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.

NOTICE OF DECISION

Lall, Jaspal Singh

Tuesday, November 17, 2026

Roll: 03223798

RE: Development Permit #PRDP20266230

UNIT 15, Plan 0711729, NW-23-23-27-04; (5, 724 CENTRE STREET NE)

The Development Permit application for the renewal of a Cannabis Retail Store (existing building), relaxation of the minimum separation distance from a health care service (psychology office) requirement and relaxation to the minimum separation distance from a school site (childcare facility) requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the existing Cannabis Retail Store may continue to operate in general accordance with the submitted Site Plan, application and includes:
    i. That the minimum separation distance for the Cannabis Retail Store from a Health Care Site shall be relaxed from **150.00 m (492.12 ft.)** to **40.00 m. (131.23 ft.)**; and
    ii. That the minimum separation distance for the Cannabis Retail Store from a School Site shall be relaxed from **150.00 m. (492.12 ft.)** to **85.00 m. (278.71 ft.).**

Permanent:

2. That this permit, once issued, shall be valid for **three (3) years** from the date of issuance.
3. That all conditions of the County's Development file 2005-DP-11368 and PRDP20202318 shall remain in effect unless otherwise conditioned within this approval.
4. 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 2005-DP-11368, shall be implemented and adhered to in perpetuity.
5. That no Cannabis shall be consumed in the *Cannabis Retail Store*.
6. That the hours of operation for the *Cannabis Retail Store* shall be between 10:00 a.m. and 9:00 p.m. seven (7) days a week, except on December 25th when the *Cannabis Retail Store* shall be closed.
7. That no outside storage at any time shall be allowed in the front of the property.
8. That all business parking shall be limited to the existing shopping plaza parking stalls.
9. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.

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10. That any waste containers, garbage, or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
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 27 of the County's *Land Use Bylaw C-4841-97* (LUB) *[as regulated through Direct Control 2]*. 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 motorist.

Advisory:

- That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
    - That the Applicant/Owner shall obtain any required Alberta Health Services approvals.
    - That the Applicant/Owner shall obtain any required licensing approvals through Alberta Gaming, Liquor and Cannabis, if required, and shall operate in accordance with the provisions of that license.
- That a Building Permit shall be obtained through Building Services, prior to tenant occupancy and/or interior bay renovations, using the Tenant Bay Development or Renovation Checklist.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 8, 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,



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

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