



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

Xplore Inc. c/o Forbes Bros Ltd. (Sarah Duncan)

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Tuesday, June 2, 2026

Roll: 07610002

**RE: Development Permit #PRDP20261117
SW-26-27-28-04 (274020 RANGE ROAD 282)**

The Development Permit application for the construction of a Communications Facility (Type C), including an equipment shelter and relaxation of the minimum side yard setback requirement 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 *McElhanney Land Survey (Alta.) Ltd., dated January 12, 2026*, as amended for the conditions of this permit and includes:
 - i. Placement of one (1) tall lite duty self-supported telecommunications tower, approximately 45.00 m (147.64 ft.) in height;
 - a. That the minimum westerly side yard setback requirement, from an undeveloped County road allowance is relaxed from **22.50 m (73.81 ft.) to 18.10 m (59.38 ft.)**, in accordance with *Section 18(3) of the County's Commercial Communications Facilities, Administrative Policy A-308*.
 - ii. Placement of one (1) equipment shelter, approximately 5.08 sq. m (54.67 sq. ft.) in area; and
 - iii. Site grading, internal access driveway preparation and existing approach alterations, as required for this application.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall complete alterations/improvements to the existing field/residential approach from Township Road 272, which will provide access to the subject site, including a 7.00 m (22.97 ft.) width and gravel surface, in accordance with the County's Servicing Standards.



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- i. That the Applicant/Owner shall contact County Engineering Services for a pre-construction of the approach prior to commencement.
- ii. *Alternatively*, the Applicant/Owner shall submit an irrevocable letter of credit or refundable security deposit, in accordance with County *Policy# C-407*, to secure the alteration improvements required for the noted existing approach off Township Road 272, totalling **\$5,000.00**.

Upon Approach Completion:

3. That upon completion of the approach alterations off Township Road 272, the Applicant/Owner shall request, and obtain approval of, a final inspection of the approach, in accordance with the County's Servicing Standards. Once final inspection acceptance has been confirmed by Road Operations, the Development Authority may release the registered security.

Permanent:

4. That if this Development Permit is not issued and the prior to release conditions are not met by **DECEMBER 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. 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.
6. That no topsoil shall be removed from the site. Any disturbed development areas that are not developed on, shall be regraded with topsoil upon completion of construction.
7. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations (roaduse@rockyview.ca) and provide haul details for materials and equipment required during construction and/or site development:
 - i. More than thirty (30) vehicle movements within any seven (7) day period;
 - ii. More than five (5) vehicle movements within any one (1) hour period;
 - iii. For the purposes of this condition, a "heavy vehicle" means a vehicle that exceeds any one of the following:
 - a. Two (2) axles;
 - b. 11.00 (36.09 ft.) in length; or
 - c. A maximum allowable gross vehicle weight of 4,500 kilograms.
 - iv. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
8. 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.



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9. That should the Commercial Communications Facility become deactivated or unused; the Commercial Communications Facility shall be removed from the parcel within six (6) months of becoming deactivated or unused.
10. 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.
11. That if the conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or refundable security without recourse to the Applicant/Owner, to cover the cost in the alteration of the existing approach and/or development cost involved in actions necessary to ensure compliance with any other conditions of this permit.
12. 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*. 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.
 - i. That where possible, light shielding shall be considered to minimize the impact of the lighting to adjacent communities.
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 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]*.



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- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall obtain a crossing/proximity agreement from FortisAlberta, prior to any construction commencement, as FortisAlberta has facilities within 30.00 m (98.42 ft.) of the proposed development. Additionally, confirmation of any access crossing under the overhead power line will require further and confirm if adequate clearance is ensured, to the satisfaction of FortisAlberta.
 - That all approvals shall be obtained from Industry Canada, Alberta Transportation & Economic Corridors, NavCanada, Transport Canada, and the Calgary Airport Authority, as required, prior to installation.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 23, 2023**, 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,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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