



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

Aecon Group Inc. (Brady Greschner)

Tuesday, September 19, 2023

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Roll: 06315001

RE: Development Permit #PRDP20234187
SE-15-26-28-04; (262031 RGE RD 282)

The Development Permit application for single-lot regrading and the placement of clean topsoil (up to 10" in depth over 40.00 acres), has been **conditionally-approved** by Rocky View County ("the County")'s Development Officer, subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That single-lot regrading and the placement of clean topsoil, approximately up to 32,000.00 cubic metres and not exceeding up to 10.00 inches in depth, for agricultural improvements/corrections shall be permitted in accordance with the submitted application and site plan, *as prepared by AECON*, as amended.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of procedures for onsite operations, including erosion and sediment controls and dust mitigation, in accordance with Section 100 of the County's Land Use Bylaw (C-8000-2020).
3. That prior to release of this permit, the Applicant/Owner shall obtain and submit proof of \$5,000,000.00 liability insurance with the County named as an additional insured for the works associated with the permit, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit detailed cut/fill and site grading plans, prepared by a qualified engineering professional, which demonstrate final post grades and surface drainage patterns, in accordance with the County's Servicing Standards.

Permanent:

5. 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 or approved under Development Permits PRDP20210473 or PRDP20213759 shall be implemented and adhered to in perpetuity, including erosion and sediment control measures and stormwater management adherence.
 - i. That if any future development occurs on the subject development graded area, the Applicant/Owner shall obtain any required approvals from the County, with the proper supporting technical documentation approved by the County, prior to commencement.



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Note: For future agricultural and development applications, unless otherwise conditioned, the Applicant/Owner shall register a Caveat on title, including a site plan attachment, stating that the identified area may be limited/restricted for future development, with the exception of minor agricultural pursuits.

6. That if the prior to release conditions have not been completed by **APRIL 30, 2024**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That the Applicant/Owner shall adhere to the requirements of the Prime Contractor as defined under Road Right of Way Construction Agreement #5240, dated May 4, 2020, issued under PRDP20210473; for use of Range Road 282 north of Highway 566 until Final Acceptance Certificates have been issued by the County for the above Agreement.
8. That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
9. That the Applicant/Owner shall conduct a completion soil testing, by a qualified professional, at the destination location of the topsoil material, at a frequency of one (1) test per 10,000 cu. m. (with standard processing times).
 - i. Texture is balanced and not over 40.00% clay;
 - ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
 - iii. SAR/EC rating is at least "good"; and
 - iv. PH value is in the "acceptable" range for crop growth.

The results shall be recorded and summarized to confirm compliance within the standards specified above. Once completed, the recorded results shall be submitted to the County, for review and acceptance. Should the results not be within tolerance of the standards specified above, the County reserves the right to suspend all hauling activities and not permit further material to be placed at the destination location.

10. That no native topsoil shall be removed from the site.
11. 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.
12. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
13. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
14. That the Applicant/Owners 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.



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- ii. That water trucks shall be available at all times onsite to control dust blowing from the site and/or roadways.
 - 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.
15. That the proposed development graded area, as per the approved application, shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County, upon completion.
16. That the County staff or agents shall have access to the site at all times.
17. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, to help prevent the 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.
18. That any on-site lighting needed for the development, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with 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, which 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.
19. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands or County right-of-ways from any drainage alteration to the satisfaction of the County. *The subject development shall not result in any additional overland surface drainage.*
20. That the subject land shall be maintained in a clean and tidy fashion at all times, and any/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.
21. That once this permit is issued, the proposed development of single-lot regrading and placement of clean topsoil shall be completed within twelve (12) months of the date of permit issue.

Advisory:

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022* (except as otherwise contracted/approved by the County), in perpetuity.
- That the site shall adhere to any requirements of Instrument #751 098 545 [Utility Right of Way (UROW)]. Any impact to the UROW, the Applicant/Owner shall contact Rocky View Gas Co-op, prior to commencement.
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of November 16, 2022*].



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- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - That the Applicant/Owner shall adhere to any requirements of the issued Roadside Development Permit, No. RSDP034451, through Alberta Transportation and Economic Corridors.

Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the placement of the topsoil, prior to commencement.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 10, 2023**, 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 Development Appeal Committee.

Regards,

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

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