

**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**

Terradigm Consultants Inc. (Andrew Ulmer)

Page 1 of 5

Tuesday, April 21, 2026,

Roll: 04209001

**RE: Development Permit #PRDP20260791  
SE-09-24-27-04 (241059 VALE VIEW ROAD)**

The Development Permit application for Single-lot Regrading and Placement of Clean Fill, for agricultural purposes 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 Clean Fill, for agricultural purposes, be allowed on the subject parcel, in accordance with the submitted application and drawings prepared by Terradigm Consultants Inc., Project No.: 2604 - 1.0, dated February 8, 2026, as amended and including:
  - i. Total area of approximately  $\pm 16.00$  hectares ( $\pm 39.54$  acres), placement of approximately  $\pm 40,000.00 \text{ m}^3$  ( $\pm 1,412,586.70 \text{ ft}^3$ ) of topsoil and clean fill, up to a maximum height of  $\pm 0.25 \text{ m}$ . ( $\pm 9.84$  inches).

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit an Irrevocable Letter of Credit or Refundable Security, in accordance with Sections 112 – 115 of the *County's Land Use Bylaw C-8000-2020* (LUB) and Council Policy C-407, outlining anticipated site remediation costs, in the event that the development is abandoned and/or not completed to the satisfaction of the County.
  - i. That the amount of security required shall be determined via a cost estimate, may be considered in phases, submitted by the Applicant/Owner to the County, subject to review and approval by the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional engineer, in accordance with the County's Servicing Standards. The SSIP shall include:
  - i. A grading plan that illustrates the original ground profile, the depth of proposed soil, the total amount of soil to be imported/exported from the site, and analysis of pre and post construction grades to determine whether there are any impacts to adjacent properties or the public road network; and
  - ii. Confirmation of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage.

Terradigm Consultants Inc. (Andrew Ulmer) **#PRDP20260791**  
Page 2 of 5

4. That prior to release of this permit, the Applicant/Owner shall submit a stamped Erosion & Sediment Control Plan (ESC), prepared by qualified professional engineer, in accordance with the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan demonstrating that the proposed development area does not encroach upon any identified wetlands on the subject site. The revised site plan shall also illustrate a minimum 15.00 metre (49.21 feet) buffer measured from the boundaries of all wetlands in accordance with Section 100 of the LUB, to the satisfaction of the County.
  - i. Alternatively, the Applicant/Owner will be required to provide a Wetland Impact Assessment (WIA) conducted by a qualified professional that assesses the existing wetland/riparian area and the impacts the proposed development will have on the wetland/riparian area. The WIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland and riparian areas, in accordance with County Servicing Standards, to the satisfaction of the Development Authority.
6. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP) addressing applicable items within Section 800 of the County's Servicing Standards. The plan shall address applicable traffic accommodation/hauling, noise mitigation measures, sedimentation and dust control, weed control, construction best management practices, waste management and all other relevant construction management details.
  - i. That the CMP shall outline the construction measures and methods to be implemented to ensure adherence to the existing wetland boundaries, in accordance with the final approved site plan. The CMP shall confirm that no stockpiling occurs within or along wetland boundaries, that a minimum 15.00 metre (49.21 feet) buffer is maintained around all wetlands, and that any handling or placement of topsoil does not negatively impact the wetlands on site.
7. That prior to release of this permit, the Applicant/Owner shall submit a stamped and endorsed statement from a Professional Agrologist, or Certified Crop Advisor, confirming the soil quality improvements achieved by the proposed addition of 40,000 m<sup>3</sup> of topsoil and confirmation on the anticipated agricultural benefits, to the satisfaction of the Development Authority.
8. That prior to release of this permit, the Applicant/Owner submit a Soil Testing Analysis, by a qualified professional, to the satisfaction of the County, completed on the proposed topsoil, which includes where the topsoil originated from and confirm that:
  - 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";
  - iv. PH value is in the "acceptable" range for crop growth, and
  - v. Continue testing throughout the duration of the hauling at a minimum frequency of one (1) test per 10,000m<sup>3</sup> of imported material to verify that soil quality remains consistent.
9. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations 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

Terradigm Consultants Inc. (Andrew Ulmer) #PRDP20260791  
Page 3 of 5

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](mailto: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 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.

**Upon Development Completion:**

10. That upon development completion, the Applicant/Owner shall submit as-built survey drawings of the site, prepared by a professional engineer. The as-built survey drawings shall include verification of site development in accordance with the final approved SSIP, and any other information deemed necessary by the Development Authority.
  - i. Following receipt and acceptance of the as-built drawings, the County shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings.
  - ii. That should the County observe that the development has not been carried out as approved, the Applicant/Owner shall implement corrective measures, at their own cost, to the satisfaction of the County.
11. That upon development completion, the Applicant/Owner shall submit photo confirmation that all site remediation costs and/or final site seeding has been completed, in accordance with any phasing plan or in its entirety, in accordance with the approved application.
  - i. Following received confirmation, the County shall complete an inspection of the site to verify all development has been completed as per the stamped examined drawings.
12. That upon completion of the subject development, the Applicant/Owner shall conduct a completion Soil Testing Analysis, by a qualified professional, under County Staff supervision, at the destination location of the topsoil material, at a minimum frequency of three (3) samples (with standard processing times), with sample locations delineated on the final approved site plan, and confirm that:
  - 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.

**Permanent:**

13. That if the prior to release conditions have not been met by **NOVEMBER 31, 2026**, or the approved extension date, then this approval is null and void and the Development permit shall not be issued.



Terradigm Consultants Inc. (Andrew Ulmer) #PRDP20260791

Page 4 of 5

14. 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, shall be implemented and adhered to in perpetuity.
15. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
16. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
17. That no native topsoil shall be removed from the site.
  - i. That the Applicant/Owner shall ensure seeding all areas where topsoil is placed to an appropriate crop, forage, or reclamation mix to stabilize the site and restore agricultural capability, to the satisfaction of the County. Seeding shall occur within the next suitable seeding window following placement and be maintained until successful establishment.
18. 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 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.
19. That the Applicant/Owner shall ensure the topsoil has been placed in a safe manner that does not cause slope stability issues, slumping or any adverse impacts on drainage and/or potential wetlands.
20. 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.
21. 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 drainage 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 of the Development Permit application, or in response to a Prior to Release condition.
22. 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 site remediation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.



Terradigm Consultants Inc. (Andrew Ulmer) #PRDP20260791  
Page 5 of 5

23. 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 site shall remain free of restricted and noxious weeds and maintained on accordance with the approved Weed Management Plan and with *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That the site shall conform to the County's *Noise Bylaw C-8067-2020* and *County Road Use Bylaw C-8323-2022* in perpetuity.
- That the Applicant/Owner shall adhere to instrument #1064BW. (Restrictive Covenant), instrument #751 123 502 (Utility Right-of-Way), instrument #771 103 991 (Deferred Services Agreement), instrument #801 024 441 (Utility Right-of-Way), instrument #131 052 082 (Utility Right-of-Way) and instrument #161 083 126 (Utility Right-of-Way) listed on the land title in perpetuity.
- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

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

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, May 12, 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 Provincial Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read "D. Kozlowski".

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