



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

Denizen Group Ltd. (Vincent See)

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Tuesday, April 21, 2026

Roll: 03223665

**RE: Development Permit #PRDP20261149
UNIT 3, Plan 0011878, NW-23-23-27-04; (2, 708 CENTRE STREET NE)**

The Development Permit application for Restaurants or Eating Establishments (exiting commercial building), tenancy for quick-service restaurant has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Restaurants or Eating Establishments may take place on the subject site in accordance with the submitted site plans and drawings prepared by Denizen (Project No.: DZ-1166). Sheet No.: A0.1 – A1.0, dated January 27, 2026, as amended, including:
 - i. Interior bay renovation/expansion, within the Tenant C area [*inside the current convenience store “Kimmer Country Market”*], for a renovation area of approximately 65.78 sq. m (708.00 sq. ft.) in footprint; *Total Tenant C Area: ± 416.48 sq. m (± 4,482.95 sq. ft.)* and
 - ii. Tenancy for *Bon Chicken*.

Permanent:

2. That all conditions of the County's Development file 8028-98 and 2000-DP-9143 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 8028-98 and 2000-DP-9143, shall be implemented and adhered to in perpetuity.
4. That any business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
5. That there shall be no outdoor storage of business materials.
6. That no overflow parking shall be permitted on the County's road right-of-way. All business-related parking shall be maintained onsite.
7. That garbage and waste material on and around the site shall at all times be stored in weatherproof and animal-proof containers which shall be screened from view from all adjacent properties and public thoroughfares.



Vista Drafting & Consulting Inc. (Boming Wan) **PRDP20260838**

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8. That interceptors shall be installed to prevent fats, oil and grease, sand and grit of other material from passing into the County's drainage system in accordance with the County's *Water/Wastewater Utilities Bylaw C-7662-2017*.
9. 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 Policy 9.4 of the *Langdon Area Structure Plan (ASP)* and Sections 27 of the County's *Land Use Bylaw C-4841-97*. All lighting shall be full cutoff (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 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.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - The Applicant/Owner of a regulated business (e.g., food facility etc.) must contact Alberta Health Services - Environmental Public Health (AHS-EPH); and shall obtain any required Alberta Health Services approval(s), in accordance with the *Public Health Act, RSA 2000*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 12, 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 read "D. Kozlowski".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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