



## 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

Lewis, Luke

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Tuesday, October 07, 2025

Roll: 08811009

RE: Development Permit #PRDP20252826

SW-11-28-04-05; (281028 RGE RD 42)

The Development Permit application for Placement of Clean Topsoil, for agricultural purposes [completed without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below  
**(PLEASE READ ALL CONDITIONS):**

### Description:

1. That the placement of clean topsoil, for agricultural purposes at a maximum volume of approximately 11,932.92 m<sup>3</sup> (15,607.67 yd<sup>3</sup>), up to a maximum depth of 15.24 cm (6.00 inches), over a maximum area of 7.83 hectares (19.35 acres), as completed on the subject lands, may remain as is, in accordance with the approved application, site plan, and the conditions of approval of this permit.

### Prior to Release

2. That prior to release of this permit, the Applicant/Owner, shall submit a Weed Management Plan, in accordance with Section 158 b) of the County's *Land Use Bylaw C-8000-2020* (LUB), to the satisfaction of the Development Authority.

### Permanent:

3. That if the prior to release conditions have not been met by **January 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, including the noted Weed Management Plan, shall be implemented and adhered to in perpetuity.
5. That any further stripping, grading, excavation, re-contouring, and/or placement of clean fill or topsoil on the subject lands shall require a separate issued Development Permit, prior to commencement.
6. That no native topsoil shall be removed from the subject lands. All topsoil shall be retained and re-spread on-site and seeded to grass or landscaped to native vegetation/crop.
7. That the Applicant/Owner shall take whatever means necessary to prevent visible dust from the subject lands escaping the site and having adverse effects on adjacent roadways and properties.
  - i. That no onsite potable water shall be used for dust suppression purposes.



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8. 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 development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any lot regrading or placement of clean topsoil is not to direct any additional overland surface drainage or negatively impact existing drainage patterns in the any public road right-of-way.
  - ii. That the County, at its sole discretion, 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 of the Development Permit application.
9. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
10. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
11. That the subject area shall not contain large concrete, large rocks, rebar, asphalt, building materials, toxic/hazardous chemicals, organic materials, or other metal.
12. That the subject land shall be maintained in a clean and tidy fashion at all times, and any 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.

#### Advisory:

- 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 any other federal, provincial, or County permits, approvals, and/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, October 28, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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, likely belonging to a representative of the Development Authority.

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