



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

CanCrete Equipment Ltd. (Marcia Duiker)

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Tuesday, August 26, 2025

Roll: 03329061

RE: Development Permit #PRDP20255257

Lot, Unit 1, Plan 2510648, NW-29-23-28-W04M; (20 HEATHERGLEN CRESCENT)

The Development Permit application for General Industry, Type II & Automotive Services (existing building), including business tenancy, and Signage, has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type II & Automotive Services (existing building), including business tenancy, and Signage may take place on the subject site in accordance with the submitted Site Plans with the application, as amended, including:
 - i. Installation of two (2) non-illuminated fascia signage (*CanCrete*), approximately 3.43 sq. m. (36.90 sq. ft.) in area;
 - ii. Installation of one (1) non-illuminated fascia signage (*EQUIPMENT | PARTS | SERVICE*), approximately 1.16 sq. m. (12.50 sq. ft.) in area; and
 - iii. Tenancy for *CanCrete Equipment Ltd.*

Permanent:

2. That all conditions of PRDP20232973 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, as approved under PRDP20232973, shall be implemented and adhered to in perpetuity.
4. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
5. That any new business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
6. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
7. That the signs shall be kept in safe, clean, and tidy conditions at all times.
8. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
9. That no outside storage for the business shall be permitted.
 - i. Excluding customer parking, employee parking, and post-repair commercial vehicles.
10. That there shall be a minimum of 18 parking stalls maintained at all times.



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11. 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 Alberta Environment.
12. No salvaged or damaged vehicles shall be brought on site.
13. 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 a Building Permit and all 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.
- That any future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That no off-site parking is permitted within the County Road Right of Way.
- That no signs, permanent or temporary shall be allowed in a road allowance or County right-of-way at any time.
- 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 the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- 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, September 16, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, likely belonging to the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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