

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

Terradigm Consultants Inc. (Andrew Ulmer)

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Tuesday, October 21, 2025

Roll: 05303003**RE: Development Permit #PRDP20254476****NW-03-25-28-04**

The Development Permit application for Stripping & Grading, to accommodate future industrial subdivision [Conrich Station - Phase 2a] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Stripping & Grading, to accommodate future industrial subdivision [Conrich Station - Phase 2a], may commence on the subject lands, in accordance with the following:
 - i. The submitted Site Plan and drawings, as prepared by Watt Consulting Group Ltd., dated May 27, 2025, Project Name: *Stripping & Grading Package Conrich Industrial Park Rocky View County, AB*, Dwgs: C00 – C04, as amended;
 - ii. The submitted Stormwater Management Report (SWMR), as prepared by Watt Consulting Group Ltd., dated May 27, 2025, File No: 4253.E01, as amended;
 - iii. The submitted Erosion & Sediment Control Plan (ESC) as prepared by Watt Consulting Group Ltd., dated May 23, 2025, File No: 4253.E01, as amended;
 - iv. The submitted Construction Management Plan (CMP), as prepared by Watt Consulting Group Ltd., dated June 16, 2025, File No: 4253.E01, as amended;
 - v. The submitted Preliminary Geotechnical Investigation Report, as prepared by Global Engineering & Testing Ltd., dated February 28, 2025, File No: GE01456, as amended;
 - vi. The submitted Wetland Assessment & Impact Report, as prepared by Basin Environmental Ltd., dated April 2025, File No: B-0365-24, as amended;
 - vii. Amended required technical to meet the conditions of approval of this permit; and
 - viii. The conditions of approval of this permit.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report, prepared by a qualified professional engineer, in accordance with the County's Servicing Standards, for all areas of fill greater than 2.00 m (6.56 ft.) in depth. The Deep Fills Report shall include recommendations to stabilize the stockpile slopes during and after development.

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3. That prior to release of this permit, the Applicant/Owner shall submit a revised Stormwater Management Report (SWMR), prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The SWMR shall include the necessary improvements to be implemented on the subject lands to support the proposed stripping and grading, and any potential for adverse impacts to neighboring properties and/or the adjacent public road right of way(s).
4. That prior to release of this permit, the Applicant/Owner shall submit a revised Erosion & Sediment Control Plan (ESC), prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The ESC Plan shall include additional mitigation measures to decrease the annual soil loss to no greater than 2.00 tonnes per hectare.
5. That prior to release of this permit, the Applicant/Owner shall submit an Irrevocable Letter of Credit or Refundable Security, in accordance with Sections 112 – 115, and 158 c) iv. of the County's *Land Use Bylaw C-8000-2020* (LUB) and *Council Policy C-407*. The requirement shall be \$5,000.00/disturbed acre of the development area.
6. That prior to release of this permit, the Applicant/Owner shall provide proof of liability insurance coverage in the amount of five million dollars (\$5,000,000) with the County named as an additional insured, in accordance with the County's Servicing Standards.
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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy

Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.

- i. That 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. That any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
- iii. That 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 if the prior to release conditions have not been met by **May 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
9. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity.
 - i. That the hours of operation for the development shall be Monday to Friday, 7:00 a.m. to 7:00 p.m.; and Saturdays 9:00 a.m. to 5:00 p.m. No such work shall be permitted on Sundays or statutory holidays.
10. That all work or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Applicant/Owner and the County.



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11. That the area of work approved by this Development Permit shall be in accordance with the *Conrich Station Conceptual Scheme* and any future approved subdivision plan affecting the subject lands.
 - i. That should the area of work approved by this Development Permit conflict with any future approved subdivision plan, the requirements of the subdivision plan should reign supreme, and shall be adhered to by the Applicant/Owner, at no cost to the County.
12. 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 drainage negatively impact existing drainage patterns in any road right-of-way.
 - ii. That any off-site pumping of stormwater towards/into County lands/infrastructure shall not commence without written approval obtained from the County and the Ministry of Environment & Protected Areas.
 - iii. That upon completion of the 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.
13. That the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m. (6.56 ft.) in depth were placed in accordance with the overlying technical accepted by the County.
14. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
 - i. That no onsite potable water shall be used for dust suppression purposes.
 - ii. That water trucks shall be available at all times on-site and utilized to control dust blowing from the site and/or roadways.
 - iii. That if at any time the development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
15. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
16. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded and moved onsite has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
17. That the Applicant/Owner shall exercise due care on the subject lands to protect any public infrastructure. Any damage to public infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
18. That this approval does not include the importation of clean fill and/or topsoil.



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19. That this approval does not include the final layer of asphalt for road construction, and/or the installation of underground utilities.
20. That no native topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after development is complete, as part of site restoration.
21. That the County and/or agents acting on behalf of the County shall have access to the site at all times for the purpose of inspection.
22. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
23. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/Owner, to cover the costs in site remediation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
24. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
25. That all on-site 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* (LUB). 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.
26. 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 date of 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 subject development shall conform to the County's *Noise Control Bylaw C-8067-2020*, as amended from time to time, *Road Use Agreement Bylaw C-8323-2020* as amended from time to time, *Roads and Transportation Bylaw C-8427-2023* as amended from time to time, and *Nuisance and Unsightly Property Bylaw C-7690-2017*, as amended from time to time, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious 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]*. All regulated species identified on the property must be controlled by the Applicant/Owner. Nuisance weeds must also be controlled in order to limit the spread to surrounding agricultural lands.
- That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.



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- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain any required approvals/permits from the Ministry of Environment and Protected Areas for any development/activity that may impact the on-site wetlands, prior to commencement.
 - ii. That the Applicant/Owner shall obtain any required approvals/permits from Alberta Energy Regulator, prior to commencement.
 - iii.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 11, 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. [unclear]".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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