



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

New Millenium Tire and Collision Centre Ltd. (Sukhdeep Singh)

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Tuesday, June 17, 2025

Roll: 06410016

RE: Development Permit #PRDP20252178

Lot 1, Block 5, Plan 0810343, NE-10-26-29-W4M; (292055 WAGON WHEEL BLVD)

The Development Permit application for Automotive, Equipment and Vehicle Services (existing building), tenancy for an automotive business (to accommodate semi-truck repair/maintenance), outside storage and installation of one (1) fascia sign has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Automotive, Equipment and Vehicle Services (existing building), may take place on the subject site in accordance with the application & site plan as submitted to the County and includes:
 - i. Tenancy for *New Millenium Tire and Collision Centre Ltd.*;
 - ii. Outside Storage of truck trailers, repair vehicles, automotive-related parts including tires;
 - iii. Installation of one (1) fascia sign, approximately 2.97 sq. m (32.00 sq. ft.) in area.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit the proposed fascia design details, including a rendering of content and materials, in accordance with Section 4.4.3(b) of the Balzac East Area Structure Plan (ASP), Section 6.6 of the Wagon Wheel Conceptual Scheme (CS) and Section 35 of the County's regulated Land Use Bylaw C-4841-97 (LUB) (as regulated per Direct Control District 99).
3. That prior to release of this permit, the Applicant/Owner shall submit a screening plan, that includes the installation of dark coloured vinyl or wood slats along the eastern property fence line (*at the start of the side of the building to the rear property line*), to help provide visual screening from the adjacent roadway of any vehicles, automotive related products, in accordance with Section 4.4.3(h) of the ASP and Section 20.4(g) of the LUB.
4. That prior to release of this permit, the Applicant/Owner shall submit a letter, prepared by a transportation engineer to address if the analysis and traffic volumes in the Balzac Global Traffic Impact Assessment (TIA) report (December 2010, as amended) for these lands meet the criteria for the development. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the Applicant/Owner's expense. The letter shall also need to address if the proposed development is in accordance with the Wagon Wheel Traffic Impact Assessment.



New Millenium Tire and Collision Centre Ltd. (Sukhdeep Singh) #PRDP20252178

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- i. If not in accordance, a Transportation Impact Assessment will be required for the site to address the potential for off-site impacts. If the recommendations of the report require off-site improvements, then a Development Agreement shall be entered into.
5. That prior to release of this permit, the Applicant/Owner shall confirm and demonstrate the businesses proposed calculations for water and waste water usage onsite, for the proposed change in use in the parcel so the servicing demand information can be confirmed to the overarching servicing allocation for the subject lands, in accordance with the County's Servicing Standards.
 - i. That should the proposed change in business tenancy result in increased water or sanitary demands, that exceeds the previously purchased allocations, additional servicing capacity will need to be purchased by the landowner in accordance with the County's Master Rates Bylaw and the onsite Customer Service Agreement in place for the parcel.

Permanent:

6. That all conditions of Development Permit 2011-DP-14626 shall remain in effect unless otherwise conditioned within this approval.
7. 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 2011-DP-14626, shall be implemented and adhered to in perpetuity.
8. That any garbage, waste material or refuse on-site shall be stored in weatherproof and animal-proof containers located within the building at all times. If located outside, the units shall be completely screened from view from all adjacent properties and/or public roadways in accordance with Section 4.4.2(e) of the ASP, and Section 20.6 of the LUB.
9. That the required outside storage screening (through slats or better along the eastern fenceline) shall be installed within **3 months** from date of Development Permit release, unless a time extension has been approved by the County.
10. That any future business signage not included with this approval shall require separate Development Permit approval, including future tenant fascia signage.
 - i. That any onsite wayfinding or ancillary internal business signage does not require additional Development Permit approval.
 - ii. That all approved business signage shall be kept in a safe, clean, and tidy condition at all times.
11. That any future/change in business tenants shall require Development Permits for change-of-use or for a New Business Tenant submission and signage.
12. That all and any future/proposed on-site lighting and all private lighting including site security and parking area(s) lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare, are fully shielded or cut-off and eliminates glare as viewed from nearby properties, in accordance with Section 4.4.3(c) of the ASP, Section 6.5 of the CS, and Sections 27.1-27.2 of the LUB.
13. 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.
14. That no salvage vehicles shall be stored or the selling of salvage vehicles or parts is permitted onsite.
15. That all perimeter black-coated chain-link fencing, with the required slats, shall be maintained and upkept at all times.



New Millenium Tire and Collision Centre Ltd. (Sukhdeep Singh) #PRDP20252178

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16. That the maximum storage height of any tires or materials onsite shall not exceed the top of the perimeter fence-line of **2.00 m (6.56 ft.)**, at any point.
17. That this lot shall remain subject to water usage/wastewater monitoring by County Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended. *Any updates to the County's Utility Account details is the responsibility of the Owner. The site is subject to maximum caps on sanitary flows per the original site development that will continue to apply to the existing parcel. The County will not meter water/sanitary use inside a building/development and will continue to issue monthly invoicing to the registered landowner only.*
18. That new connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of the County's Utility Operations. That the subject lot shall maintain sanitary servicing connections that will discharge through to the County's Wastewater Transmission Main.
19. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by *the Development Officer*.

Advisory:

20. That the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's Master Rates Bylaw.
For any 3rd party review work completed Prior to Release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.
21. That the subject development shall conform to the County's Noise Bylaw C-8067-2020 and Road Use Agreement Bylaw C-8323-2022, in perpetuity.
22. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal buildings located on the *subject site, to facilitate accurate emergency response. The principal address for this site is: 292055 WAGON WHEEL BLVD.*
23. There shall be no business or customer parking along the adjacent road allowance at any time.
24. 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].
25. That a Change of Use Building Permit and applicable subtrade permits shall be obtained through Building Services, prior to tenant occupancy and/or interior bay renovations for the proposed tenant occupancy, as required.
26. That the site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
27. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

New Millenium Tire and Collision Centre Ltd. (Sukhdeep Singh) #PRDP20252178
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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 8, 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. Singh".

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

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Rocky View County, AB, T4A 0X2

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Tuesday, June 17, 2025

Roll Number: 06410016
Application Number: PRDP20252178
Division: 5

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

292055 WAGON WHEEL BLVD and located approximately 0.20 km (0.13 mile) south of Highway 566 and 0.20 km (0.13 mile) west of Range Road 292

What is the development permit proposing?

Automotive, Equipment and Vehicle Services (existing building), tenancy for an automotive business (to accommodate semi-truck repair/maintenance), outside storage and installation of one (1) fascia sign

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at:

gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, July 8, 2025**. Please visit

www.rockyview.ca/subdivision-development-appeal-board.

Other application details and notes:

Applicant(s): New Millenium Tire and Collision Centre Ltd (Sukhdeep Singh)

Owner(s): WW292 Holdings Ltd

Legal: Lot 1 Block 5 Plan 0810343, NE-10-26-29-04

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information



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and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.

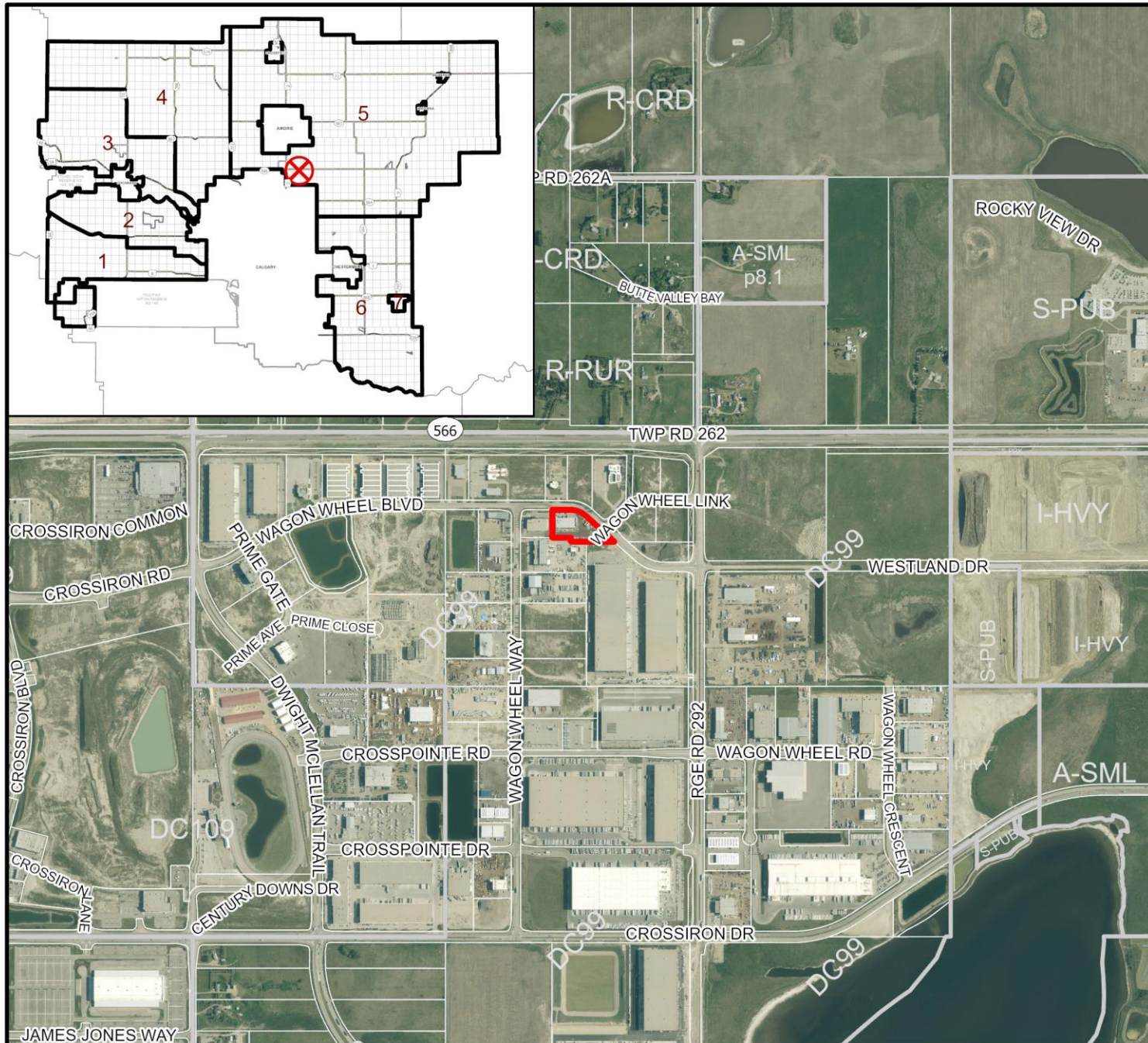


ROCKY VIEW COUNTY

Location & Context

Development Proposal

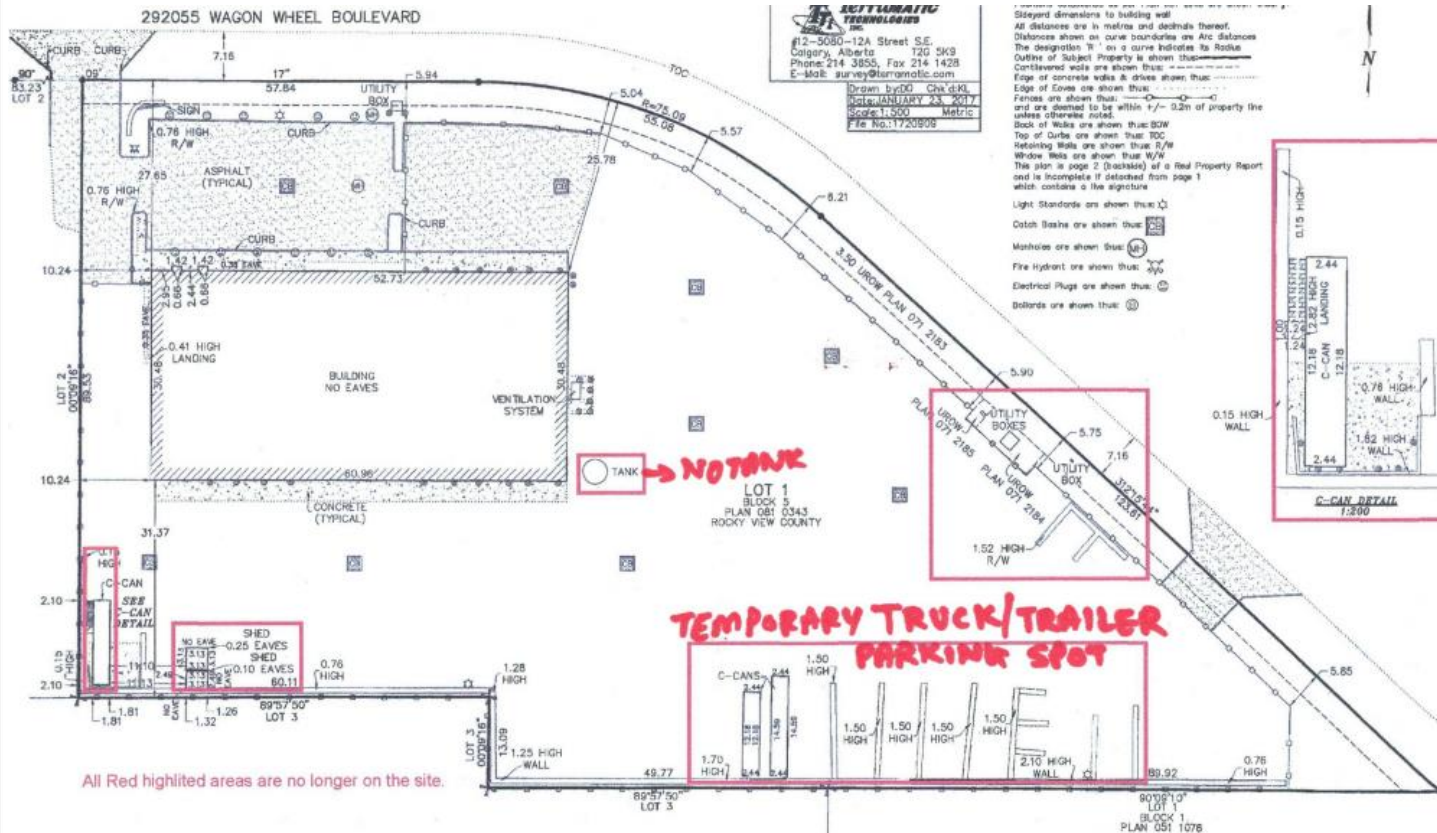
Automotive, Equipment and Vehicle Services (existing building), tenancy for an automotive business (to accommodate semi-truck repair/maintenance), outside storage and installation of one (1) fascia sign



Division: 5
Roll: 06410016
File: PRDP20252178
Printed: 5/5/2025
Legal: A portion of
NE-10-26-29-W04M



Development Proposal



Division: 5
Roll: 06410016
File: PRDP20252178
Printed: 5/5/2025
Legal: A portion of
NE-10-26-29-W04M



ROCKY VIEW COUNTY

Landowner Circulation Area

Development Proposal

Automotive,
Equipment and
Vehicle Services
(existing building),
tenancy for an
automotive business
(to accommodate
semi-truck
repair/maintenance),
outside storage and
installation of one (1)
fascia sign

Legend

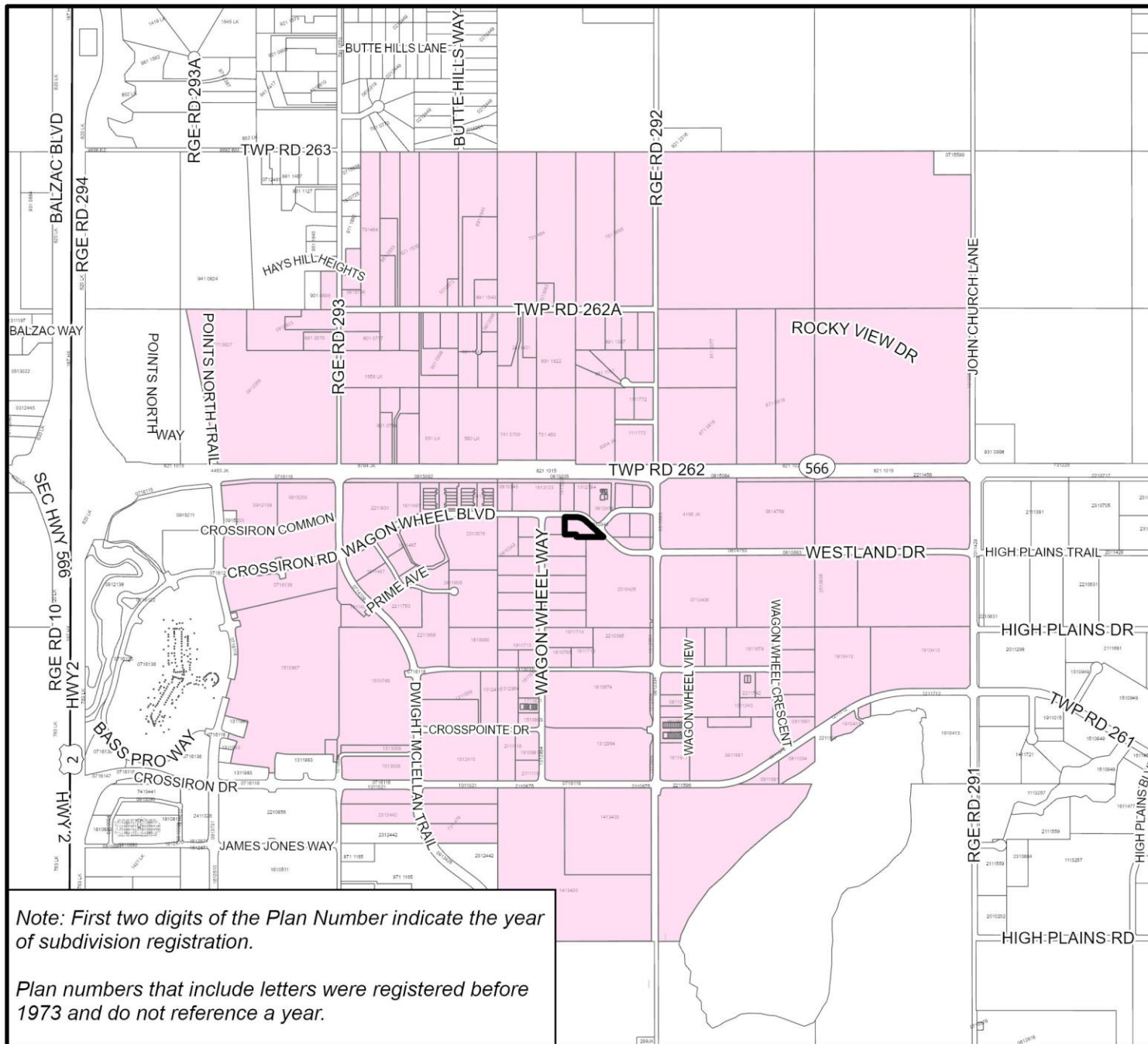
Support



Not Support



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NE-10-26-29-W04M



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.