



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

Arshmin, S. Kang

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Tuesday, August 25, 2026

Roll: 06521002

RE: Development Permit #PRDP20263504

Lot 1, Block 1, Plan 2411113, SW-21-26-01-W05M; (263128 RANGE ROAD 14)

The Development Permit application for Agriculture (Intensive) has been **Conditionally-Approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Agriculture (Intensive), for harvesting of haskap berries and garlic, may commence on the subject lands, in accordance with the approved application Site Plan, and drawings, as amended.

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 to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit shall 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 (*Bylaw C-8323-2022*) 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.
3. That prior to release of this permit, the Applicant/Owner shall request a pre-inspection of the proposed approach off Range Road 14 from County Road Operations, prior to construction commencement. Written confirmation shall be received, confirming the inspection status.

Upon Approach Completion:

4. That upon completion of the approach off Range Road 14, the Applicant/Owner shall request a post-construction inspection completed by the County, to confirm that the approach was constructed in accordance with the County's Servicing Standards, to support the proposed development. Written confirmation shall be received, confirming final approval of the inspection.



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Permanent:

5. That if the prior to release conditions have not been met by **FEBRUARY 28, 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, matter, or understanding submitted and approved as part of the application, or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
7. That there shall be no non-resident employees at any time.
 - i. That a non-resident employee in this business is a person who attends the property more than once in a seven-day period for employment purposes.
8. That the hours of operation of the business shall be limited to 8:00 a.m. to 6:00 p.m., seven (7) days a week.
9. That the existing approach (north) shall be used only for residential purposes, and the proposed approach (south) shall be used only for agricultural purposes.
10. That there shall be a minimum of one (1) parking stall maintained on-site at all times.
11. All parking stalls shall be maintained onsite at all times and there shall be no parking within or on the County's road right-of-way.
12. That there shall be no outside storage of business related material.
13. That this approval does not include the uses of *Abattoir, Agriculture (Processing), Farm gate Sales, Farmers Market, Cannabis Cultivation or Cannabis Processing* as defined in Part 8 of the *Land Use Bylaw C-8000-2020 (LUB)*.
14. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
15. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. All garbage and waste material shall be deposited and confined in weatherproof containers in accordance with the final approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
 - i. That any garbage/recycling containers shall be always kept within the building or visually screened from all adjacent properties and public thoroughfares.
16. That any expansion/intensification of the business shall require a new Development Permit.
17. That no on-site/off-site advertisement signage associated with the business shall be permitted.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
18. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet Sections 225 – 227 of the LUB. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
19. That the business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times the privacy of the adjacent residential dwellings shall be preserved. The business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
20. 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



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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.

Advisory:

- That the development shall conform to the County's *Noise Control Bylaw C-8067-2020*, *Nuisance and Unsightly Property Bylaw C-7690-2017*, and *Road Use Agreement Bylaw C-8323-2022*.
- That the development shall adhere to all regulations and requirements of the *Agricultural Operation Practices Act*.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds 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 federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That if a groundwater will be pumped out to fill holding tank and use for commercial purposes, the application is required to obtain a commercial water license from Alberta Environment and Protected Areas.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 15, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. Kang'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca