



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

Elite Interiors and Design (Scott McAfee)

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Tuesday, January 20, 2026

Roll: 04306066

RE: Development Permit #PRDP20257486

Lot 6, Block 3, Plan 1113710, SE-06-24-28-W04M; (12, 240070 FRONTIER CRESCENT)

The Development Permit application for General Industry, Type II (existing industrial bay), tenancy for a cabinet manufacturing business and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type II (existing industrial bay) may take place on the subject site in accordance with the Site Plan submitted with the application, including:
 - i. Tenancy for "*Elite Interiors & Design Inc.*"; and
 - ii. One (1) illuminated fascia sign of approximately 2.23 sq. m. (24.00 sq. ft.) in area.

Permanent:

2. That all conditions of PRDP20141597 shall remain in effect unless otherwise conditioned within this approval.
3. That any plan, technical submission, agreement, matter submitted and approved as part of the application, 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, unless otherwise approved under this Development Permit.
5. That all signage shall be kept in a safe, clean, and tidy condition at all times.
6. That any on-site wayfinding signage including for direction and information purposes shall be permitted, where in keeping with the design of the overall development.
 - i. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction; and
 - ii. That if any component on any signage breaks, malfunctions in any way or fails to operate as indicated on the approved development permits plans, the sign shall be turned off until all the components are repaired and operating as approved.
7. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
8. That the signage shall not be digital, flashing, or animated at any time.
9. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
10. That the sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.



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11. That no outside storage for the business shall be permitted, excluding onsite customer and employee parking.
12. That all garbage and waste material accumulated on the site shall be stored in weatherproof and animal proof containers and kept either within buildings or at the rear or side of buildings. All containers shall be screened from view by all adjacent properties and public thoroughfares. Mechanical waste compactors are encouraged.
13. That the storage, manufacture or utilization of materials or products, which may be hazardous due to their corrosive, poisonous, flammable, reactive or explosive nature, shall comply with provincial fire codes and the requirements of the Municipal District of Rocky View in accordance with the Emergency Management and Response Plan required by the Municipal District of Rocky View Land Use Bylaw. Fire protection measures, such as fire hydrants, shall also be provided to the satisfaction of the Rocky View Fire Chief and included in a development permit application.
14. 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 all applicable sub-trade permits are required through the County's Building Services department, prior to any 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 Road 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 in perpetuity.
- 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 10, 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,

A handwritten signature in black ink, appearing to read "D. Legg".

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