



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

Foothills Custom Maintenance Ltd. (David White)

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Tuesday, January 20, 2026

Roll: 03330011

RE: Development Permit #PRDP20258557

Lot 4, Block 2, Plan 0512029, SW-30-23-28-04; (B, 234155 WRANGLER RD)

The Development Permit application for Industrial (Medium), tenancy for a metal fabrication company (existing) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Medium), tenancy for a metal fabrication company (existing), may continue on the subject lands, in accordance with the approved application, Site Plan, drawings, and conditions of approval including:
 - i. Tenancy for *Foothills Custom Maintenance Ltd.* (Operating as *Quest Fabrication*); and
 - ii. Business operations within the existing office/shop building and associated outdoor storage yard, in accordance with the application.

Permanent:

2. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
3. That all conditions of Development Permits 2006-DP-12079 and PRDP20183802 shall be maintained and adhered to in perpetuity.
4. That this approval does not include the storage or salvaging of derelict/wrecked vehicles or equipment at any time. No sandblasting is permitted to occur at any time.
5. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. All garbage and waste material shall be deposited and confined in weatherproof garbage bins and disposed of at an approved disposal facility.
 - i. That any garbage/recycling containers shall be kept within the building or visually screened from all adjacent properties and public thoroughfares at all times.



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6. 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.
7. 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.
8. That no outdoor display areas, parking or marshalling yards shall be allowed within any landscaped yards.
9. That all existing site landscaping and fencing be maintained by the Applicant/Owner in perpetuity, to the satisfaction of the Development Authority.
 - i. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
 - ii. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater or private irrigation systems.
10. That all approved road approaches shall be maintained in accordance with the County Servicing Standards. That this approval does include the construction of any new road approach(es).
11. That a minimum of twenty-five (25) parking stalls shall be maintained on-site at all times.
 - i. That a minimum of two (2) barrier-free parking stalls shall be maintained onsite at all times, in accordance with the National Building Code – 2023 Alberta Edition.
 - ii. That no motor vehicle parking and/or signage is permitted within any public right-of-way and/or road allowance at any time. All parking is to be maintained on site.
12. That all 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 *Land Use Bylaw C-8000-2020* (LUB), Section 10.6) of the Janet Area Structure Plan (ASP), and Section 10.3.4 of the Transport Industrial Park Conceptual Scheme (CS). 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.
13. That the development 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 parcels shall be preserved, and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent parcels.
14. That any future development, including changes/intensifications to existing lands/buildings or business operations, shall require Development Permits and/or Building Permits from the County, prior to commencement.



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15. That any future tenant(s) of the site and/or building shall require separate Development Permit approval OR New Business Tenant (No Change of Use) approval, prior to tenancy.
16. 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 date of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That a Building Permit/Occupancy Permit and any applicable sub-trade permits shall be obtained, through County Building Services, prior to any tenant bay construction and/or renovation. The Development shall conform to the *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*, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That it is the Applicant/Owner's responsibility to maintain a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for the subject development, to facilitate accurate emergency response.
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- 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, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [illegible]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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