



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

4Tracks Ltd. (Adam Rath)

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Tuesday, January 27, 2026

Roll: 06410013

RE: Development Permit #PRDP20258214

Lot 1, Block 4, Plan 0810343, NE-10-26-29-W04M; (261211 WAGON WHEEL WAY)

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

Description:

1. That General Industry, Type I, Offices, & Automotive, Equipment and Vehicle Services (existing building) may take place on the subject site in accordance with the submitted Site Plans with the application, as amended, including tenancy for *Loblaw Transport Inc.*

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, in accordance with Section 30.1 of the *Land Use Bylaw C-4841-1997* (LUB), as regulated by *Direct Control District 99*. The plan shall include three (3) barrier free parking stalls on the site plan, to the satisfaction of the development Authority.
3. 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 TIA report (December 2010, as amended) for these lands meet the criteria for the development.
 - i. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the applicant's expense. The letter will also need to address if the proposed development is in accordance with the Wagon Wheel Traffic Impact Assessment, if not, a TIA will be required for the site to address the potential for off-site impacts; and
 - ii. If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into.
4. That prior to release of this permit, the Applicant/owner shall confirm and demonstrate calculations for water and wastewater usage for the proposed change in use on the parcel so the information can be compared with existing servicing allocations.
 - i. That site servicing includes maximum caps on water supply per the original site development that will continue to apply to the existing parcel. Should the new tenancy result in increased water or sanitary demands, that exceed previously purchased allocations, additional servicing capacity will need to be acquired in accordance with the Master Rates Bylaw and the Customer Service Agreement in place for the parcel; and
 - ii. That the County will not meter water/sanitary use inside a building/development and will continue to issue monthly invoicing to the registered landowner only.



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Prior to Occupancy:

5. That prior to occupancy of the site and building the Applicant/Owner shall submit up-to-date Fire Alarm and Fire Sprinkler report(s) for the building and note any deficiencies mitigated, to the satisfaction of Fire Services.

Permanent:

6. That if the Development Permit is not issued by **JULY 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That all conditions of development permit 2008-DP-13078 shall remain in effect unless otherwise conditioned within this approval.
8. That any plan, technical submission, agreement, matter submitted and approved as part of the application, in respond to a Prior to Release or occupancy condition or as approved under 2008-DP-13078, shall be implemented and adhered to in perpetuity.
9. 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.
 - i. That any onsite wayfinding or ancillary internal business signage does not require additional Development Permit approval; and
 - ii. That all approved business signage shall be kept in a safe, clean, and tidy condition at all times.
10. That all existing fencing on site shall be maintained and upkept at all times.
11. That no outdoor storage for the business shall be permitted including vehicles/equipment associated with the subject use on site, including:
 - i. Customer vehicle parking, and employee parking is exempted;
 - ii. There shall be no outdoor storage of any company vehicles either in the designated parking lot or the fenced yard; and
 - iii. Any outdoor storage for the subject use on site will require a new Development Permit application submission.
12. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
13. That any site improvements, including but not limited to site re-grading that alters the pre- and post - development surface grades, parking areas improvements, or change the intensity of the use on site, shall require a new Development Permit application submission.
14. That there shall be a minimum of forty-three (43) parking stalls maintained on site at all times including three (3) barrier free parking stalls at all times, in accordance with the Site Plan submitted with the application.
15. 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.
16. No salvaged or damaged vehicles shall be brought or stored on site.
17. 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 Balzac East Area Structure Plan, and Section 25.4(k) of the LUB.



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18. That all 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 Section 27 of the LUB. 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, that may interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

Advisory:

- That a Building Permit and all applicable sub-trade permits are required through the County's Building Services department, prior to tenant occupancy and/or any interior 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, February 17, 2026**, 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,

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