ROCKY VIEW COUNTY

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

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

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.

N O T I C E O F D E C I S I O N

Ahmad, Waqas Raheel

Tuesday, November 3, 2026

Roll: 04306066

RE: Development Permit #PRDP20267196
Lot 6, Block 3, Plan 1113710, SE-06-24-28-04; (7, 240074 FRONTIER CRESENT)

The Development Permit application for Automotive Services (existing industrial bay), tenancy for an automotive business has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Automotive Services (existing industrial bay) may take place on the subject site in accordance with the submitted site plans and application as amended, including:
    i. Tenancy for *2786846 Alberta Inc. o/a Torque Titans.*

Permanent:

2. That all conditions of the County's Development file PRDP20141597 shall remain in effect unless otherwise conditioned within this approval.
3. 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 PRDP20141597, shall be implemented and adhered to in perpetuity.
4. That any business-related signage shall require a separate Development Permit application, prior to installation on site.
5. 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 off-site in accordance with the regulations administrated by the Ministry of Environment and Protected Areas.
6. That all vehicles associated with the business shall be stored in the tenant-bay.
7. That there shall be no outdoor storage of any business-related equipment or vehicles at anytime.
8. That the crushing, processing or outdoor storage of salvage or derelict vehicles is not permitted at any time.
9. 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 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, 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.

ROCKY VIEW COUNTY

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

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

10. 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 a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to business tenancy and/or any construction taking place for the Change of Use. *The Development shall conform to the current National Energy Code.*
- 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 all garbage and waste for the site shall be stored in weatherproof and animal-proof containers and screened from view by all adjacent properties and public thoroughfares.
- 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 business-related signage or business-vehicles are permitted on the County's road right-of-way or site approach at any time.
- 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, November 24, 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 Subdivision and Development Appeal Board.

Regards,



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

THIS IS NOT A DEVELOPMENT PERMIT