



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

2573770 Alberta Ltd. (Jonathon Haensel)

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Tuesday, July 28, 2026

Roll: 07802012

RE: Development Permit #PRDP20263148

Lot 2, Block 4, Plan 0611311, SE-02-27-04-W05M; (41100 COOK ROAD)

The Development Permit application for Industrial (Medium) and Automotive Services (Minor) (existing industrial building), tenancy and signage for a heavy-duty mechanic shop has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Industrial (Medium) and Automotive Services (Minor) within an existing industrial building and site may take place on the subject site in accordance with the submitted Site Plans with the application, as amended, including:
 - i. Tenancy for “*Timberline Oilfield Services*” & “*Timberline Heavy Duty Ltd.*”; and
 - ii. Installation of one (1) non-illuminated fascia sign (*Timberline*) on the south façade of the building, approximately ± 7.43 sq. m (± 80.00 sq. ft.) in area.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*. The levy shall be calculated based on the total development area, in accordance with the base levy area rates.

Prior to Occupancy:

3. That prior to occupancy of the site and the building, the Applicant/Owner shall satisfy all prior to occupancy conditions associated with the principal Development Permit (PRDP20244729), and a Development Completion Certificate (DCC) shall be issued under the principal Development Permit, to the satisfaction of the County.

Permanent:

4. That if the Development Permit is not issued by **DECEMBER 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That all conditions of development permit PRDP20244729 shall remain in effect unless otherwise conditioned within this approval.



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6. That any plan, technical submission, agreement, matter submitted and approved as part of the application, in respond to a Prior to Release or occupancy condition or as approved under Development Permit #PRDP20244729, shall be implemented and adhered to in perpetuity.
7. That any new business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
 - i. That any onsite wayfinding or ancillary internal business signage does not require additional Development Permit approval; and
 - ii. That all approved business signage shall be kept in a safe, clean, and tidy condition at all times.
8. That the outside storage area shall be located in accordance with the approved site plan under PRDP20244729 and shall meet all side and rear yard setbacks, in accordance with Section 443(c) of the County's *Land Use Bylaw C-8000-2020 (LUB)*.
 - i. That all the outside storage of all the trucks, trailers, equipment and material shall be contained within the outside storage area (gravel yard) only.
9. 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 of off-site in accordance with the regulations administered by Alberta Environment.
10. That no salvaged or damaged vehicles shall be brought or stored on site.
11. 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 to 231 of the County's 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

Advisory:

- That a Building Permit and all applicable sub-trade permits are required through the County's Building Services department, prior to tenant occupancy and/or any interior renovation/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 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*, as amended, in perpetuity.



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- 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]*, as amended.
- 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, August 18, 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. Haensel".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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