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

Denizen Group

Tuesday, November 17, 2026

Roll: 03330027

RE: Development Permit #PRDP20267378

Lot 1 Block 2 Plan 0511050, SW-30-23-28-04; (234075 WRANGLER ROAD)

The Development Permit application for Automotive Services (Minor) (existing Industrial Medium business), additional use for commercial vehicle repair and inspections 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 Industrial Medium business), additional use for commercial vehicle repair and inspections for the existing business NRG Concrete company fleet, within Bay 2 of the principal building, may commence in general accordance with the submitted application, drawings and site plan.

Prior to Occupancy:

2. That prior to business occupancy within the building, Development Construction Completion shall be issued for the principal development permit PRDP20193547.

Permanent:

3. That if the prior to release conditions have not been met by **MAY 31, 2027**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to release, occupancy condition or as approved under PRDP20193547, shall be implemented and adhered to in perpetuity.
5. That the conditions of PRDP20193547 shall remain in effect unless otherwise noted within this approval.
6. That all vehicles associated with the business commercial inspections shall only be located within the noted subject tenant bay.
7. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
8. 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.

ROCKY VIEW COUNTY

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

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

9. That any business-related signage shall require a separate Development Permit application, prior to installation on site.
10. That all lighting including private, site security and parking area lighting, shall be designed to converse energy, reduce glare, and reduce upplight, in accordance with Sections 225-231 of the County's Land Use bylaw C-8000-2020 (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..
11. 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 to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.

Advisory:

- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023*], as amended.
- That the subject development shall conform to the County's Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022, as amended, in perpetuity.
- 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 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 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, December 8, 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 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

THIS IS NOT A DEVELOPMENT PERMIT