



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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Trukademy Alberta (Max Amoroso)

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Tuesday, August 12, 2025

Roll: 03330055

RE: Development Permit #PRDP20254635

Lot 2, Block 3, Plan 1013129, NW-30-23-28-04; (285198 WRANGLER CRESCENT)

The Development Permit application for School, Commercial, tenancy for a commercial vehicle driving school business has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That School, Commercial, may take place on the subject site in accordance with the site plan submitted with the application, including:
 - i. Tenancy for *Trukademy Alberta*; and
 - ii. Outside Storage of trucks and trailers.

Permanent:

2. That all conditions of Development Permit 2012-DP-14957 shall remain in effect unless otherwise conditioned within this approval.
3. That any plan, technical submission, agreement, matter submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition or as approved under Development Permit 2012-DP-14957, shall be implemented and adhered to in perpetuity.
4. That any business-related signage shall require separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
5. That any future/change in business tenants shall require Development Permits for change-of-use or for a New Business Tenant submission and signage.
6. That no salvage vehicles shall be stored or the selling of salvage vehicles or parts is permitted onsite.
7. That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by the province and industry best practices.
8. That all and any future proposed 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 Sections 225-231 of the County's *Land Use Bylaw C-8000-2020*. All lighting shall be fully 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 are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- There shall be no business or customer parking along the adjacent road allowance at any time.
- 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, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023].
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. Any impact on any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- 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, September 2, 2025**, 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 & Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Kozlowski".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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