



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

Wearmouth Canada (1951) Inc (Shelley & Greg Wearmouth)

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Tuesday, January 27, 2026

Roll: 02335054

RE: Development Permit #PRDP20258055

Lot 3, Block 1, Plan 0510800, SE-35-22-28-04; (281087 TOWNSHIP ROAD 225 A)

The Development Permit application for Automotive Services (Minor) (existing), construction of an Accessory Building greater than 190.00 sq. m. (2,045.14 sq. ft.) in footprint and Single-lot Regrading has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Automotive Services (Minor) (existing), construction of an Accessory Building greater than 190.00 sq. m (2,045.14 sq. ft.) may commence on the subject site in general accordance with the submitted application and Site Plans prepared by Stormwater Solutions (Project No.: 0476-001), dated October 29, 2025, as amended, including:
 - i. Construction of an Accessory Building, approximately 222.97 sq. m. (2,400.00 sq. ft.) in footprint; and
 - ii. Single-lot Regrading, in accordance with the approved technical.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, sedimentation, and dust control, weed control, construction best management practices, temporary stormwater management, waste management and all other relevant construction management details.
3. That prior to release of the permit, the Applicant/Owner shall submit confirmation details including 3.2.2 Building Code Classification for all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 / NFPA 13, and all applicable County standards and bylaws, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per the final approved approach(es), to secure the required upgrades to the existing approach from Township Road 225A, to the subject lands in accordance with the County's *Security Requirements Policy C-407* and Section 112 – 115 of the LUB.
 - i. That the Applicant/Owner shall upgrade the existing approach to a paved industrial/commercial standard in accordance with the County Servicing Standards, Table 400D – Approach Design.



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5. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment control report and plan, in accordance with the County's Servicing Standard.
6. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if a Road Use Agreement or a Roaddata Heavy Haul/Overweight/ Overdimension Permit shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. That the Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323- 2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Prior to Occupancy:

7. That prior to site and building occupancy, the County shall perform an inspection of the site to verify that the road approaches have been completed in accordance with the County's Servicing Standards and approved plans.
 - i. That any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site shall be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County; and
 - ii. The security may be returned to the Applicant/Owner upon a successful prior to occupancy inspection.
8. That prior to site and building occupancy, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of surface improvements, lot grading, overland drainage, and any other information that is relevant to the accepted SSIP, as prepared by Stormwater Solutions (Project No.: 0476-001), dated January 7, 2026, to the satisfaction of the County.
 - i. The County shall complete an inspection of the site, to verify that the infrastructure has been completed.
9. That prior to site occupancy, all parking, building exteriors and final site surfaces shall be placed prior to occupancy of the site and/or building.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.



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Permanent:

10. That if the prior to release conditions have not been met by **JULY 31, 2026**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued.
11. That all conditions of the County's Development file PRDP20152222, PRDP20202460 & PRDP20237214 shall remain in effect unless otherwise conditioned within this approval.
12. That any plan, technical submission, agreement, or matter submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition or as approved under this application including PRDP20152222, PRDP20202460 & PRDP20237214 shall be implemented and adhered to in perpetuity, including:
 - i. Site Specific Stormwater Implementation Plan as prepared by Stormwater Solutions (Project No.: 0476-001), dated January 7, 2026.
13. That any non-domestic waste, 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 and Protected Areas.
14. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within any landscaped yards.
15. That at no time shall wrecked or damaged motor vehicles shall be permitted to be stored within the Outside Storage areas.
16. That any exterior Accessory Building mechanical housing shall be screened at all times.
17. That the Accessory Building shall be serviced through holding tanks and cisterns in accordance with the County Servicing Standards.
18. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.
19. That the site shall be maintained in a neat and orderly fashion at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
20. That any waste containers, garbage, or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
21. That any approved road approach(es) shall be constructed and maintained in accordance with the County's Servicing Standards.
22. That if conditions of the permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the cost of the approach



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construction and/or cost involved in actions necessary to ensure compliance with any other conditions of this permit.

23. That the operation shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
24. That there shall be a minimum of five (5) parking stalls, including one (1) barrier-free, maintained on site at all times, in accordance with the approved Site Plan.
25. That no topsoil shall be removed from the site.
26. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
27. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, or metal.
28. That temporarily stockpiling may commence onsite during construction only. Upon the completion of the development or the issuance of building occupancy, all stockpiles shall be spread onsite and seeded to native vegetation or landscaped, to the satisfaction of the County.
29. 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 Sections 225-231 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 neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
30. That any business-related signage not included with this approval shall require a separate Development Permit application, prior to installation on site.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
31. 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 the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal building located on the subject site, to facilitate accurate emergency response.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That no overflow parking or business-related signage is permitted on the County's road right-of-way.



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- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements including Restrictive Covenants 001 137 874, 001 137 875 and 051 067 092.
- 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