



FOOTHILLS COUNTY

309 Macleod Trail, Box 5605
High River, Alberta T1V 1M7
Phone: 403-652-2341
Fax: 403-652-7880
www.FoothillsCountyAB.ca
planning@foothillscountyab.ca

April 8, 2026

«MailName»
«AddLine1»
«AddLine2» «AddLine3»
«City», «Prov» «Postal»

Dear Sir/Madam:

TAKE NOTICE that, in accordance with Land Use Bylaw No. 60/2014, a Development Permit application has been approved subject to conditions (attached) and a 21-day appeal period, for a parcel of land that is located within the subject quarter section. The details of the Development Permit application are as follows:

Development Permit Application File#: 26D 013

Legal Description: NW 13-20-29 W4M; Plan 1312555, Block 3, Lot 17

Description: Industrial, Storage and Warehousing & Industrial Manufacturing/ Processing, Outdoor Storage

Applicant/Owner Axiom Architecture(Applicant) / 10Fold Group Inc (Owner)

Location: Located at the northwest corner of 393 Loop east and within the Warner Business Park, which lies to the north of Highway #7, approximately one-half mile west of the Aldersyde overpass at the Junction of Highway #2 and Highway #547

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than April 30, 2026**. Notices of Appeal received after the 21-day notification period will be invalid.

You should not rely on Notices of Appeal filed by other persons as giving you the right to be heard at an appeal hearing, as only the appellant, applicant or authorized representative of either party is guaranteed the opportunity to be heard at an appeal hearing. If you choose to submit an appeal, please complete the enclosed '**Notice of Development Appeal**' form and return to the County by email at appeals@foothillscountyab.ca or by fax at 403-652-7880.

Should you have any questions, concerns, or require clarification on the appeal process, please contact the undersigned.

NOTE: APPEAL SUBMISSION REQUIREMENTS ARE OUTLINED ON THE ENCLOSED 'NOTICE OF DEVELOPMENT APPEAL' FORM

Yours truly,
FOOTHILLS COUNTY

Original Signed By...

Pierre-David Karolyi
Development Officer
pierre-david.karolyi@foothillscountyab.ca
(403) 603-6310

PK/as
Encl.



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: April 8, 2026

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

APPLICATION FILE NUMBER: 26D 013

LANDOWNER(S): 10FOLD GROUP INC.

APPLICANT(S): AXIOM ARCHITECTURE INC.

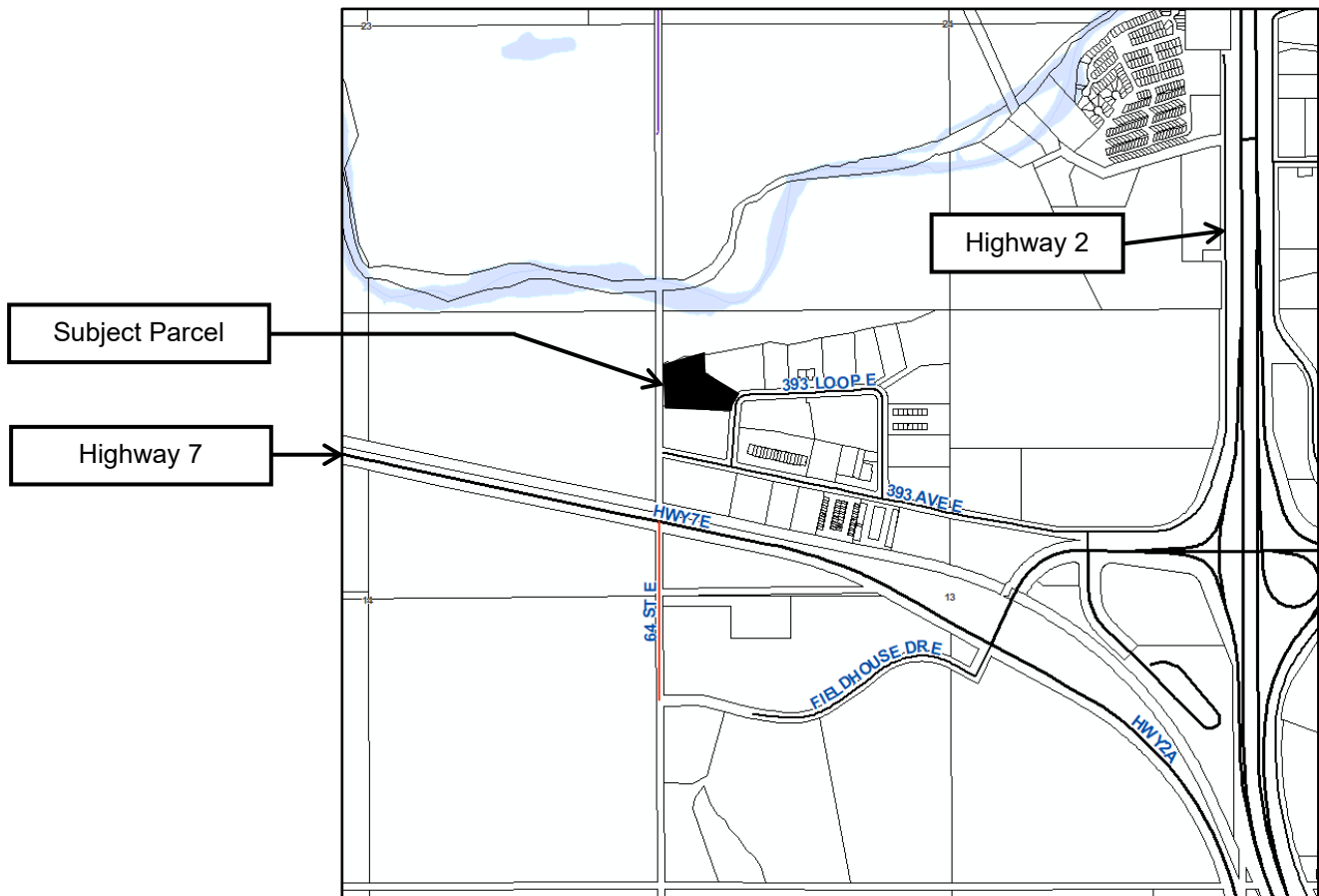
PROPOSAL DESCRIPTION: INDUSTRIAL, STORAGE AND WAREHOUSING & INDUSTRIAL, MANUFACTURING/PROCESSING, OUTDOOR STORAGE

LEGAL DESCRIPTION: PTN. NW 13-20-29 W4M; PLAN 1312555, BLOCK 3, LOT 17

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

This is an existing 5.49-acre property that is located at the northwest corner of 393 Loop east and within the Warner Business Park, which lies to the north of Highway #7, approximately one-half mile west of the Aldersyde overpass at the Junction of Highway #2 and Highway #547.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

The applicant is requesting approval for an expansion to the development on this Industrial Park District property. There is presently an approved building (Development Permit 13D 178), having a footprint of up to 35,000 sq. ft., constructed to support head office operations, research and development, and the manufacturing, warehousing and distribution of environmentally safe industrial maintenance chemicals. It approved more than 20 staff members as well as on site traffic of 10-20 large vehicles per day, but did not include any outdoor storage.

The expansion will have a footprint of 16, 865 +/- sq. ft. and will be used for additional storage and manufacturing, including the blending of materials to produce products, and includes the addition of a truck scale. The facility does not act as a storefront. It is anticipated that 35 or more employees may attend the site during standard hours of operation, which are to be Monday through Friday, 7:00 AM until 5:00 PM. Water use is to increase by 10%. Operations are otherwise similar in scale to those of the previous development permit to be wholly contained within the building.

Temporary outdoor storage has been proposed for overflow of empty totes and barrels to be located on a temporary basis while awaiting shipping to the northwest of the expansion, along the north wall of the expansion, and is limited to 1,600 sq. ft. area and 12 +/- feet in height. No other outdoor storage has been proposed for the property.

Site development details that were submitted to accompany the application for permit have been reviewed for compliance with the Highway 2A Industrial Area Structure Plan Design Guidelines and Municipal Screening Standards.

Industrial, Manufacturing/processing and Industrial Storage and Warehousing are Discretionary Uses under the Business Park Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Industrial, Manufacturing/processing and Industrial Storage and Warehousing, and Outdoor Storage, on the subject parcel being a portion of NW 13-20-29 W4, Plan 1312555, Block 3, Lot 17, has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

This approval is in addition to previous approval 13D 178 which allows for the development and use of Plan 1312555, Block 3, Lot 17, Ptn. NW 13-20-29 W4 for:

- Industrial, Storage and Warehousing & Industrial, Manufacturing/Processing, within the 16, 865 +/- sq. ft. expansion, in accordance with the submitted and accepted Development Permit application.
- Outdoor Storage in an area equal to 1,600 sq. ft. located on the north side of the expansion to store empty totes and barrels awaiting shipping, up to 12 feet in height.
- Maximum forty (40) staff members to attend the site at any given time during standard hours of operation, Monday through Friday from 7:00 AM until 5:00 PM.

PRE-RELEASE CONDITIONS:

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **September 8, 2026** will see this development permit decision 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 fully execute and comply with all requirements as outlined within a Development Agreement with the County, to be submitted for registration on the applicant's title for the following purposes: submission of performance securities; provision of the installation and connection to site services; proof of adequate design and supply of water for fire fighting purposes; compliance with the accepted plans for design; Stormwater Management and Site Drainage plans; provision indemnifying the County against any damages that may occur; and recovery of professional costs incurred by the County with regard to this development;
2. The applicant is required to submit a refundable security deposit in the amount of \$3,000 in order to ensure compliance with the applicable Building, Safety and Fire Codes for the proposed use and occupancy of the development. This security will be refunded at such time that all reviews and inspections have occurred, and written confirmation that the development meets the intent of the Codes for use and occupancy, is provided by the Safety Codes Officer and the Foothills Fire Department Fire Inspector;
3. The applicant shall provide payment of the Engineering Review fee of \$700 for the lot grading and drainage plan provided.

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. The development shall be executed in accordance with all conditions of approval and plans as included under the Development Agreement and acknowledged by the County to be appropriate. Engineered drawings for sewerage, waterworks, service connections, curbs, sidewalks, roads and approaches, and slope stability shall be submitted for review and acceptance by the County's Public Works department. Development may commence only upon completion of pre-construction requirements and under permission of the Public Works Department. **Any revisions and/or additions to the uses approved herein may occur only upon obtaining appropriate municipal approvals;**
2. All necessary building and safety code permits and inspections shall be obtained from the County;
3. 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 of the development shall not be granted until such time that required safeties and functionality are illustrated to have been met;
4. Landscaping, screening and stormwater facilities shall be implemented 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.
5. The applicant is required to maintain an annual business license with Foothills County;
6. An updated Emergency Response Plan shall be submitted for review and acceptance by the County's Director of Emergency Management;
7. Any jobsite signage related to construction, lot development and marketing shall obtain required approval from Alberta Transportation prior to installation; and is to be removed within 60 days of completion of the development approved herein.
8. Prior to the County acknowledging completion of development:
 - a. The approach providing access to the subject property shall be inspected, to the satisfaction of the Public Works Department;
 - b. Submission of as-built drawings, executed by the designated professional Engineer, verifying that all improvements are consistent with the plans and recommendations within the Stormwater Management and site drainage plans, as have been accepted by the municipality.

- c. Verification that the existing and future connections to municipal water and wastewater servicing are in place;
9. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

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. This approval is for the development and use of the subject property and is to be read in conjunction with, and as an addition to, all previously issued Development Permit(s) on the subject property.
1. Development shall comply with the applicable Building and Fire Codes at all times.
2. The applicant is to maintain the development in accordance with all conditions of approval, plans and agreements that have been acknowledged by the municipality to be appropriate;
3. The applicant(s) is responsible for ensuring compliance with all registered documents that are held on the certificate of title and for complying with any requirements for the development regarding adjacency to existing utility rights of way;
4. Landscaping, screening, and stormwater facilities shall at all times be maintained as per the plan(s) accepted to be appropriate by the municipality and must at all times be safe, functional, and in a good state of repair. The development shall at all times have a generally neat and orderly appearance and be free of weeds. Plantings are to be maintained to demonstrate healthy and vigorous growth;
5. Development must adhere to the Highway 2A Industrial Area Structure Plan Enhanced Design Guidelines or any subsequent Guidelines that may replace it, as well as the County's Dark Sky Bylaw;
6. The applicant is responsible to ensure that on-site parking and loading are at all times able to sustain use and occupancy. Parking shall at all times be contained on the subject property. Owners shall be responsible to ensure that all emergency access lanes remain unobstructed at all times. At no time shall the local municipal road surfaces be used for the purpose of loading/unloading, parking, or as a stacking space.
7. It is the landowner's responsibility to ensure appropriate internal access for fire department apparatus and emergency access at all times.
8. The applicant is responsible for ensuring that the site is at all times able to sustain use and occupancy. All operations and business activities, including but not limited to: approved storage, parking, loading and unloading; must at all times be contained within the boundaries of the parcel. Areas designated for parking and internal site circulation under the acknowledged plan are to be observed at all times. Owners shall be responsible to ensure that all emergency access lanes remain unobstructed at all times;
9. Containers for garbage or recycling materials that are located outdoors shall be weatherproof and animal-proof and must be fully screened from adjacent lands. 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 disposed of at an approved waste disposal site;
10. The development shall comply with any applicable Foothills County and/or Town of High River Water and Sewage Bylaws and must ensure compliance with all Foothills County requirements for water servicing and connections, permits, inspections and allotments.
Design and installation relating to water use, fixtures and appliances installed shall comply with requirements as are identified within the Highway 2A Industrial Area Structure Plan and its associated Design Guidelines. Water use that would see assigned allotment for the property exceeded may be subject to billing surcharges;
11. It is the applicant's responsibility to adhere to all requirements respecting the service right of ways registered under title to the land;
12. 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.
13. The landowner/applicant indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property;
14. 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;

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 can not 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. Development Permit Notices can also be viewed on our 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 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.



Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountyab.ca

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

APPELLANT INFORMATION (e.g. Landowner or Affected Party)

Name of Appellant(s)		
Mailing Address	Province	Postal Code
Main Phone #	Alternate Phone #	
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Email Address:		

AGENT INFORMATION & CERTIFICATION (complete section if applicable)

Name of Organization:			
Contact Name:			
Mailing Address	Province	Postal Code	
Main Phone #			
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) _____ hereby authorize _____ to act on my (our) behalf on matters pertaining to this appeal.			
_____	_____	_____	_____
Signature of Appellant(s)	Date	Signature of Appellant(s)	Date

SITE INFORMATION

Municipal Address (house and street number):			
Legal Land Description:	Plan	Block	Lot
Quarter-Section	Township	Range	Meridian

I AM APPEALING (check only one)

Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Development Permit #</u> Date of Decision: (Y/M/D) _____	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Subdivision Application #</u> Date of Decision: (Y/M/D) _____	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order <u>Enforcement Order #</u> Date of Decision: (Y/M/D) _____
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REASON FOR APPEAL (attach separate page(s) if required)

All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

Submitting an Appeal – Subdivision Authority Decisions

Appeals of decisions on subdivision applications are covered by [sections 678 to 682 of the Municipal Government Act](#).

A decision on an application for subdivision may be appealed by the applicant, by a Government department (if that department is required to be circulated on the application) or by the School Authority (with respect to matters related to municipal reserve or school reserve lands).

Appeals must be made by filing a notice of appeal within **14 days** of receipt of the decision with either the local Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears subdivision appeals where there is a provincial interest. Otherwise, the appeals are heard by the local SDAB.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- within Alberta's "Green Area"
- 'adjacent' to or contains a body of water
 - adjacent means contiguous or would be contiguous if not for a railway, road, utility right of way or reserve land
- adjacent to or contains (either partially or wholly) land identified on the Listing of Historic Resources or public land set aside for use as historic resource
- the subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- the subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas
- within the following distances:
 - 1600 metres of a provincial highway
 - 450 metres of a hazardous waste management facility
 - 450 metres of the working area of an operating landfill
 - 300 metres of the disposal area of any landfill
 - 300 metres of a wastewater treatment plant
 - 300 metres of the working area of a non-hazardous waste storage site

Some of the distances may be varied in writing by a provincial government department, in which case the SDAB will hear the appeal.

Submitting an Appeal – Development Authority Decisions

Appeal of development authority decisions are covered by [Sections 684 to 687 of the Municipal Government Act](#).

A decision on an application for development may be appealed by the person applying for the permit or by any person affected by an order, decision or development permit made or issued by a development authority.

An order issued under a decision of Enforcement Services, being a Stop Order or Compliance Order, may be appealed by the person affected by the order.

Appeals must be made by filing a notice of appeal within **21 Days** after the date on which the written decision is given with either the local Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears development appeals where there is a provincial interest. Otherwise, the appeals are heard by the local Subdivision and Development Appeal Board.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- The subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- The subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM

****Appeal fees are set in the County's Fee Bylaw, which is generally reviewed and amended annually.***

Subdivision and Development Appeal Board Hearing and Requests	Fee
Requests to Adjourn, Postpone or Recess a Subdivision and Development Appeal Board Hearing	\$500
Appeal fee for all appeals to a Development Officers decision	\$100
Appeal fee for all Development Appeals when the application is not within the Development Officers discretion	\$575
Appeal fee for Appeal of a Stop Order	\$575
Appeal fee for Appeal of a Subdivision Authority decision* *Paid at the time of subdivision application and credited to endorsement fee if no appeal is filed	\$2,000
Appeal fee for Appeal of a Compliance Order issued as per Sections 545 and 546 of the Municipal Government Act	\$575

How to submit your appeal and pay your fee

Completed Notice of Appeal forms may be submitted by mail, in person or by email. Your Notice of Appeal must be received on or before the final appeal deadline and must include the applicable fees as outlined above.

Mail or deliver to:

SDAB Clerk, Foothills County
Box 5605, 309 Macleod Tr. S., High River, AB T1V 1M7

Email to:

appeals@foothillscountyab.ca

Please make cheques payable to "Foothills County"

To pay by Credit Card, please use the Credit Card Authorization section found on page 2 of the Notice of Appeal Form.

****NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY****

What happens after my appeal is submitted?

Once your completed Notice of Appeal form is submitted on time and with the required fee, the appeal will be heard by the SDAB within 30 days. The SDAB Clerk will provide you with additional information regarding the appeal hearing.

If the appeal is against the decision of a Subdivision Authority, notice will be sent to you and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to you and to landowners located within the half mile surrounding the subject property.

More information

For more information about filing an appeal or SDAB procedures, please contact the SDAB Clerk at:

Phone: 403-652-2341

Email: appeals@FoothillsCountyAB.ca