



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

Skland Consulting Corp. (Mark Skjaveland)

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Tuesday, July 1, 2025

Roll: 07201004

RE: Development Permit #PRDP20253529
NE-01-27-27-04

The Development Permit application for Natural Resource Extraction/Processing (sand and gravel), has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That a Natural Resource Extraction/Processing plant, (sand and gravel) may continue to operate on the subject lands, NE-01-27-27-04, and in accordance with the submitted Site Plan, as prepared by Atlantis AGS, dated May 19, 2025, including:
 - i. Temporary crusher; and
 - ii. Berms approximately 3.00 m (9.84 ft.) in height in accordance with the approved site plan prepared by Atlantis AGS, dated May 19, 2025.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit additional details for the Operations Plan, in accordance with Section 3.1.1 of *Direct Control Bylaw C-8597-2025* (DC 182) and Policy 21 & 23 of the *Rocky Ridge Gravel Pit Master Site Development Plan* (MSDP).
 - i. The Operations Plan shall include details for anticipated operations within the first five (5) years.
3. That prior to release of this permit, the Applicant/Owner shall submit additional details for the Reclamation Plan, in accordance with Section 3.1.1 of DC 182 and Policy 41 of the MSDP.
 - i. The Reclamation Plan shall include details on the phasing of the reclamation.
4. That prior to release of this permit, the Applicant/Owner shall submit a Refundable Security of \$10,000.00 per the final approved approach, to secure the construction of the new approach from Range Road 270 to the subject lands in accordance with Policy C-407 and Section 112 of the *Land Use Bylaw C-8000-2020* (LUB).



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5. That prior to release of this permit, the Applicant/Owner shall submit a water testing plan that includes water level measurements on a monthly basis, and water quality testing annually, both using residential wells within or near to 800.00 m (2,624.67 ft.) radius of the subject site, in accordance with Policy 4 of the MSDP.
6. That prior to release of this permit, the Applicant/Owner shall submit payment of the off-site transportation levy in accordance with the *Regional Transportation Off-Site Levy Bylaw C-8007-2020*.
7. 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 permits or a Road Use Agreement will 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.

Permanent:

8. That this Development Permit shall be valid for **five (5) years** from the date of issuance.
9. That if the prior to release conditions have not been met by **JANUARY 31, 2026**, or through an approved extension date, then this approval is null, and void and the Development Permit shall not be issued
10. 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 or Occupancy condition, shall be implemented and adhered to in perpetuity, as amended, including:
 - i. Erosion and Sediment Control Plan prepared by Sweet Tech Engineering Consultants (Job No.: 23.2308.001), dated April 22, 2025;
 - ii. Stormwater Management Plan prepared by Sweet Tech Engineering Consultants (Job No.: 23.2308.001), dated April 22, 2025;
 - iii. Geotechnical Investigation and Recommendations prepared by Sweet Tech Engineering Consultants (Job No.: 23.2308.001), dated April 23, 2025;
 - iv. Sound Acoustic Memo prepared by ACI Acoustic Consultants Inc. (Project No.: 24-054), dated July 3, 2024;



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- v. Groundwater Monitoring Plan prepared by Sweet Tech Engineering Consultants (File No.: 23.2308.001), dated August 28, 2024;
 - vi. Supplemental Landscape Plan prepared by Sweet Tech Engineering Consultants (Project No.: 23.2308.001), dated September 9, 2024;
 - vii. Environment Screening Report prepared by Sweet tech Engineering Consultants (Project No.: 23.520), dated May 31, 2023;
 - viii. Emergency Response Plan prepared by Skland Consulting Corp, dated May 6, 2025;
 - ix. Safety Policy prepared by Skland Consulting Corp, dated 2025;
 - x. Proposed Activities & Mining Plan prepared by Atlantis AGS, dated September 29, 2023;
 - xi. Proposed Reclamation Plan prepared by Atlantis AGS, dated May 9, 2023;
 - xii. Construction Management Plan prepared by Skland Consulting Corp, dated 2025; and
 - xiii. Transportation Impact Assessment prepared by JCB Engineering, dated April 23, 2025.
11. That the Applicant/Owner shall adhere to the MSDP and DC 182 at all times.
12. That if conditions of the 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 of the approach construction and/or cost involved in actions necessary to ensure compliance with any other conditions of this permit.
13. That the site operations shall not exceed 65 dBA at any time.
14. That the Applicant/Owner shall submit an Annual Report to the county by June 1 of each calendar year that includes all pertinent operations details of operation for the operating period. The report shall include:
- i. A site plan showing extraction activity, groundwater elevations & monitoring summaries, any reclamation activities, any sound monitoring reports outlining operating and baseline or ambient noise levels for the site (if applicable), and the methods the Applicant has employed to address any complaints/incidents from adjacent properties and/or Community.
15. That the hours of operation shall be limited to Monday through Saturday inclusive, with hours of operation being 7:00 a.m. to 7:00 p.m., and no activity on Sunday or Statutory Holidays.
- i. Prior to commencement of any onsite crushing the Applicant/Owner shall provide written notice to the County.
16. That, if at any time, the amount of land disturbed and not reclaimed exceeds 8.09 ha (20.00 acres), then all excavation, extraction, and removal of gravel products from the site shall stop until such time as the amount of disturbed land not reclaimed does not exceed the described requirements.
17. That no excavation shall take place within ± 30.00 meters of the County road Right of Way, unless or until an agreement has been entered into with the County for gravel extraction on the County road Right of Way.



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18. That no topsoil shall be removed from the site.
19. That dust control measures shall be utilized for all vehicles during mining and transport of material; and dust control measures shall be applied to the access road so that no visible dust is allowed on adjacent lands.
20. That the proposed noise and sound reduction measures shall be adhered to at all times during the pit operation.
21. That no gravel wash water is to be discharged to the environment, without the written consent of the Ministry of Environment and Protected Areas.
22. That there shall be no storage of materials or vehicles on the property that are not directly related to the operation of the sand and gravel pit.

Advisory:

- That the development shall submit payment of the Community Aggregate Payment (CAP) Tax (\$0.40 per ton of Aggregate extracted and removed) in accordance with Bylaw C-7748-2018. The Applicant/Operator is required to report to the County the quantity of aggregate removed from the pit and pay the County the corresponding levy for said aggregate having been removed from the pit on an annual basis.
- That the Applicant/Owner shall work with neighbouring gravel pit operators to address any local water well problems while the gravel pit is in operation.
- That in the case of any spillage of hazardous materials, the Applicant/Operator shall notify the Ministry of Environment and Protected Areas and the County immediately and the appropriate clean-up procedures shall be implemented onsite.
- That the Applicant/Owner shall contact the *Alberta Safety Codes Council*, prior to installation of fuel tanks and obtain any approvals as required.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of restricted and noxious weeds and 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 government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including:
 - *Alberta Environment and Protected Areas, Water Act*, Permit No.: 00497224-00-00;
 - *Historic Resources Act (HRA)*, HRA Approval No.: 4650-24-0009-001; and
 - That the pit operations shall adhere to the *Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003* at all times.



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Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 22, 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 Land and Property Rights Tribunal.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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