



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

Christopher Scuglia

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Tuesday, May 20, 2025

Roll: 04306066

RE: Development Permit #PRDP20251920

Lot 6, Block 3, Plan 1113710, SE-06-24-28-04; (6 & 10, 240070 FRONTIER CRESCENT)

The Development Permit application for Automotive Services (existing building), tenancy for an automotive repair and tire company and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Automotive Services (existing building), tenancy and signage for an automotive repair and tire sales business may operate at Lot 6, Block 3, Plan 1113719 (Units 6 & 10, 240070 Frontier Crescent) in general accordance with the submitted Site Plan and application.
 - i. Tenancy for *Frank's Tire & Auto*
 - ii. Installation of one mounted fascia sign & one (1) door vinyl, per unit.

Permanent:

2. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application shall be implemented and adhered to in perpetuity, including the On-site Stormwater Management Plan.
3. That all conditions of Development Permit PRDP20141597 shall be implemented and adhered to in perpetuity.
4. That all onsite signs shall be kept in a safe, clean and tidy condition at all times. *That this approval does not include any offsite business signage*
5. That no business storage of products, equipment or vehicles shall not be allowed in the front of the building or front entrance or site approach of the property at any time. That at no time, shall there be parking of vehicles along Frontier Crescent.
6. That a minimum of six (6) parking stalls shall be maintained onsite for business employees and customer use. That all business parking shall be limited to the assigned unit's parking stalls.
7. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Authority.



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8. That all lighting including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Section 27 of the County's Land Use Bylaw C-4841-97 (as regulated by Direct Control District 133). 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, which 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.

Advisory:

- That any future change in use of the building (or tenants) shall require a Development Permit for use and signage.
- That a Building Permit and any subtrade permits shall be obtained through Building Services, prior to tenant occupancy and/or interior bay renovations.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Road Use Agreement Bylaw C-8323-2022*, and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/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, June 10, 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 and Development Appeal Board.

Regards,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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