



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

Wearmouth Demolition Services Ltd.

Page 1 of 2

Tuesday, February 20, 2024

Roll: 02335054

RE: Development Permit #PRDP20237214
Lot 3, Block 1, Plan 0510800, SE-35-22-28-04; (281087 TOWNSHIP ROAD 225A)

The Development Permit application for Automotive Services (Minor) (existing) and Outdoor Storage, tenancy for a geo hazard mitigation company [commenced without permits] and signage (existing) has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Automotive Services (Minor) (existing) and Outdoor Storage may take place on the subject site in general accordance with the submitted application and Site Plans as amended, including:
 - i. Automotive Services (Minor) for Wearmouth Demolition Services Ltd. may remain;
 - ii. Tenancy for *GeoStabilization International Inc.*;
 - iii. Outside Storage area, totaling approximately 3,325.00 sq. m. (35,790.00 sq. ft.); and
 - iv. One (1) freestanding fence-mounted non-illuminated sign, approximately 1.08 sq. m (11.63 sq. ft.) in area.

Permanent:

2. That all conditions of the County's Development file PRDP20152222 and PRDP20202460 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 PRDP20152222 and PRDP20202460, shall be implemented and adhered to in perpetuity.
4. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225-231 of the County's *Land Use Bylaw C-8000-2020*. 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.



Wearmouth Demolition Services Ltd. #PRDP20237214

Page 2 of 2

5. That any business-related signage not included with this approval shall require a separate Development Permit application, prior to installation on site.
6. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the issue, the permit is deemed null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- 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 including Restrictive Covenants 001 137 874, 001 137 875 and 051 067 092.
- 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, March 12, 2024**, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to be "D. K. [unclear]".

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT