



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. Evolve Surface Strategies Inc.)

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Tuesday, August 11, 2026

Roll: 07710005

RE: Development Permit #PRDP20262717
NE-10-27-03-05 (271215 LOCHEND ROAD)

The Development Permit application for the construction of a Communications Facility (Type C), including an equipment shelter and relaxation of the minimum separation from an abutting dwelling, single-detached 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 *Evolve Surface Strategies.*, File: 38510; dated June 29, 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;
 - ii. Placement of one (1) equipment shelter, approximately ± 4.64 sq. m (± 50.00 sq. ft.) in area; and
 - iii. Site regrading, for any changes needed to the existing internal access driveway preparation and existing approach alterations, as required for this application.
 - iv. That the minimum separation from an abutting dwelling, single detached is relaxed from **500.00 m (1,640.42 ft.) to 270.00 m (885.82 ft.)**.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall request an inspection of the existing site approach from Township Road 272, which will provide access to the subject site. The inspection shall confirm that the approach is compliant to the County's Servicing Standards and is of spec to meet the development's needs.
 - i. That the Applicant/Owner shall contact County Engineering Services/Road Operations for the inspection, with written confirmation provided.



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3. That prior to release of this permit, the Applicant/Owner shall submit an environmental report that confirms that no identified or classified waterbodies have been impacted by the proposed development.
 - i. Alternatively, the Applicant/Owner shall submit a revised site plan that shows the proposed tower is relocated outside of an identified or classified waterbody.

Upon Approach Completion:

4. That if required, upon completion of any approach repairs/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 the County's Road Operations.

Permanent:

5. That if this Development Permit is not issued and the prior to release conditions are not met by **MARCH 31, 2027**, or through an 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, 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.
7. 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.
8. 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 Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
9. 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.
10. 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.



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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 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 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 225-231 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]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That all approvals shall be obtained from Industry Canada, NavCanada (*File #AB4085 (EVO38510)*), Transport Canada, as required, prior to installation.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That the Applicant/Owner shall obtain any use agreements from the Energy Operator and Owner, to utilize the access easement area under Instrument #131 115 206. *Amendment to the existing access easement and registration may be required.*



ROCKY VIEW COUNTY

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- That the Applicant/Owner shall ensure that the development shall not negatively impact to the existing FORTIS Utility Right of Way #751 092 481 at any time. *Prior to construction, the Applicant/Owner shall contact 310-WIRE for any electrical services or if working within 8.00 m of the noted FORTIS facility to arrange for an onsite safety orientation.*

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 1, 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 Provincial Land and Property Rights Tribunal.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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