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

1221530 Alberta Ltd.

Tuesday, November 3, 2026

Roll: 03222682

RE: Development Permit #PRDP20267197
UNIT 34, Plan 0912296, NE-22-23-27-W04M; (112, 355 CENTRE STREET NW)

The Development Permit application for Retail Store, Local (existing commercial bay), tenancy for a retail boutique store has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Retail Store, Local (existing commercial bay) may take place on the subject site in accordance with the Site Plan submitted with the application as amended, including:
    i. Tenancy for *Bloom Naturals*.

Permanent:

2. That all conditions of 2006-DP-11924 and PRDP20233735 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 2006-DP-11924 or PRDP20233735, shall be implemented 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 any business-related signage shall require a separate Development Permit application, prior to installation on site.
6. 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 27 of the County's *Land Use Bylaw C-4841-97* [*as regulated by Direct Control District 64*]. 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

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Advisory:

- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to business tenancy and/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 no overflow parking or 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 24, 2026,** a Development Permit may be issued, unless there are specific conditions that 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,

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

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