



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

Pearl Technologies Ltd.

c/o High Plains REM Inc. (Frank Papineau)

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Tuesday, September 22, 2026

Roll: 06412028

RE: Development Permit #PRDP20227034

NE-12-26-29-04; Lot 5, Block 7, Plan 2310705 (340 HIGH PLAINS LANDING)

The Development Permit application for an Office (existing building), tenancy for an information technology business has been **conditionally-approved** by Rocky View County's ('the County') Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That *Office*, may take place on the subject site within the existing Building "B", in general accordance with the Site Plan and Application Drawings, *as prepared by Kumlin Sullivan Architecture Studio Ltd.; Project No. 221579, dated 06.30.2023*, subject to the amendments required in accordance with the conditions of this approval and shall including the following:
 - i. Business tenancy for *Pearl Technologies Ltd.; Tenant Space: ± 464.51 sq. m ($\pm 5,00.00$ sq. ft.) in interior area; Interior Renovations required may be permitted as required;*

Permanent:

2. That all conditions of the County's Development file **#PRDP20227034** shall remain in effect, unless otherwise noted in this approval.
3. That any future tenant business signage shall require a separate Development Permit approval and shall adhere to the Balzac East Area Structure Plan Development Guidelines, the High Plains Industrial Conceptual Scheme Stage 3 Architectural Guidelines for Signage Guidelines and Sections 151-153 of the County's *Land Use Bylaw C-8000-2020*.
 - i. That any wayfinding onsite signage use for logistics/information purposes is permitted and does not require additional approval.
 - ii. That no temporary signs shall be placed on the site at any time.
4. That a minimum of fifteen (15) onsite parking stalls shall be maintained on site at all times in accordance for the tenant's use.



Pearl Technologies Ltd. #PRDP20227034

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5. That any change in use of future tenant(s) of the building shall require a separate Development Permit application for tenancy (use) and signage or a New Business tenancy Change of Use approval.
6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to any tenant bay construction/renovation/occupancy taking place. *The Development shall conform to the current National Energy Code.*
- 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, October 13, 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. Kozar".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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