



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

The Land Planners Inc. (Shehryar Khan)

Page 1 of 4

Tuesday, July 1, 2025

Roll: 02336014

RE: Development Permit #PRDP20252819

Lot 10, Block 2, Plan 1510565, NE-36-22-28-04; (39 FULTON DRIVE)

The Development Permit application for construction of a Communications Facility (Type B) (satellite antenna dish) and associated equipment cabinet and canopy, relaxation to the minimum separation distance from another Communications Facility (Type B) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of a Communications Facility (Type B) (satellite antenna dish), approximately 10.67 m (35.00 ft.) in height, may commence on the subject lands, in accordance with the approved application, Site Plan and drawings, as prepared by Core One Consulting Ltd., Project No: 24C3470, Dwgs: T-1 – E-6, dated March 11, 2025, as amended, and conditions of approval including:
 - i. That the minimum separation distance for the Communications Facility (Type B) from another Communications Facility (Type B) (existing), shall be relaxed from **2,000.00 m (6,561.68 ft.) to 11.58 m (38.00 ft.)**;
 - ii. The construction of an associated equipment canopy, approximately 17.84 sq. m (192.00 sq. ft) in area, and 3.35 m (11.00 ft.) in height, and;
 - iii. The construction of an associated equipment cabinet, as shown in the approved drawings.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit lighting details, for all proposed lighting fixtures associated with the development, in accordance with Sections 225 – 231 of the County's *Land Use Bylaw C-8000-2020* (LUB), and Section 20) of the County's *Commercial Communications Facilities Administrative Policy A-308* (Policy A-308).
3. That prior to release of this permit, the Applicant/Owner shall submit a letter of offer to other major carriers to co-locate on the proposed commercial Communications Facility, in accordance with Section 16 (4) of Policy A-308.



The Land Planners Inc. (Shehryar Khan) #PRDP20252819

Page 2 of 4

- i. That the Applicant/Owner shall submit any responses received from other major carriers to the County.
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will 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 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:

5. That if the prior to release conditions have not been met by **January 31, 2026**, or the approved extension date, then this approval is null, and void and the Development Permit shall not be issued.
6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
7. 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 drainage nor negatively impact existing drainage patterns in any road right-of-way.
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owners 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.
8. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.



The Land Planners Inc. (Shehryar Khan) **#PRDP20252819**

Page 3 of 4

9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread on-site and seeded to grass or landscaped after building construction is complete, as part of site restoration.
10. 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 – 231 of the (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.
11. That the Communications Facility shall be kept in a safe, clean, and tidy condition at all times.
12. That the Communications Facility shall not be illuminated in a way that distracts/poses a nuisance to adjacent parcels and/or vehicular traffic.
13. That the area around the Communications Facility shall be kept clean and free of overgrown vegetation and free from refuse material.
14. That should the Communications Facility become inactive for a period exceeding six (6) consecutive months, the carrier shall be responsible for the removal of the Communications Facility from the subject lands, in accordance with Section 30) of Policy A-308.
 - i. That should the carrier not remove an inactive Communications Facility, the County may request the removal of the facility through the Innovation, Science and Economic Development Department of Canada.
15. That the Communications Facility shall not generate noise, exhaust, vibration, heat, or glare, considered offensive or excessive by the Development Authority. The Communications Facility shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent parcels.

Advisory:

- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to any construction taking place, using the appropriate checklists and application forms.
 - i. Compliance with the *National Energy Code* is also required.
- That there shall be no parking or signage in the County's Road 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*, and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds 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 federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



The Land Planners Inc. (Shehryar Khan) **#PRDP20252819**
Page 4 of 4

- i. That it is the sole responsibility of the Applicant/Owner to obtain any required approval/permits/licenses from Innovation, Science and Economic Development Canada, Transport Canada, and/or NAV Canada, prior to development commencement.
- ii. That the Applicant/Owner shall submit copies of such approval/permits/licenses to the County for recordkeeping purposes.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 22, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. Singh".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT