



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

1238987 Alberta Inc (Adam Czarnecki)

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Tuesday, September 9, 2025

Roll: 06410064

RE: Development Permit #PRDP20254891

Lot 4, Block 3, Plan 2211750, NW-10-26-29-04; (292217 PRIME AVENUE)

The Development Permit application for Dealership/Rental Agency, Automotive & Outdoor Storage, Truck Trailer (existing), conversion of operating principal use onsite for GreatWest Kenworth to include onsite sales, rentals, leases, truck maintenance, and vehicle storage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Dealership/Rental Agency, Automotive & Outdoor Storage, Truck Trailer, for an existing trucking business may take place on the subject site in general accordance with the application package, as prepared by GreatWest Kenworth, dated July 7, 2025, as submitted with the application and includes:
 - i. Expansion of Business Tenancy to includes noted uses; and
 - ii. Additional uses onsite includes sales, rentals, leases, truck maintenance, and vehicle storage of new and new vehicles, in conjunction with the current onsite repair services and part-time retail sales.

Prior to Occupancy:

2. That prior to site occupancy, the County's Development Permits PRDP20213665 & PRDP20222808 shall be issued Development Completion Certificates from the County, with all Prior to Occupancy conditions satisfied.

Permanent:

3. That all conditions of the County's Development Permits PRDP20213665 & PRDP20222808 shall remain in effect unless otherwise noted in this condition set.

Advisory:

- 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*.



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Note: 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.

- That the site shall remain free of restricted and noxious 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]*.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 30, 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. Kozlowski".

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

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