



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

Vista Drafting & Consulting Inc. (Boming Wan)

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Tuesday, March 24, 2026

Roll: 04734131

**RE: Development Permit #PRDP20260838
UNIT 44, Plan 2310878, SW-34-24-03-05; (10, 120 COMMERCIAL DRIVE)**

The Development Permit application for Retail (Small) (existing commercial bay), tenancy for a paramedical services business has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Retail (Small) may take place on the subject site in accordance with the submitted site plans and drawings prepared by Vista Drafting Consulting Inc., dated February 11, 2026, as amended, including:
 - i. Tenancy for *Pick Me Wellness*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Traffic Impact Assessment memo, prepared by a qualified professional to access the analysis and traffic volumes is in accordance with the Springbank Warehouse/Office Traffic Generation Memo prepared by Bunt & Associates, dated March 2021 for these lands meet the criteria for the development to assess if any traffic impacts will result from the proposed development, in accordance with the County's Servicing Standards.
 - i. The Traffic Impact Memo shall include a Parking Assessment to determine the parking demand and supply characteristics associated with the proposed development in accordance with Section 236 & 249 of the County's *Land Use Bylaw C-8000-2020* (LUB); and
 - ii. If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into
3. That prior to release of this permit, the Applicant/Owner shall provide payment of the Community Recreation Off-Site Levy Bylaw C-8550-2024, calculated based on the development area.

Prior to Occupancy:

4. That prior to occupancy of the bay, Development Permit PRDP20201407 shall be issued Development Completion Certificate with all conditions satisfied.



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Permanent:

5. That if the prior to release conditions have not been met by **SEPTEMBER 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That all conditions of the County's Development file PRDP20201407 shall remain in effect unless otherwise conditioned within this approval.
7. 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 PRDP20201407, shall be implemented and adhered to in perpetuity, including:
 - i. Transportation Generation Memo, prepared by Bunt & Associates (Project No.: 02-21-0040), dated March 19, 2021.
8. That any business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
9. That there shall be no outdoor storage of business materials.
10. That no overflow parking shall be permitted on the County's road right-of-way. All business-related parking shall be maintained onsite.
11. 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 Section 10.19 of the Springbank Area Structure Plan (ASP) and Sections 225-231 of the LUB. 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 enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

Advisory:

- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to business tenancy or 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 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.
- 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 no business-related signage is permitted on the County's road right-of-way.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.



ROCKY VIEW COUNTY

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- 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, April 14, 2026**, 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,

A handwritten signature in black ink, appearing to be 'D. [unclear]'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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