

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

Lamont Development Inc.

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Tuesday, April 7, 2026

Roll: 06917001

RE: Development Permit #PRDP20257001

NE-17-26-05-05; (54111 TOWNSHIP ROAD 263)

The Development Permit application for Single-lot Regrading and Placement of clean fill, for the construction of a berm [*commenced without permits*] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Single-lot Regrading and Placement of Fill may commence on the subject land in accordance with the approved drawings and application, as amended to meet the conditions of this permit, including:
 - i. Berm with a maximum height of 10.00 m (32.81 ft.) in height; and
 - ii. The placement of clean fill with a total volume of approximately 180,000.00 cubic meters (6,356,640.00 cubic feet).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised Deep Fills Report, prepared by a qualified professional, for all areas of fill greater than 2.00 m (6.56 ft.) in depth, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised Geotechnical report, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development, in accordance with the County's Servicing Standards.
4. 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 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.

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Prior to Occupancy:

5. That upon grading completion, 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 site technical as accepted by the County.
6. That upon grading completion, the Applicant/Owner shall submit as-built, certified by a professional engineer. The as-built drawings shall include verification of site grades, and any other information that is relevant to the SSIP, to the satisfaction of the County.
7. That upon grading completion, the berm shall be seeded or landscaped with native vegetation upon completion. Confirmation photos or a site inspection shall be required to be completed, for verification, to the County's satisfaction.

Permanent:

8. That if this Development Permit is not issued by **NOVEMBER 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, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity as amended, including:
 - i. Site-Specific Stormwater Implementation Plan, prepared by Invistec Consulting Ltd. (Project No.: 3025022), dated March 2026;
 - ii. Geotechnical and Slope Stability Assessment prepared by PrairieGEO (Project No.: PGE25-364), dated March 6, 2026;
 - iii. Haul Route prepared by Invistec Consulting Ltd. (File No.: 3025022-Figures.dwg);
 - iv. Construction Management Plan prepared by Lamont Development Inc., dated December 10, 2025;
 - v. Geotechnical Review Report prepared by PrairieGEO (Project No.: PGE25-364-REV), dated December 17, 2025; and
 - vi. Including any updated technical documents as required.
10. That the fill material shall not contain large concrete, large rocks, rebar, asphalt, building materials, hazardous materials or metal.
11. That no native topsoil shall be removed from the subject lands.
12. That if no future development of the proposed graded area occurs, the proposed graded area shall have a minimum of six inches of topsoil placed on top upon development completion, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
13. That any future grading activities outside the scope of this Development Permit shall require a separate Development Permit approval.
14. 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 County road right-of-way.
15. That no temporary stockpiling is permitted at any point, unless required during construction of the berm. Any remaining stockpiles after the completion of the berm shall be removed off site.



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16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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 225-227 of the *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.
23. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 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 during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That the Applicant/Owner shall be responsible for all Ministry of Environment and Protected Areas approvals for any impact to any wetland or classified waterbody areas from the proposed development, if applicable.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* & the County's *Road Use Agreement Bylaw C-8323-2022* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds in accordance with the approved onsite Weed Management Plan 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]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including *Transportation and Economic Corridors Permit No.: 2025-0068836*.

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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, April 28, 2026**, 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,



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

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