



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: March 12, 2025

THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION FOR ADDITIONAL INFORMATION

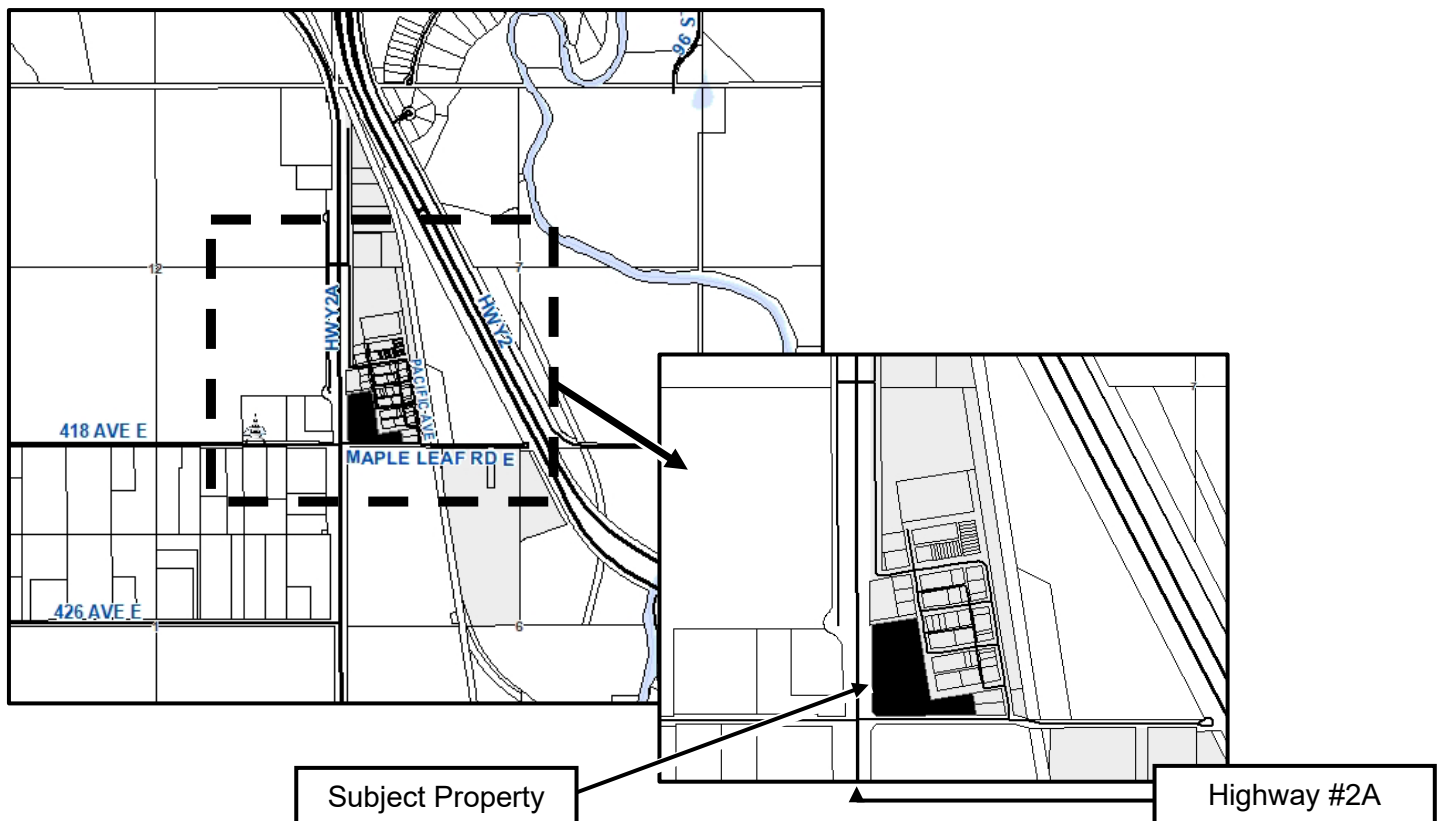
DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D 016

LANDOWNER(S)/APPLICANTS(S): TRIPLE T HOLDINGS INC. / TIMBER-TECH TRUSS LP

PROPOSAL DESCRIPTION: CHANGE IN INTENSITY OF USE / NEW ACCESSORY BUILDING;
STORAGE COMPOUND; & INDUSTRY, GENERAL

LEGAL DESCRIPTION: PLAN 7811183, BLOCK C; PTN. SW 07-20-28 W4M

LOCATION: The subject property is an existing 8.28 acre Hamlet Industry parcel that is located on the northeast corner of the intersection of Highway #2A and Maple Leaf Road, within the Hamlet of Aldersyde.



INTENT OF APPLICATION: This application proposes a new building of up to +/-8,976 sq. ft. in the south/southeast portion of the subject property. This new building is to replace and enlarge an existing building and is intended to support business operations relating to the construction and storage of prefabricated wall panels.

Lawful, non-conforming (*grandfathered*) uses and buildings may continue to be used, however additional development is not to be added to a non-conforming property unless first brought into conformance with the current Land Use Bylaw.

As such, information proposing development to bring the property into conformance with the current Land Use Bylaw has been addressed with this application.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Accessory Buildings; Storage Compound; and Industry, General at Plan 7811183, Block C; Ptn. SW 07-20-28 W4M has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION

This approval is for use of the subject property in accordance with the plans accepted to be appropriate by the Development Authority; and includes the construction of a new +/- 8,976 sq. ft. Accessory Building; use of the screened yard for outdoor storage; and occupancy and use of the existing principal building in support of business operations that include the design and manufacture of structural components for the building industry.

This approval replaces all prior development permits issued for this property.

PRE-RELEASE CONDITIONS

*Pre-release conditions must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **August 12, 2025** will see this approval be deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The applicant is required to submit a refundable security deposit in the amount of \$3,000 in order to ensure compliance with the Alberta Building and Fire Codes for the proposed use and occupancy of the new Accessory Building. This security will be refunded at such time that written confirmation for occupancy of the structure is provided by the County's Safety Codes Officer and the Foothills Fire Department's Fire Inspector.

CONDITIONS OF APPROVAL

The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.

1. All necessary building and safety code permits and inspections for the Accessory Building shall be obtained from the County prior to construction;
2. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections prior to occupancy. Authorization for occupancy shall not be granted until such time that required safeties and functionality are illustrated to have been met;
3. The applicant is to maintain an annual business license with Foothills County;
4. An Emergency Response Plan is to be established for the development. This plan shall include common muster points and cohesive collection and dissemination of information to all occupants in the event of an emergency. This plan shall be submitted to the County for review and acceptance by the Emergency Management Coordinator;
5. The applicant shall obtain a Roadside Development Permit from Alberta Transportation and Economic Corridors, and provide proof of such to the Development Authority;
6. Screening shall be installed within the boundaries of the titled parcel and as per the plan submitted with the application;
7. Exterior finishing of the proposed Accessory Building is to comply with design requirements that dictate finishing complementary to the principal building on site and that large expanses of the building's façade be visually divided;
8. It is the applicant's responsibility to provide notification to the Development Authority upon completion of the development;
9. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

ADVISORY REQUIREMENTS

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the Applicant(s) and Landowner(s) to ensure adherence with these requirements for the life of the development.

1. The development must be operated and maintained as per the issued approval, and as per this application for Development Permit and those conditions and requirements contained herein. **Any revisions and/or**

additions to the use of this land shall not proceed except under benefit of appropriate approvals and permits from the County;

2. Development shall comply with the requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times;
3. Development and operations shall be contained within the legal boundaries of the parcel at all times;
4. New installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw (ie: full cut-off);
5. Addressing for the site shall be maintained to the satisfaction of the County's GIS/Mapping Services department;
6. Containers for garbage and recycling materials that are located outdoors shall be weatherproof and animal-proof and must be fully screened from adjacent lands and roadways. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property;
All waste materials must be managed in compliance with requirements and acceptable management practises as directed by the involved regulatory entities, and must be disposed of at an approved waste disposal site;
7. On-site parking and loading must at all times be able to sustain use and occupancy. Emergency access lanes shall remain unobstructed at all times. At no time shall area road surfaces / road allowances be used for the purpose of loading/unloading, parking, or as stacking space. Failure to provide sufficient parking and loading spaces on site may see this approval deemed null and void;
8. Business identification signage has been considered under this application. Prior to any new installation or revision to any on-site signage, the applicant shall submit a signage plan for review and acceptance by the Development Authority, prior to installation;
9. Landscaping, screening, signage and stormwater facilities shall at all times be maintained as per the plans accepted to be appropriate by the municipality and must at all times be safe, functional, and in a good state of repair. The lot shall at all times have a generally neat and orderly appearance and be free of weeds. Any revision(s) to the existing plans and involved development must not proceed except under approval by the County;
10. The applicant is required to comply with any applicable Foothills County and Town of High River Water and Sewage Bylaws; and to ensure compliance with any Municipal District of Foothills requirements for water servicing, permits and inspections, and allotments. Water use that would see assigned allotment for the facility exceeded may be subject to billing surcharges;
11. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land.

NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development cannot proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on the County's website: www.foothillscountyab.ca.
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
6. The conditions and requirements of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.