



## 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

Lafarge Canada Inc.

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Tuesday, May 20, 2025

Roll: 08212002

**RE: Development Permit #PRDP20252342**  
**SW-12-28-27-04; (271129 TOWNSHIP ROAD 282)**

The Development Permit application for the renewal of Natural Resource Extraction/Processing (sand and gravel), and temporary asphalt plant 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, SW-1/4-12-28-27-W04M, and in accordance with the submitted Site Plan, as prepared by Lafarge Canada Inc., dated February 10, 2025, including:
  - i. Temporary Asphalt Plant.

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit an Annual Report, that includes all pertinent operations details for each previous years of operation for the operating period under Development Permit #PRDP20201622, to the satisfaction of the County. 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.

### Permanent:

3. That this Development Permit shall be valid until **JULY 20, 2030**.
4. That if the prior to release conditions have not been met by **DECEMBER 31, 2025**, 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 submitted in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.



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6. 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.
7. That this Development Permit supersedes Development Permit PRDP20250930.
8. That the Applicant/Owner shall have a copy of a current "Code of Practice for Pits" and a License to Operate from Alberta Environment on the site at all times when the Portable Asphalt Plant is operating.
9. That the hours of operation of the Asphalt Plant shall be limited to Monday through Saturday inclusive, with hours of operation being Monday through Friday 7:00 a.m. to 12:00 a.m. and Saturday from 7:00 a.m. to 5:00 p.m., and no activity on Sunday or Statutory Holidays.
10. That the truck haulage of asphalt from the site shall be limited to Monday through Saturday inclusive, with the hours of operation being Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday from 7:00 a.m. to 5:00 p.m., with Sunday traffic permitted under emergency situations, subject to reconsideration in the case of abuse. An emergency is when public or private safety could be impacted if hauling of asphalt was prevented.
11. That all previous Development Permit conditions shall remain valid, except as noted.
12. That the area of the site that is open and not reclaimed shall not exceed 40.00 acres at any time.
13. That, if at any time, the amount of land disturbed and not reclaimed exceeds 40.00 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
14. That no excavation shall take place within  $\pm$  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.
15. That no topsoil shall be removed from the site.
16. 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.
17. That the proposed noise and sound reduction measures shall be adhered to at all times during the pit operation.
18. That no gravel wash water is to be discharged to the environment, without the written consent of the Ministry of Environment and Protected Areas.
19. 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.
20. That access to the site shall be from Highway 72 via a private road over adjacent lands
  - i. The Applicant/Owner is required to maintain all prevailing access agreements, in order to facilitate access along the designated haul route.



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**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 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 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 pit operations shall adhere to the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 at all times.
- 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 the fuel burned in the Portable Asphalt Plant shall be natural gas or propane only.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 10, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [unclear]".

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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