



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

Cypress Land Services (Hannah Taylor)

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Tuesday, April 8, 2025

Roll: 08415001

RE: Development Permit #PRDP20251562
S1/2-15-28-29-04

The Development Permit application for the construction of a Commercial Communications Facility (Type C) has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That construction of a Commercial Communications Facility (Type C) may commence on the subject parcel, in accordance with the submitted application and drawings, as prepared by *Roehampton West, Project No.: W6949, dated October 9, 2024 (Dwg. No.: A01- A02)*, as amended for the conditions of this permit and includes:
 - i. Placement of one (1) self-supported telecommunications tower, approximately 105.00 m (344.49 ft.) in height;
 - ii. Placement of one (1) equipment shelter, approximately 4.47 sq. m (48.11 sq. ft.) in area; and
 - iii. Site grading and internal road network preparation as required for this application.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit copies of regulatory approvals should any wetlands exist on the subject lands and be affected by the proposed construction.
Note: The Applicant/Owner shall be responsible for any and all regulatory approvals. This issuance of this development permit does not absolve the Applicant/Owner of their Provincial and/or Federal responsibilities.
 - i. That if regulatory approvals are not approved by the Province, the Applicant/Owner shall submit a revised site plan and updated Wetland Impact Assessment report to the County, that confirms the proposed Commercial Communications Facility (Type C) has been relocated outside of the classified water body impact area and that there are no proposed impacts, to the satisfaction of the County.
3. That prior to release of this permit, the Applicant/Owner shall submit lighting details confirming the Communication Facility (Type C) is lit with the lowest intensity light possible in accordance with Policy 20 of the *Commercial Communication Facilities Policy A-308*.



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4. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of proposed design and screening elements in accordance with Policy 22 (1) (2) & (3) of the *Commercial Communication Facilities Policy A-308*.
5. That prior to release of this permit, the Applicant/Owner shall submit elevation drawings with a colour and material schedule for the proposed equipment shelter in accordance with Section 100 of the County's *Land Use Bylaw C-8000-2020* (LUB).
6. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per the final approved approach, to secure the construction of the new approach from Range Road 292 to the subject lands, in accordance with the County's Security Requirements Policy C-407 and Sections 112-115 of the LUB.
 - i. That the Applicant/Owner shall upgrade the approach to a paved industrial/commercial standard in accordance with the County Servings Standards, Table 400D – Approach Design.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

8. That if this Development Permit is not issued and the prior to release conditions are not met by **OCTOBER 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
9. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity including:
 - i. The Wetland Assessment and Impact (WAIF) Report, as prepared by Basin Environment Ltd., dated December 13, 2024, as amended.
10. That no topsoil shall be removed from the site.



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11. That the Commercial Communications Facility shall be neutral in colour and blend with the surroundings, mitigation of visual aspects of the facility should include painting, decorative fencing, screening, landscaping, and should not clash with the sky or landscape.
12. That should the Commercial Communications Facility become deactivated or unused; the Commercial Communications Facility shall be removed from the parcel within six months of becoming deactivated or unused.
13. 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.
 - i. That any lot regrading and excavation is not to direct any additional overland surface nor negatively impact existing drainage patterns in any road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
14. 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 225-227 of the County's *Land Use Bylaw C-8000-2020* (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 neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
15. That where possible, light shielding shall be considered to minimize the impact of the lighting to adjacent communities.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall have been granted by the Development Officer.

Advisory:

- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That all approvals shall be obtained from Alberta Transportation & Economic Corridors, NavCanada, Transport Canada, and the Calgary Airport Authority, prior to installation.



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, April 29, 2025**, 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 Land and Property Rights Tribunal.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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