

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

Kaler, Balwinder Singh

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Tuesday, May 5, 2026

Roll: 05323004

RE: Development Permit #PRDP20261068
NE-23-25-28-W04M; (253215 RANGE ROAD 281)

The Development Permit application for existing fence greater than 2.00 meter (6.56 ft.) in height [commenced without permits] and the construction of a fence greater than 2.00 meter (6.56 ft.) in height for security purposes within a riparian protection area has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the existing fence greater than 2.00 meter (6.56 ft.) in height, [commenced without permits] and the construction of a fence greater than 2.00 meter (6.56 ft.) within a riparian protection area, may remain and commence on the subject lands, in accordance with the approved site plan, as amended, and the conditions of approval of this permit, including:
 - i. That the maximum fence height shall be relaxed from **2.00 m (6.56 ft.)** to **2.13 m (7.00 ft.)**.

Prior to Release:

2. That prior to release of this permit, all commercial operations on the subject parcel shall be ceased and all commercial related equipment has been removed, in accordance with the Enforcement Services Notice *2024RC08 -1147*.
 - i. That written confirmation from County Enforcement Services shall be received confirming compliance with the Order.

Permanent:

3. That if the prior to release conditions have not been met by **MAY 27, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
5. That the fence shall not be used for the screening of business operations, unless approved by a Development Permit.

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6. That the fence shall complement the character and quality of the principal building.
7. That if the fence is not maintained to the satisfaction of the Development Authority, it shall be required to be repaired or removed.
8. That the area around the fence shall be kept clean and free of overgrown vegetation and free from refuse material.
9. That the fence shall not be expanded or enlarged at any time unless approved by a separate Development Permit.
10. That the fence shall not impact/pose a nuisance to vehicular traffic at any time.
11. That no tree clearing shall occur within any part of the riparian setback and no vegetation shall be disturbed within a minimum of 10.0 m (32.81 ft.) from the top of bank or furthest extent of a wetted area. Any existing trees and terrain shall be retained onsite except as included within the development permit approval or required to meet conditions of this permit.
 - i. Any disturbed areas shall be replanted with vegetation that is similar to the existing pre-development ground cover upon development completion.
12. 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 – 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.
13. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the date of 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.

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 the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots and nearby water courses.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.



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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 26, 2026**, 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. Singh".

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