



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

Dhaliwal, Jagjeet

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Tuesday, October 21, 2025

Roll: 06428044

RE: Development Permit #PRDP20256101

Lot 17, Block 3, Plan 9711640, SE-28-26-29-W04M; (43 STAGE COACH TRAIL)

The Development Permit application for construction of a fence greater than 2.00 meter (6.56 ft.) in height, for a personal outdoor sports enclosure, (constructed without permits) 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 fence greater than 2.00 meter (6.56 ft.) in height, for a personal outdoor sports enclosure, (constructed without permits), may remain on the subject lands, in accordance with the approved site plan, as amended, and the conditions of approval of this permit.
 - i. That the maximum fence height shall be relaxed from 2.00 m. (6.56 ft.) to 4.50 m. (14.76 ft.)

Permanent:

2. That the fence shall complement the character and quality of the principal building.
3. That if the fence is not maintained to the satisfaction of the Development Authority, it shall be required to be repaired or removed.
4. That the area around the fence shall be kept clean and free of overgrown vegetation and free from refuse material.
5. That the fence shall not be expanded or enlarged at any time unless approved by a separate Development Permit.
6. That the fence shall not impact/pose a nuisance to vehicular traffic at any time.



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7. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225 – 227 of the County's *Land Use Bylaw C-8000-2020*. 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.

Advisory:

- That the County's *Nuisance and Unsightly Property Bylaw C-7690-2017* shall be adhered to 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; Current as of December 7, 2023]*.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 11, 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. Jagjeet'.

Development Authority

Phone: 403-230-1401

Email: development@rockyview.ca

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