

**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**

B&A Studios (Patrick Wetter)

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Tuesday, May 19, 2026

Roll: 06836001/5

**RE: Development Permit #PRDP20253632  
Block 1, Plan 9911058; NE-36-26-04-05; (40045 BIG HILL SPRINGS ROAD)  
NW-36-26-04-05;**

The Development Permit application for *Aggregate Extraction and/or Processing*, for the Hughes Gravel Pit, (Phases 1 and 2) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That *Aggregate Extraction and/or Processing* may operate on the subject site as approved in accordance with the *Master Site Development Plan: Hughes Gravel Pit, dated September, 2017* (MSDP), submitted development permit application and drawings, as prepared by B&A Studios, dated March 2026, and supporting technical reports, as amended for conditions of this approval, including:
  - i. Approval of *Aggregate Extraction and/or Processing including onsite crushing (located Phase 1 and Phase 2 only); Total of ±27.31 hectares [±67.50 acres];*
  - ii. Development and placement of operational equipment, scale, scale/office house (approximately ±66.89 sq. m [±720.00 sq. ft.] in area), and any minor accessory buildings (approximately ±27.87 sq. m [±300.00 sq. m] in area or less), as proposed (*located in Phase 1, Phase 2 or Phase 5*);
  - iii. Placement of a production/staging/lay down area(s), Portable Crusher and temporary Asphalt Plant; (*located in Phase 1 or as shifted to Phase 2*); *approximately ±1.70 acres in area*;
  - iv. Development of an internal paved road network (*located in Phase 1, Phase 2 or Phase 5*); Including access to the Overflow Infiltration Pond (*located through future Phase 3 and Phase 4*);
  - v. Development of permanent landscaping berming along the entirety of the north property line, approximately ±140,000.00 cu. m in volume (located in Phase 1 and 2); and a temporary seeded topsoil stockpile, (located along the eastern Phase 3 boundary property line), in accordance with the final site plan, as amended;
  - vi. Perimeter chain-link fencing, up to 2.00 m (6.56 ft.) high, including topper;
  - vii. Signage, including two (2) non-illuminated monument/pylon entrance signs, "*Amrize Hughes Gravel Pit*", approximately 1.67 sq. m (18.00 sq. ft.) in area; *as amended in wording and design. The signs shall also include contact information for Amrize.*
  - viii. Site soil removal, placement, stockpiles (topsoil and gravel), and progressive reclamation;
  - ix. Onsite Sales; and

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- x. Construction of a site access and supporting stormwater facilities, including two ponds and one overflow infiltration pond (*located in Phase 1, Phase 3 and Phase 5*). *Use of the existing access in Phase 2 for construction and mobilization is permitted pending confirmation from Alberta Transportation and Economic Corridors, while and until the required intersection is under construction/completed.*

**Prior to Release:**

2. That prior to release of this Development Permit, the Applicant/Owner shall submit a revised lighting plan, including a photometrics design and revised lighting spec details for the mounted scale house lighting that confirms the lighting models are fully shielded and cut-off, in accordance with Section 14 of the County's Aggregate Development Performance Standards (ADPS) and Sections 95.1(r)(xviii) and Sections 225-231 of the County's *Land Use Bylaw C-8000-2020* (LUB).
3. That prior to release of this Development Permit, the Applicant/Owner shall submit written confirmation on the site and operation has incorporated agricultural consideration and mitigation measures, for adjacent agricultural properties, in accordance with Section 9 of the ADPS, Section 95.2(r) of the LUB, and the County's Agricultural Boundary Design Guidelines.
4. That prior to release of this Development Permit, the submitted Visual and Landscape Impact Assessment, as prepared by Bassett Associates Landscape Architecture Inc. shall be reviewed by the County, with any revisions required to be completed by the Applicant/Owner, in accordance with the MSDP, ADPS, and the County's LUB. Additionally, additional information on the submitted landscaping plan is required and shall include:
  - i. Confirmation shall be received from Agricultural Services, that the proposed seed mix, as noted on the landscaping plan, dated March 2026 is acceptable, per the County's requirements; and
  - ii. The Applicant/Owner shall submit additional details for the temporary topsoil stockpile, located in Phase 3, including total dimensions and total cubic volume, to the satisfaction of the County.
5. That prior to release of this Development Permit, the Owner shall be required to enter into a Development Agreement with the County, in accordance with the County's Servicing Standards, Sections 7.07-7.09 of the County's ADPS, and Section 95.1(r)(vii) of the LUB, including:
  - i. The upgrade of the existing intersection to a Type IVc intersection at Highway 567, including all signage and any other roadside indicators to the satisfaction of Alberta Transportation & Economic Corridors (ATEC) and the County;
  - ii. Details on closure and reclamation of the existing residential approach;
  - iii. Obtaining a Roadside Development Permit and other necessary approvals from ATEC for the Highway Intersection improvements, to be appended in the Development Agreement;
  - iv. Submission and Implementation of the recommendations of the Construction Management Plan, including a Traffic Accommodation Strategy, for the road infrastructure improvements, in accordance with the County's Servicing Standards; and
  - v. Registration of necessary easements, right-of-ways and/or restrictive covenants to the satisfaction of ATEC and the County.
6. That prior to release of this Development Permit, the submitted revised Good Neighbour Action Plan, dated April 2026, shall be reviewed by the County, with any revisions required to be completed by the Applicant/Owner. The revisions shall include all revised details and clarifies the noted questions provided by Engineering Services, dated October 10, 2025, and shall incorporate the noted engagement measures within the development application into one consolidated document, in accordance with Section 1.14 of the County's ADPS and Section 95.1(r)(i) of the LUB.



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7. That prior to release of this Development Permit, the submitted revised Reclamation plan, dated March 2026, shall be reviewed by the County, with any revisions required to be completed by the Applicant/Owner. The plan shall include all requirements as noted in Section 18 of the County's ADPS and Section 95.1(r)(xxi) of the LUB.
8. That prior to release of this Development Permit, the Applicant/Owner shall submit an updated Noise Impact Assessment, from a qualified professional, that is assessed in accordance with Section 4 and Appendix C: Noise Impact Assessment Methodology of the County's ADPS, Section 4.7 of the MSDP, and Section 95.1(r)(iii) of the LUB. The assessment shall also include a boundary area of 1.61 km and include noise mitigations and monitoring plan recommendations.
9. That prior to release of this Development Permit, the Applicant/Owner shall submit an Air Quality Assessment Report, as prepared by a qualified professional, including a monitoring plan and site plan indicating all unit location(s) on site, in accordance with Section 4.6, Section 8, and Appendix B: Joint Community Commitments of the MSDP, Section 6 of the County's ADPS, and Section 95.1(r)(v) of the LUB.
10. That prior to release of this Development Permit, the submitted Groundwater Impact Assessment, dated April 2026, shall be reviewed by the County, with any revisions required to be completed by the Applicant/Owner. The assessment shall include a groundwater monitoring plan and include details on how water quality will not be affected and include any mitigation measures, in accordance with Section 4.8 of the MSDP, Section 12 of the County's ADPS and Section 95.1(r)(xv)(xvi) of the LUB.
11. That prior to release of this Development Permit, the Applicant/Owner shall submit a Traffic Management Plan, in accordance with Section 7 of the County's ADPS, the County's Servicing Standards and Section 95.1(r)(vi) of the LUB.
12. That prior to release of this Development Permit, the submitted revised Stormwater Management Report, dated April 2026, shall be reviewed by the County, with any revisions required to be completed by the Applicant/Owner. The plan shall include clarifications to the noted questions provided by Engineering Services, dated October 10, 2025, in accordance with Section 12 of the County's ADPS, the County's Servicing Standards and Section 95.1(r)(xiii) of the LUB.
13. That prior to release of this Development Permit, the submitted revised Erosion and Sediment Control Plan, dated April 2026, shall be reviewed by the County, with any revisions required to be completed by the Applicant/Owner. The plan shall clarify the noted questions provided by Engineering Services, dated October 10, 2025, in accordance with Section 13 of the County's ADPS, the County's Servicing Standards and Section 95.1(r)(xvii) of the LUB.
14. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details/routes for materials and equipment needed during construction/site development/daily operations. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will 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 Road Use Agreements including any offsite directional signage, 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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15. That prior to release of this Development Permit, the Applicant/Owner shall submit payment of the Transportation Off-Site Levy in accordance with the County's *Transportation Offsite Levy Bylaw C-8549-2024*, for the total gross acreage of the gravel pit and areas associated with gravel extraction activities included within this development permit approval.
16. That prior to release of this Development Permit, the Applicant/Owner shall submit payment for all required private cost recoveries for offsite road infrastructure in accordance with the County's Policy #C-406, if applicable at time of decision. *Total costs will be confirmed, including borrowing costs to the date of payment, upon receipt of final access and servicing plans.*

**Upon Implementation/Site Occupancy/Operation:**

17. That upon completion, that Applicant/Owner shall submit as-built drawings of the constructed onsite stormwater management facilities, prior to the release of any renewal for Phase 1 or Phase 2 development permits, which includes both proposed stormwater ponds constructed, located in Phase 1 and Phase 3.
  - i. Once received, the County shall perform an inspection of the proposed stormwater management facilities ensuring the proposed facilities were constructed as per the approved Stormwater designs.
18. That upon completion, Construction Completion Certificates shall be issued for the road infrastructure improvements and existing approach reclamation required under the onsite Development Agreement, prior to the release of any renewal for Phase 1 or Phase 2 development permits.
19. That prior to site occupancy, all development components including all landscaping elements, seed mix certificate of seed analysis confirmation, and the office/scale house placement and parking shall be in place prior to occupancy/use of the site and/or buildings.
  - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without all development components completed provided that an Irrevocable Letter of Credit or refundable security per Council Policy C-407 be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.

**Permanent:**

20. That if this development permit is not issued by **APRIL 30, 2027**, or through an approved extension date, then this approval is null, and void and the development permit shall not be issued.
21. That this Development Permit, once the prior to release conditions have been satisfied, shall be valid for **five (5) years** from the date of the issuance.
22. The site shall operate in accordance with the MSDP, including the Joint Operating Standards and Appendix B: Joint Community Commitments, the County's Aggregate Development Performance Standards and Aggregate Site Monitoring *Bylaw C-8635-2025*, as amended, at all times.
23. That the area of the site that is open and not reclaimed shall be limited to Phase 1 and Phase 2. There shall be no *Aggregate Extraction and/or Processing* within Phase 3, Phase 4, or Phase 5, until a separate Development Permit application has been approved. Phase 5 activity may only commence in accordance with conditions of this approval as noted in Condition #1. That phase reclamation shall proceed following extraction activities such that no more than **16.00 hectares (40.00 acres)** shall be open to extraction at any time for the combined Phase 1 or Phase 2 areas. *The open area does not include any processing or laydown areas(s).*



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24. That any plan, technical submission, agreement, or other matter submitted and approved as part of the subject application or ancillary onsite approvals (*PL20150044 or PL20150047*), prior to release or occupancy conditions, shall be implemented and adhered to in perpetuity, including but not limited to:
  - i. That the Gravel operation shall construct, implement, and maintain any necessary stormwater management facilities, in accordance with the final approved Stormwater Management Plan, in perpetuity;
  - ii. That the Gravel operation shall follow the recommendations of the Biophysical Impact Assessment, as prepared by TRACE Associates, dated May 14, 2025, in perpetuity;
  - iii. That the Gravel operation shall follow the recommendations of all accepted technical reports, supporting Phase 1 and Phase 2, as amended; and
  - iv. That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020, as amended from time to time*, in perpetuity.
    - a. That as the hours of operation differ from the County's Noise Control Bylaw requirements, hours of operation shall be in compliance with the conditions of this Development Permit. *The Noise Control Bylaw shall apply to any other provisions onsite, as required.*
25. That any placed accessory building(s) or structures shall be in accordance with the approved application site plan, as prepared by B&A Studios, dated March 2026, as amended.
26. That the portable crusher shall remain fully enclosed and baffled by the proposed portable power van and be powered by the noted diesel generator within the unit. The temporary asphalt plant shall only utilize propane or natural gas as a fuel source.
27. That there shall not be any storage of any materials or vehicles on the subject lands that are not directly related to the aggregate extraction operation(s) of the gravel pit.
28. That there shall be no onsite blasting of material, gravel washing, dewatering, or other industrial uses of groundwater, at any time, unless approved through a separate development permit and Provincial approval has been obtained.
29. That all business signage, approved under this permit, shall be kept in a safe, clean, and tidy condition at all times.
  - i. That the monument/freestanding sign(s) shall be mounted to the fenceline or on self support posts and shall not exceed 12.00 m (39.37 ft.) in height.
  - ii. That any on-site wayfinding signage including directional/informational/safety purposes shall be permitted, where in keeping with the design of the overall development, to the satisfaction of the County;
    - a. All wayfinding signage shall be installed at 200 m (656.16 ft.) intervals which state "*danger: open pit*" and "*no trespassing*" and within the pit to warn of potential hazards to all personnel.
    - b. That no temporary business signage shall be place on the site at any time except any temporary signs required during development construction. No temporary signage shall be placed within the Highway Road Allowance at any time; and
    - c. That any new/proposed business signage shall require shall separate development permit approval, prior to placement onsite.
30. That all on-site lighting, including private, site security & parking area lighting, and mounted building lighting shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Section 14 of the County's ADPS and Sections 225-231 of the County's LUB. All lighting shall be full cut-off (shielded) and be located and arranged facing downward 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.



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- i. That all temporary lighting stands shall ensure that all lighting heads are facing horizontally and are at a 90° angle facing downwards, at all times onsite.
31. That only on-site extraction materials may be processed on-site, except on occasions whereby blending materials from off-site are required to bring products to specification.
32. That no topsoil shall be removed from the site and any soil materials will be salvaged in accordance with industry best practice to ensure conservation of all soil materials. All topsoil and overburden excavated may be stockpiled within the site, to be used to reclaim the excavated areas. Stockpiled topsoil and overburden will be placed in the depleted areas in the same order they were removed in accordance with the *Code of Practice for Pits in Alberta*.
  - i. Reclamation of mined areas shall consist of the replacement of salvaged overburden, subsoil, and topsoil with 3:1 side slope around the mined areas.
33. That all noise/screening berms and landscape plantings shall be completed within 18 months from the date of this permit issuance or per an agreement completion date with the County, in accordance with the final landscaping plan.
  - i. That the Applicant/Owner shall be responsible for the irrigation and maintenance of the landscaped areas including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
  - ii. That the noise and screening berms, overburden stockpiles, and similar earthworks, once established shall be seeded and maintained using erosion control measures at all times, in perpetuity; and
  - iii. That all berm(s), once constructed onsite, shall be maintained for the life of the gravel operation.
  - iv. That no topsoil shall be removed from the subject lands.
34. That any aggregate extraction and processing operation shall occur a minimum of 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings.
  - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install a minimum of three piezometers within the open pit area, to take readings of the groundwater levels to ensure mining activities remain a minimum of 1.0 m (3.28 ft.) above the recorded groundwater levels, at all times; and
  - ii. The Applicant/Owner shall be required to keep a log to record the readings and submit any reporting to the County, upon request, and include the log and updates in the Annual Report submission(s).
    - a. That should any extraction operations negatively impact groundwater in the vicinity of the subject site, further groundwater testing and corrective recommendations may be required, upon request from the County, at the Applicant/Owner's expense.
35. That no extraction or business operational activities, including internal access routes, are permitted within the 15.00 m (49.21 ft.) setback buffer area from the north and west property lines unless approved through a condition of a Development Permit. *This does not include onsite landscaping or berming.*
36. That dust control measures shall be utilized at all times for all activities onsite, including mining, screening, stockpiling, processing and transport of materials, and shall be applied to onsite haul and access routes so that visible dust is minimal and mitigated onsite and does not cause an adverse impact on lands in the vicinity of the subject site, to the satisfaction of the County, in accordance with Section 4.8 and 6.1.4 of the MSDP.
  - i. That a water truck(s) shall be available at all times on-site and utilized to control dust blowing from the site from operations, any material stockpiles and/or roadways; and

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- ii. If any complaints arise regarding dust concerns, the Applicant/Owner/Operator shall implement immediate measures, including but not limited to: road sweeping, water application or calcium chloride application on all internal access routes, additional enclosure elements for any crushing equipment, suspension of pit operations in high wind conditions, installation of dust monitoring stations or additional dust mitigation measures per industry standards, to the satisfaction of the County.
37. That the hours of operation, including stripping of overburden, aggregate extraction, use of the scale, and earthworks and site hauling, shall be limited to the following:
  - i. Monday to Friday: 7:00 a.m. to 7:00 p.m.
  - ii. Saturday: 7:00 a.m. to 5:00 p.m.
  - iii. Sunday & Holidays: Closed

*That no truck idling or extraction activities may commence outside of the noted operational hours.*
38. That *Agriculture (General)* activities may commence onsite, outside of extraction activities, as required.
39. That the Applicant/Owner shall submit an Annual Report, that includes all pertinent operation details, no later than six months after each operating year, including:
  - i. The report shall include but not be limited to: Site Operations Manager contact information, site complaints/incident reports, noise monitoring & dust monitoring results, groundwater elevations and monitoring summaries, volumes of stockpiled onsite material) etc., and onsite procedure updates;
  - ii. A site plan shall be included showing all disturbed and reclaimed areas within each operational year and existing site features including berms, scale and scale house, internal roads etc.;
  - iii. The report shall include but not be limited to: *a Site Production Assessment* that details: the total volume (cubic metres) and weight (tonnes) of the aggregate resource that has been extracted from the aggregate development since commencement of operations; a forecast of the volume (cubic metres) and weight (tonnes) of the remaining identified aggregate resource that is to be extracted from the site over the course of the intended operations, and a forecast of production rates for the following operating year; and
  - iv. Any other requirements as noted in Section 3.01 of the County's Aggregate Development Performance Standards, as amended.
40. That recorded noise levels generated by aggregate operations shall not exceed *65 dB(A) LAeq (1 hour)* at the receptors' location, as amended.
  - i. That the Applicant/Owner shall implement the monthly noise monitoring program. One or more additional monitoring stations shall be placed in close proximity to residential dwelling units located in the vicinity of the subject site (excluding dwellings owned by the Applicant) to the satisfaction of the County, at the Applicant/Owner's expense, in order to ensure that the operation is not exceeding *65 dB(A)*. The Applicant/Owner shall be required to keep a log to record the readings and submit any reporting to the County, upon request, and include the log and any updates in the Annual Reports.
    - a. That should any noise generated by extraction operations negatively impact nearby properties/residences in the vicinity of the subject site, further corrective measures may be required, upon request from and satisfaction of the County, at the Applicant/Owner's expense; and
    - b. Further corrective measures could include additional receptor locations, additional muffler silencers, increase use of strobe lights for all equipment's, additional enclosure of crushing equipment or additional noise mitigation measures per industry standards, to the satisfaction of the County.



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41. That upon the renewal stage of this permit, the Applicant/Owner shall, in conjunction with any other gravel pit operators in the area, work collaboratively by sharing technical information and proportionally funding, if necessary to establish and implement operating practices with an objective of mitigating cumulative effects relative to the site operation, in accordance with the Section 8.0 and Appendix B of the MSDP.
42. That the Applicant/Owner shall adhere to any requirements of the signed onsite Development Agreement, for the proposed infrastructure necessary to support this development on the subject lands until Final Acceptance Completion has been issued by the County. All approaches shall be constructed and reclaimed, in accordance with the County's Servicing Standards.
43. 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 County's Development Authority.

#### Advisory:

- That at the discretion of the County's, third-party reviews may be required for specific technical documents submitted as part of applications, for new submissions, annual report submissions or renewal applications. This review is intended to ensure a thorough assessment of potential impacts. The County may request third-party reviews in accordance with Sections 2.03 & 2.04 of the County's ADPS and Master Rates Bylaw, as amended.
- The Applicant/Owner shall submit payment of the Community Aggregate Payment Levy, annually, in accordance with the County's *Bylaw C-7748-2018*, as amended, in the amount of \$0.40 per ton of aggregate extracted and removed.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and shall 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]*. *The site shall implement the proposed mitigation measures onsite including all construction equipment arriving at the site will be clean, seasonal inspections by a qualified individual for presence of prohibited noxious weeds, identified weeds will be controlled immediately either through the use of herbicide (only individuals holding a Pesticide Service Registration will be contracted to use herbicide) and/or by mowing, as amended.*
- That any other Federal, Provincial or Municipal approvals, regulations or policies are the sole responsibility of the Applicant/Owner, including:
  - That the Applicant/Owner shall operate within the requirements of the *Provincial Code of Practice for Pits, dated September 2024 (as amended)*, at all times;
  - That the site shall obtain any Provincial Registration(s) under the *Alberta Environmental Enhancement and Protection Act (EPEA)*, as required;
    - That a copy of the Pit Registration (and future renewals) and any Activities plan update registrations, shall be submitted to the County upon approval.
  - That the site shall obtain *Water Act* approval, under the *Alberta Environmental and Protected Areas (AEPA)* for the proposed disturbance of the identified water bodies onsite, prior to impact;
  - That no water shall be used for the washing of gravel unless and until written approval has been received from *AEPA* through the *Water Act* or *EPEA*. If washing is approved by *AEPA*, the washing of gravel shall adhere to the approved days and hours of operation as conditioned in the Development Permit;
  - That no wash water shall be discharged off the site or into any water channel unless approval has been obtained through *AEPA*;



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- That *Water Act* approval shall be obtained prior to any works or disturbances to the classified water bodies on the subject lands, located within Phase 1 or Phase 2; and
- That the Applicant/Owner shall adhere to the *Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003*, as amended.
- That in the case of any spillage of hazardous materials, AEPA and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented. The Applicant/Owner shall have spill kits on site at all times and implement any onsite procedures for spill response as required.
- That the Applicant/Owner shall contact the *Alberta Safety Codes Council*, prior to installation of any fuel tanks onsite, and obtain any approvals as required.
- That a Building Permit and all applicable sub-trade permits shall be obtained for any buildings placed onsite through the County's Building Services, prior to any construction taking place, using the Commercial/Industrial checklist, in accordance with the *National Building Code – 2023 Alberta Edition. The Development shall conform to the National Energy Code.*
  - That demolition permits shall be obtained through the County's Building Services, for all buildings proposed to be removed from the subject phase(s) area, prior to demolition.
  - That all sanitary sewage and water services shall be supplied in accordance with AEPA and the *National Building Code 2023 – Alberta Edition*, as amended.
  - That any fire suppression and abatement measures shall be followed in accordance with the *National Fire Code 2023 – Alberta Edition*, as amended.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 9, 2026**, a Development Permit may be issued, unless there are specific conditions that 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 & Property Rights Tribunal.

Regards,

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

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

**THIS IS NOT A DEVELOPMENT PERMIT**