



December 22, 2025

Roll No.: 31000

Notice of Decision

Clear Rock Energy
386094 128 Street
Foothills County, AB
T1S 6E1

Dear Applicant:

RE:	Proposal:	Change of Use – Cannabis Store, Fascia and Banner Signage
	DP No.:	132-2025DP
	Legal:	Lots 11 & 12, Block 1, Plan 5378ED
	Civic Address:	114 Government Road S
	Land Use District:	CB, Central Business District

This Development Permit Application was APPROVED by the Development Officer for a Change of Use, subject to the following conditions:

Prior to Release Requirements

The following requirements must be met before the permit can be released. All requirements must be resolved to the satisfaction of the approving Development Authority.

1. Fire Safety Plan to be accepted by the Fire Department.
<https://www.diamondvalley.town/DocumentCenter/View/6444/Construction-Fire-Safety-Plans-for-Renovations>
2. All other fascia signage attached to the 0.70m tall wood wall must be removed.

Permanent Conditions

The following permanent conditions apply:

3. All conditions of the following Development Permits remain in effect:
 - a. DP 20-07 Mixed Use Residential Commercial Addition
 - b. DP 21-08 Professional Office with Signage
 - c. DP 108-2024DP, Change of Use Personal Services
4. The following uses are allowed/permitted within the existing structure:
 - a. Household Repair Services



- b. Indoor Recreation Facilities
 - c. Offices (administration, business, professional)
 - d. Personal Services
 - e. Professional, Financial and Office Services
 - f. Retail Stores
 - g. 3 - 1.5m² Fascia Signs; 1 - 1.9m² Fascia sign and 1 banner-Pendant Sign not greater than 5m² and setback no less than 0.6m from the front yard, as per attached stamped approved drawings.
- 5. Signs approved in accordance with the approved Site Plan attached and date-stamped December 10, 2025, and the stamped approved elevation plan. All other signage requires additional municipal approval.
 - 6. All banner and fascia signage must comply with the Land Use Bylaw 2021-06, Sections 8.24 and 8.27.
 - 7. The Historic Downtown Design Standards must be used as the guiding principle for all development within the Central Business District.
 - 8. Fascia signage must be maintained in good legible condition, painted on wood with a frame.
 - 9. 3 parking stalls for the residential occupancy are to be signed and maintained for the second-story apartments.
 - 10. The loading zone is to be signed and maintained for the term of this approval.
 - 11. The asphalt ramp that encroaches into the lane along the north side of the commercial building must be removed no later than May 31, 2026.

Validity of Permit

- 1. Development must commence within twelve (12) months of issuance of the Development permit and be completed within twenty-four (24) months of issuance of the building permit, unless a time extension has been granted.

Issuance of Development Permit

A Development Permit for any permitted use that conforms in all respects to the requirements of Town of Black Diamond Land Use Bylaw 2021-06 and was approved with or without conditions will be issued by the Development Officer upon the fulfillment of any 'prior to release' conditions.

A Development Permit for all discretionary uses or any permitted use for which a variance or relaxation was granted, will be issued 21 days after the date of this Notice of Decision on **December 15, 2025**. Should no appeals be received, upon fulfillment of any 'prior to release' conditions. Any development that proceeds prior to the issuance of a Development Permit is in contravention of Town of Black Diamond Land Use Bylaw 2021-06 and may be subject to the enforcement provision of this Bylaw.

Appeals

You are notified that you, or any other person deemed to be affected by this decision, may appeal this Development Permit, and any conditions of this Development Permit, to the Subdivision and



Development Appeal. Appeals must be filed with the Subdivision and Development Appeal Board within 21 days of the date of this Notice of Decision. Appeals must be in letter format, include the reason(s) for the appeal, and addressed to the Town of Diamond Valley to the attention of the Subdivision Development and Appeal Board, along with payment of a \$250.00 fee.

Notes

1. The Developer is to obtain and comply with all necessary permits, including but not limited to Building, Plumbing, Gas, and Electrical permits with Park Enterprises Ltd.
2. The applicant is required to acquire a Roadside Development Permit through Alberta Transportation.
3. An annual business license is required for each business operation from the site upon release of the development permit and will be maintained annually thereafter.
4. Any changes to the originally approved application must be provided in writing to the Town Office.
5. If during construction of the development, the Applicant, Owner, or any of their agents or contractors becomes aware of any contamination, the person discovering such contamination must immediately report the contamination to Alberta Environment and Parks, Alberta Health Services, and the Town of Diamond Valley.

Should you have any questions, please call me at 403-933-0404.

Sincerely,

Denice Stewart
Planning & Development Officer