

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

QuantumPlace Developments Ltd. (Crystal Hofer)

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Tuesday, May 6, 2025

Roll: 06836002

RE: Development Permit #PRDP20242570
NW-36-26-04-05; (40217 BIG HILL SPRINGS ROAD)

The Development Permit application for renewal of Natural Resource Extraction/Processing, (Hillstone Aggregates Gravel Pit, Phase 3) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Natural Resource Extraction/Processing, and sales (Phase 3) may operate on the subject site as approved in accordance with the *Master Site Development Plan: Hillstone Aggregates, dated February 23, 2021* (MSDP), submitted application, site plan dated April 9, 2024, as amended, and supporting Phase 3 technical reports.
 - i. Includes use of existing operational equipment and scale located in the other phases;
 - ii. Extension of internal road driveway and laydown area;
 - iii. Extension of landscaping berming along the western and southern property lines;
 - iv. Removal of existing agricultural & residential buildings;

Prior to Release:

2. That prior to release of this Development Permit, the Applicant/Owner shall submit a revised site plan/landscaping plans identifying the proposed distancing from property line(s) (*to toe of slope*) for the required extended western and southern landscaping berm(s), including updated cross sections and legends to align with drawing, regrading recommendations from slope stability assessment, locations of temporary stockpiles/berming (in phase 1) and timelines for construction and regrading of existing east berm, in accordance with Sections 5.0, 5.1 and Sections 6.1.3 of the MSDP and to the satisfaction of the County. *The subject berms shall be a continuation of the existing berming, with a minimum height of 4.00 m (13.12 ft.), a slope ratio of 3:1 and be seeded with topsoil.*
3. That prior to release of this Development Permit, the Applicant/Owner shall submit a revised erosion and sediment control (ESC) plan (4 drawings), for Phase 3 operations, as prepared by Sedulous Engineering, project no. SEI.20.106, dated January 24, 2025. The revisions shall include interim ESC measures that will be implemented during operations (interim conditions) and provide RUSLE calculations for both interim and final site conditions, in accordance with the County's Servicing Standards. The plan shall also confirm if the Rusle calculations will pass prior to hydroseeding (as per drawing ESC-2) and what seed mix is proposed to be installed onsite for reclamation stage.



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4. That prior to release of this Development Permit, the Applicant/Owner shall submit an updated Traffic Generation Memo, for Phase 3 operations, identifying current traffic volume and whether any changes are anticipated, in accordance with Section 4.7 of the MSDP.
5. That prior to release of this Development Permit, the Applicant/Owner shall submit an updated Noise Impact Assessment report or written confirmation, from a qualified professional, for Phase 3 operations, as prepared by Acoustical Consultants Inc., Project No. 23-081, dated April 23, 2024, confirming confirmation of subsequent phases being operational at the same time and maintaining compliance with the maximum 65 dBA and detail noise monitoring plan, in accordance with the County's Servicing Standards and Section 4.12 of the MSDP.
6. That prior to release of this Development Permit, the Applicant/Owner shall submit payment of the Transportation Off-Site Levy in accordance with the County's *Transportation Offsite Levy Bylaw C-8007-2020*, for the total gross acreage of the gravel pit and areas associated with gravel extraction activities for Phase 3.

Permanent:

7. That if this development permit is not issued 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.
8. That this Development Permit, once the prior to release conditions have been satisfied, shall be valid until **May 31, 2030**.
9. The site shall operate in accordance with the MSDP, including the Joint Commitments and cumulative aspects of the extraction activities in the area at all times.
10. That any plan, technical submission, agreement, or other matter submitted and approved as part of the subject application or ancillary onsite approvals (*PRDP20231964*, *PRDP20204084*, *PRDP20194424* or *PL20180102*), prior to release or occupancy conditions, shall be implemented and adhered to in perpetuity, including but not limited to:
 - i. That the Gravel operation shall construct, implement, and maintain any necessary stormwater management facilities, in accordance with the approved onsite Stormwater Management Plan, in perpetuity.
 - ii. That the Gravel operation shall follow the recommendations of the Wetland Assessment and Impact Report, as prepared by Ghostpine Environmental Services, dated September 17, 2018, and Biophysical Impact Assessment Update memo, as prepared by exp., dated April 9, 2024, in perpetuity.
 - iii. That the Gravel operation shall follow the recommendations of updated accepted technical reports, supporting Phase 3, as amended.
11. That all activity and equipment associated with the Natural Processing Extraction operation, shall be located on the land that is designated as Special, Natural Resource District, except the permitted access route and approach off Highway 567 as regulated through the *Master Site Development Plan: Hillstone Aggregates (MSDP)*, dated February 23, 2021.
12. That all buildings shall be in accordance with the approved application site plan, as prepared by Quantum Place, dated April 9, 2024, as amended.
 - i. The buildings, including the scale, office, and facilities, are to be maintained in good working order providing a safe environment for staff and visitors, in accordance with Policy 4.2 of the MSDP.
13. That the area of the site that is open and not reclaimed shall be limited to Phase 3. Phase 1 & Phase 2 operations shall continue to commence in accordance with any active/separate Development Permits, as renewed by the County.



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14. That there shall not be any storage of any materials or vehicles on the subject lands that are not directly related to the natural extraction operation of the gravel pit.
15. That phase reclamation shall proceed behind extraction activities such that no more than **16.00 hectares (40.00 acres)** shall be open at any time for Phase 1, Phase or Phase operations combined. *A minimum of 25% of the area of either phase shall be reclaimed before the next phase is permitted to be opened.*
16. That all existing business signage shall be kept in a safe, clean, and tidy condition at all times.
 - i. That any on-site wayfinding signage including for direction and information purposes shall be permitted.
17. That all on-site lighting, including private, site security & parking area lighting, and mounted building lighting shall be designed to conserve energy, reduce glare, and reduce uplift, 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 facing downward 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.
18. That only on-site extraction materials may be processed on-site, except on occasions whereby blend materials from off-site are required to bring products to specification.
19. That no topsoil shall be removed from the site and any soil materials will be salvaged in accordance with industry best practice to ensure their conservation.
20. That all topsoil and overburden excavated within the site may be stockpiled to be used to reclaim the excavated areas. Stockpiled topsoil and overburden will be placed in the depleted areas in the same order they were removed in accordance with the *Code of Practice for Pits in Alberta*.
 - i. Reclamation of mined areas shall consist of the replacement of salvaged overburden, subsoil, and topsoil with 3:1 side slope around the mined areas.
21. That all landscaping berm extensions/construction and regrading of eastern berm (per the Slope Stability Assessment, as prepared by englobe, ref: 02411366.000, dated January 21, 2025) shall be completed within 12 months from the date of this permit issuance or per an agreement completion date with the County.
 - i. That the noise and screening berms, overburden stockpiles, and similar earthworks, once established shall be seeded, mowed, and maintained using erosion control measures at all times.
 - ii. That all berms onsite permitted through Phase 1, under PRDP20193501, PRDP20194424, and PRDP20204084, and PRDP20231964 immediately adjacent to Highway 567, and the subject permit shall be maintained onsite, for the life of the gravel operation.
22. That any gravel extraction and processing operation shall occur 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings.
 - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install water tape within the open pit area to take monthly readings of the groundwater levels or to the satisfaction of the County's Engineering Services. The readings will ensure mining activities remain a minimum of 1.00 m (3.28 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit any reporting to the County, upon request, and include the log and updates in the Annual Reports.
 - a. That should any extraction operations negatively impact groundwater in the vicinity of the subject site, further groundwater testing and corrective recommendations may be required, upon request from the County, at the Applicant/Owner's expense.



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23. That no extraction or business activities, including access routes, are permitted within the 15.00 m (49.21 ft.) setback buffer area from all property lines. Any previous disturbance shall be corrected, and all disturbed areas shall be reseeded within the next operating year.
24. That dust control measures shall be utilized at all times for all activities onsite, including mining, screening, stockpiling, processing and transport of material, and shall be applied to onsite haul and access routes so that visible dust is minimal and does not cause an adverse impact on lands in the vicinity of the subject site, to the satisfaction of the County, in accordance with Section 4.8 and 6.1.4 of the MSDP.
 - i. That a water truck(s) shall be available at all times on-site to control dust blowing from the site from operations, any material stockpiles and/or roadways.
 - ii. If any complaints arise regarding dust concerns, the Applicant/Owner/Operator shall implement immediate measures, including but not limited to: calcium chloride application on all internal access routes, additional enclosure elements for any crushing equipment, suspension of pit operations in high wind conditions, installation of dust monitoring stations or additional dust mitigation measures per industry standards, to the satisfaction of the County.
25. That in the case of any spillage of hazardous materials, the Provincial Ministry of Environment and Protected Areas (APEA) and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented.
26. That the days of operation, including stripping of overburden, aggregate extraction, operation of the crusher, portable scale, and stockpiling, shall be limited to the following:
 - i. Monday to Friday: 7:00 a.m. to 7:00 p.m.
 - ii. Saturday: 7:00 a.m. to 5:00 p.m.
 - iii. Sunday & Holidays: Closed
27. That the Applicant/Owner shall submit an Annual Report, that includes all pertinent operation details, no later than six months after each operating year.
 - i. The report shall include but not be limited to: Site Operations Manager contact information, site complaints/incident reports, groundwater elevations and monitoring summaries, all extraction details (tonnages and gradation exported, volumes of stockpiled onsite material) and onsite procedure updates.
 - ii. The first report submission after this permit issuance, for 2025, shall confirm that the air monitoring units were repositioned in accordance with Figure 11 of the accepted Air Quality Assessment Report, as prepared acoustical consultants inc., project #23-081.
28. That recorded noise levels generated by aggregate operations shall not exceed *65 dB(A) LAeq (1 hour)* at the receptors' location, in accordance with the onsite Noise Monitoring Report, as prepared by acoustical consultants inc., Project #23-081, dated April 23, 2024, as amended.
 - i. That the Applicant/Owner shall continue to implement the monthly noise monitoring program. One or more additional monitoring stations shall be placed in close proximity to residential dwelling units located in the vicinity of the subject site (excluding dwellings owned by the Applicant) to the satisfaction of the County's Engineering Services, at the Applicant/Owner's expense, in order to ensure that the operation is not exceeding the noted *65 dB(A)*. The Applicant /Owner shall be required to keep a log to record the readings and submit any reporting to the County, upon request, and include the log and any updates in the Annual Reports.
 - a. That should any noise generated by extraction operations negatively impact nearby properties/residences in the vicinity of the subject site, further corrective measures may be required, upon request from and satisfaction of the County, at the Applicant/Owner's expense.



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- b. Further corrective measures could include additional receptor locations, additional muffler silencers, increase use of strobe lights for all equipment's, additional enclosure of crushing equipment or additional noise mitigation measures per industry standards, to the satisfaction of the County.
29. That upon renewal stage of this permit, the Applicant/Owner shall, in conjunction with any other gravel pit operators in the area, work collaboratively by sharing technical information and proportionally funding, if necessary to establish and implement operating practices with an objective of mitigating cumulative effects relative to the site operation, in accordance with the Section 6.0 of the MSDP.
30. That the Applicant/Owner shall adhere to any requirements of the signed onsite Development Agreement for the subject lands until Final Acceptance Completion has been issued by the County.

Advisory:

- The Applicant/Owner shall submit payment of the Community Aggregate Payment Levy, annually, in accordance with the County's *Bylaw C-7748-2018*, as amended, in the amount of \$0.40 per ton of aggregate extracted and removed.
- That the County's *Noise Bylaw C-8067-2020*, as amended, shall be adhered to at all times.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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, as amended]*.
- That any other Federal, Provincial or Municipal approvals, regulations or policies are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall operate within the requirements of the Provincial Code of Practice for Pits at all times.
 - That all existing Provincial Registration(s), as issued, shall remain in effect, as amended.
 - That no water shall be used for the washing of gravel unless and until written approval has been received from the AEPA through the *Water Act or Environmental Enhancement and Protection Act*. If washing is approved by AEPA, the washing of gravel shall adhere to the approved days and hours of operation condition on the Development Permit.
 - That no wash water shall be discharged off of the site or into any water channel unless approval has been obtained through AEPA.
 - That a copy of the Pit Renewal Registration and other any updated Activities plan registrations from Alberta Environment, shall be submitted to the County if updated during the life of this permit.
 - That the Applicant/Owner shall adhere to *Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003*, as amended.
- That demolition permits shall be obtained through the County's Building Services, for all buildings proposed to be removed from the subject phase area, prior to demolition.
 - That all sanitary sewage and water services shall be supplied in accordance with AEPA and the *National Building Code 2023 – Alberta Edition*, as amended.
- That any fire suppression and abatement measures shall be followed in accordance with the *National Fire Code 2023 – Alberta Edition*, as amended.



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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 27, 2025**, a Development Permit may be issued, unless there are specific conditions that 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 & Property Rights Tribunal.

Regards,

Development Authority

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