



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

143875 Alberta Ltd.

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Tuesday, September 9, 2025

Roll: 06827003

RE: Development Permit #PRDP20247584

NW-27-26-04-05

The Development Permit application for Single-lot Regrading, Placement of Fill has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Single-lot Regrading, Placement of Fill may be permitted in accordance with the submitted application; as amended as part of conditions of approval, including:
 - i. Placement of clean fill, to a depth of approximately 2.13 m (7.00 ft.) within a total area of approximately 687.97 sq. m (0.17 acres).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Historical Impact Assessment in accordance with Section 4.10 & 4.12 of the County's *Direct Control Bylaw C-4499-1995* (DC 36) and to the satisfaction of the County and the Alberta Community Development, Cultural Facilities and Historical Resources Division.
3. That prior to release of this permit, the Applicant/Owner shall submit a Hydrogeological Study, prepared by a qualified professional, that establishes existing groundwater chemistry, the rate and direction of groundwater flow, a long-term plan for groundwater monitoring, a chemical management plan for fertilizers, herbicides, pesticides and irrigation, in accordance with Section 4.15 of DC 36 and to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan addressing noise mitigation measure, traffic accommodation, sedimentation and dust control, management of stormwater during, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, in accordance with the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with the County's Policy C-407 and Sections 11.2 a) & 11.5 of the County's *Direct Control Bylaw C-4499-1995* (DC 36). *The requirement shall be \$5,000.00/disturbed acre of the development area.*



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6. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional stormwater engineer. The SSIP must include the original ground profiles; the depth of properad fill; and an analysis of the pre- and post-grades considering site stormwater storage, site release and offsite drainage to ensure there are no impacts to adjacent priorities of the County's public road network, in accordance with the Section 4.8 & 5.4 of the Cochrane Lake Conceptual Scheme (CS), Section 4.16 & 11.4 of the DC, and the County's Serving Standards.
 - i. That the SSIP shall confirm that the design meets the requirements of the original Stormwater Management Plan prepared for Cochrane Lake Phase II.
7. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control report and plan, in accordance with the County's Serving Standards.
8. 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 to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit 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 a 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 County's *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:

9. That if the Development Permit is not issued by **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
10. 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.
11. 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 of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
12. That upon completion of the proposed development, the Applicant/Owner shall submit as-built survey(s), confirming that the development proposal and post grades align with the supporting technical submissions for the file.



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13. That the proposed development graded area, as per the approved application, shall be spread and seeded to native vegetation, landscaped or covered to prevent dust and erosion and/or stockpiles removed from the subject lands, to the satisfaction of the County, upon completion.
14. That this approval does not include the approval of any deep utility installations.
15. That no native topsoil shall be removed.
16. 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.
17. That this permit does not include any placement of stockpiles and any stockpiles shall require separate Development Permit approval.
18. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
19. That the material shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
20. That the Applicant/Owner shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That no potable water shall be used for grading and/or construction purposes;
 - ii. That water trucks shall be available at all times on-site to control dust blowing from the site and/or roadways; and
 - iii. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
21. 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.
22. That the County staff or agents shall have access to the site at all times.
23. 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
 - ii. That upon completion of the proposed 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.



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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 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 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-8323-2020*, in perpetuity.
- That if required, the Applicant/Owner shall contact Wheatland County, to obtain a Road Use Agreement, for use of a haul route through Wheatland County's road network, prior to commencement.
- That the site shall adhere to any requirements of any Instruments registered on title.
- 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.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 30, 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, likely belonging to a representative of the Development Authority.

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