

**December 16, 2025**

**Re: Building Permit Submission – Westcon Precast, 19 Riel Drive**

Good Day,

Please find attached the Site Survey Plans, Floor Plan, and Elevation Drawings for the above-referenced property. All drawings include the building dimensions for which approval is being sought, as well as aerial drawings for reference.

The building roofline slopes from 23 feet to 21 feet (front to back) on both the north and south sides. The structure consists of:

- A tower section measuring 40 feet × 16 feet
- A main building measuring 120 feet × 40 feet
- A storage building measuring 120 feet × 50 feet, offset somewhat to the south of the site

The total building area is approximately 11,440 square feet. The building has been in place for over 30 years and is a premanufactured structure constructed with metal panels. It is equipped with heating, lighting, and overhead doors; however, it does not contain washroom facilities.

Westcon Precast is a long-standing supporter of the community, employing over 70 individuals and contributing approximately \$120,000 annually in municipal tax revenue.

The business designs, engineers, fabricates, and supplies custom precast concrete products, including but not limited to precast concrete water cisterns, septic tanks, sump pits, Jersey barriers, parking curbs, precast steps, block retaining walls, concrete pads and bases for utility boxes, concrete vaults, sound barriers, and insulated wall panels.

The Business operates Monday – Friday 8 am-4 pm.

In consideration of the above, we respectfully request approval of the Building Permit to allow the structures to remain as built. The site borders underdeveloped lands to the north and poses no negative impact on the use, enjoyment, or value of surrounding properties.

Thank you for your time and attention. Please advise if any further information or documentation is required.

Sincerely,

**Greg Lindgren**  
For **Westcon Precast Limited**





**Re: Letter of Support for Development Permit Approval – 19 Riel Drive**

This letter is in support of the Development Permit Application for the property located at 19 Riel Drive.

The existing structure is a pole building situated at the rear of the property. The building includes a concrete floor and overhead doors. The northwest portion of the structure is located approximately 3.772 feet from the property line, and the northeast portion is approximately 1.09 feet from the property line.

The neighboring property to the north of the Westcon Precast consists of environmental lands that are undeveloped.

We support the approval of the Development Permit to allow the structure to remain as constructed. In our opinion, the building has no negative impact on the use or value of our respective properties, as noted below.

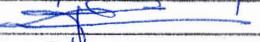
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**Barkers Pet Motel**  
27 Riel Drive  
West of Westcon Precast

Name: Alex Aldred  
Signature:   
Date: Feb 17, 2026

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**Quantum Chemical**  
West of LBH Building  
15 Riel Drive

Name: Tony LaGrange  
Signature:   
Date: Feb 18/2026

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**LBH Building Supplies**  
11 Riel Drive  
Adjacent to City Property

Name: TONY CARROLL  
Signature:   
Date: FEB 17<sup>th</sup> 2026

The build was built over 30 years ago, believed there was a Development Permit and Building Permit received however no records of one. This is a 2nd or 3rd generation business and has generated employment for years. The building is located on the Northern side of the property, with no buildings located on the North portion of the boundary. The Western end of the building roughly 3.772 feet from the boundary and the west side of the building is 1.09 feet from the property edge. The building is a structure that has overhead doors and is used to pour forms for concrete structures. This is required for the operation and is required. The Client seeks approval in approval and I have provided a letter from Barkers Met Motel to the West, Quantum Chemicals to the East of the property as well as LBH Building, all providing approval. We seek approval as if this is not approved the client is considering moving operations to Acheson as they have properties there which is costly, and would relocate 70 employees out of St Albert. Westcon Precast is a major employer in St Albert generating roughly \$120.000 per year. Should this be approved plans would be to renovate the main office building as well.

Greg Lindgren