancy for *Passion Dental Group Inc.*

Permanent:

2. That all conditions of Development Permit #DP-4674-92 shall remain in effect unless otherwise conditioned within this approval.
3. That any plan, technical submission, agreement, or other matter submitted and approved as part of the original Development Permit application #DP-4674-92 or submitted in response to a Prior to Release condition and shall be implemented onsite and adhered to in perpetuity
4. 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.
5. That prior to the installation of any business-related signage onsite, the Applicant/Owner shall submit signage details to the County, for review and acceptance.
    i. That this approval does not include the installation of any offsite business signage.
6. That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the *Master Rates Bylaw (C-7751-2018)* and the *Water & Wastewater Utilities Bylaw (C-7662-2017)*. Wastewater released from the development found to be overstrength shall be subject to overstrength wastewater surcharge specified within the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw.
7. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-227 of the County's *Land Use Bylaw C-8000-2020*. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and

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enjoyment of neighbouring lands or, interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

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 are required through the County's Building Services department, prior to any construction/tenant occupancy taking place. Compliance with the *National Energy Code* is also required.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023].*
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & *Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/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, December 16, 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,

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