



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

OCTS Rockyview Holdings Inc.

Tuesday, September 23, 2025

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Roll: 05304002

RE: Development Permit #PRDP20252911
SW-04-25-28-04; (283202 TOWNSHIP ROAD 250)

The Development Permit application for Stripping & Grading, for future development has been **conditionally-approved** by Rocky View County "the County" subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Stripping and Grading, over approximately 31.16 hectares (77.00 acres), may be permitted in accordance with the drawings and site plan prepared by Sedulous Engineering Inc. (Project No.: SEI.23.120), File: SEI.123.120-GP-PHASE 1 OP-1.dwg., dated June 10, 2025, submitted with the application, as amended as part of the conditions of approval, and includes:
 - i. Temporary stockpiles (clay and topsoil) as per the approved site plan; and
 - ii. Berms approximately 4.00 m (13.12 ft.) in height.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan relocating the location of the stockpiles, reducing the stockpile height and updating the stockpiles appearance to the satisfaction of the County, in accordance with Section 100 of the *County's Land Use Bylaw C-8000-2020* (LUB).
 - i. That the Ultimate Pond Stockpile shall be relocated north of the future road allowance; and
 - ii. That the Phase 1 Pond Stockpile shall be relocated along the southern boundary of the future road allowance.
 - iii. Both Stockpiles shall be reduced in height to a maximum of 4.00 m (13.12 ft.) or lower, or as confirmed by the Development Authority.
 - iv. That the Phase 1 Pond Stockpile shall be reshaped and similar in aesthetic design to a berm structure or as confirmed by the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit or refundable security in accordance with Sections 112-115, & 158(c)(iv) of the LUB. The requirement shall be \$5,000.00/disturbed acre of the total development area. *Estimated Security Required: \$385,000.00 or as confirmed per the Development Area.*



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4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for any equipment needed during construction/site development to confirm if Road Use Agreements or permits shall 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.
5. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan, in accordance with the County's Servicing Standards, Section 800. The Construction Management Plan shall include:
 - i. Noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details; and
 - ii. Provide construction notification sign design including proposed locations for the signs situated on the subject lands, identifying the Owner, Engineer, Contractor and contact information for local resident questions or concerns, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a detailed Stormwater Management Plan (SWMP), prepared by a qualified professional storm water engineer. The SWMP shall be in accordance with the requirements of the Cooperative Stormwater management Initiative (CSMI) in accordance with Policy 3.5 of the CS, Alberta Environment regulations and best practices in accordance with the County's Servicing Standards and provide for any necessary easements and rights-of-way for drainage as required. The plan must include but not be limited to details regarding any on-site retentions, stormwater flow rates into drainage facilities and storage volumes.
7. That prior to release of this permit, the Applicant/Owner shall conduct additional assessments as per the recommendations of Phase II Environmental Site Assessment prepared by Pinchin (File No.: 329570.001), dated November 1, 2023, as submitted under PL20240121 and prepare a remediation plan for the affected portion of the site.
8. That prior to release of this permit, the Applicant/Owner shall submit a Historical Resources Impact Assessment including deep testing, prepared by qualified professionals, in accordance with Policy 2.4.5.1 of the CS and the County's servicing standards. Should findings include any archaeological or paleontological sites, the applicant will be required to obtain clearance under the Historical Resources Act prior to commencing any construction.
9. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Report, in accordance with the County's Servicing Standards. The report shall also include onsite weed management practices, to be implemented during all stripping and grading activities.



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Permanent:

10. That if the Development Permit is not issued by **APRIL 30, 2026**, or approved through an extension date, then this approval is null and void and the Development Permit shall not be issued.
11. That the placement of the temporary stockpiles (*Ultimate Pond Stockpile, Phase 1 Pond Stockpile and the three Topsoil Stockpiles*) shall be limited to **three (3) years** from the date of permit issuance. *This expiry does not include any proposed berms.*
12. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity, including:
 - i. Stormwater Management Report prepared by Sedulous Engineering Inc. (File No.: SEI.23.120), dated April 2024;
 - ii. Biophysical Impact Assessment prepared by CIMA+ (File No.: CA001042), dated March 20, 2024;
 - iii. Wetland Assessment and Impact Report prepared by CIMA+ (File No.: CA001042), dated July 30, 2024;
 - iv. Geotechnical Investigation prepared by Clifton (File No.: CG3953), dated June 17, 2024;
 - v. Cut & Fill Plan prepared by Sedulous Engineer Inc. (Project No.: SEI.23.120), dated February 4, 2025;
 - vi. That the hours of operations for all Stripping & Grading Activities shall be in accordance with the approved Construction Management Plan; and
 - vii. That as the hours of operation/work differ from the Noise Control Bylaw requirements, hours of operation/work for all Stripping & Grading activities shall be in compliance with the conditions of this Development Permit. The Noise Control Bylaw shall apply to any other provisions onsite, as required.
13. That site regrading shall be in accordance with the phased development plan, Grading and Site Servicing Plan – Phase 1 – Option 2 prepared by Sedulous Engineering Inc. (Project No.: SEI.23.120), dated June 6, 2025.
14. That this approval does not include the approval of any deep utility installations, the digging of any building foundations, or installation of any pilings.
15. 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 surface reclamation of any or all the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
16. 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 nor negatively impact existing drainage patterns in any road right-of-way; and



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- ii. That upon completion of the proposed development, the County may request the Applicant/ Owner submit an as-built survey of the current site conditions, 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.
17. That upon completion, the Applicant/Owner shall submit an as-built grading survey, confirming that all final post-construction grades are in alignment with the overarching technical files for the site, to the satisfaction of the County.
18. That upon completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 1.20 m. (3.93 ft.) in-depth were placed in accordance with the overlying technical accepted by the County.
19. That the proposed development graded area, including the stockpile locations, as per the approved application, shall be spread and seeded, to the satisfaction of the County, upon completion. That no topsoil shall be removed from the subject site, unless otherwise approved by the County.
20. 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.
21. That it shall be the responsibility of the Applicant/Owner 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.
22. That the Applicant/Owner(s) shall ensure no organic material is buried and capped in a manner that will cause methane-related issues. The material shall also not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metals.
23. That the Applicant/Owner(s) shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
 - i. That non-potable water shall be used for grading and/or construction 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; and
 - iii. That if at any time the removal/placement of the fill or stripping and grading activities creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
24. That any material being relocated off-site, shall be moved in a covered trailer/truck, to help prevent blowing of dust/small rocks to adjacent lands or any impacts to the adjacent roadways.
25. That the County staff or agents shall have access to the site at all times.
26. 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.
27. That the works or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Developer and the County if desired.



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28. 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 Policy 8.10 of the *Langdon Area Structure Plan* and Sections 225 – 231 of the *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.
29. 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 36 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 Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That all construction parking shall be restricted to the subject lands at all times. There shall be no parking within a County Road right of way.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That demolition permits shall be obtained through the County's Building Services, for all buildings proposed to be removed from the subject lands, prior to stripping and grading activities.
- That the Applicant/Owner shall contact the County's Capital Project team to confirm future cost sharing opportunities for the construction of the onsite stormwater pond.
- 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 government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners, including:
 - Alberta and Protected Areas, Water Act, *Permit No.: DAUT0018605*; and
 - That the subject site shall adhere to any requirements noted within Instrument #231 219 305 (Road Acquisition Agreement), Instrument #231 219 306 (Road Acquisition Agreement), Instrument #231 219 307 (Restrictive Covenant), Instrument #3161KY (Utility Right of Way), Instrument #24112KY (Utility Right of Way) and Instrument #231 219 304 (Utility Right of Way) in perpetuity, which includes no development or storage excluding sod/landscaping within the Right of Way area.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Protected Area approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.



ROCKY VIEW COUNTY

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Rocky View County, AB, T4A 0X2

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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, October 14, 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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