



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

Shared Tower Inc. (Price Leurebourg)

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Tuesday, May 20, 2025

Roll: 09501009

RE: Development Permit #PRDP20252818

Lot 2, Block 1, Plan 0915236; SW-01-29-01-05; (10210 TOWNSHIP ROAD 290)

The Development Permit application for Communications Ground Station has been **conditionally-approved** by Rocky View County ('the County') subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Communications Ground Station may take place on the subject site in general accordance with the submitted application drawings and site plan, as amended and includes:
 - i. Tenancy for *SpaceX Canada Corp.*;
 - ii. Placement of up to 40 antenna/satellite units, approximately 2.70 m (8.86 ft.) in height, within a gravel compound area;
 - iii. Compound perimeter white solid metal fencing, up to 3.00 m (9.84 ft.) in height; and
 - iv. Site Grading for gravel compound area, as required.

Prior to Release:

2. 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 *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:

3. That if the prior to release conditions have not been met by **DECEMBER 31, 2025**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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4. That all conditions of *Development Permit 2006-DP-13626* shall remain in effect, unless otherwise noted within this development permit approval.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, in response to a Prior to Release or as approved under *2006-DP-13626*, shall be implemented and adhered to in perpetuity, including:
 - i. The Stormwater Analysis prepared by McElhanney (Project No.: 3311-26602-00), dated January 31, 2025.
6. That for any future proposed 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 Section 27 of the County's regulated *Land Use Bylaw C-4841-97*. All lighting shall be full cut-off (shielded), facing downward and be located and arranged so that no direct rays of light are directed at any adjoining properties, which 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.
7. That the development area shall be maintained in a neat and orderly manner at all times, including any accumulated waste/garage, to the satisfaction of the County.
8. That the perimeter compound fencing, including the white solid metal fencing shall be installed prior to commencement of business operations onsite.
9. That any future business signage shall require separate Development Permit approval.
 - i. That any required onsite wayfinding or operational signage is permitted and does not require separate development permit approval.
 - ii. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction.
10. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
11. 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; 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.
12. That if any future change in site use or business operations, a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy shall be required.
13. 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 first have been granted by the Development Officer.



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Advisory:

- That during construction, all dust control shall be maintained on the site and all construction materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That the subject development shall conform to the *County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of restricted or noxious weeds, in accordance with the *Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*.
- All employee parking shall be restricted to the subject site and there shall be no offsite parking along the County Road Right-of-Way(s).
- That a Building Permit and applicable sub-trade permits, including electrical permits, are required through the County's Building Services department, prior to any construction taking place, as required. *Compliance with the National Energy Code is also required.*
- That the Applicant/Owner shall be aware of any registered instrument on title and shall adhere to any requirements of those registered document(s).
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

Note: The Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any wetland areas or watercourse disturbances for the proposed development or constructed infrastructure, if required.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 10, 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. Kozlowski".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca