



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

1738803 Alberta Ltd. (Pascal St. Onge)

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Tuesday, July 14, 2026

Roll: 06516006

RE: Development Permit #PRDP20260002
NW-16-26-01-W05M; 262238 RANGE ROAD 14

The Development Permit application for Single-lot Regrading, Excavation and Placement of Clean Fill to create a level area for agricultural use (hay fields) has been **conditionally-approved** by Rocky View County "the County" subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Single-lot Regrading, Excavation and Placement of Clean Fill to create a level area for agricultural use, may be permitted on the subject parcel, in accordance with the submitted application and drawings prepared by Sedulous Engineering Inc. (Project No.: SEI.25.302), dated November 28, 2025, as amended, and includes:
 - i. Total area of approximately ± 4.50 hectares (± 11.12 acres);
 - ii. Placement of approximately $\pm 42,000.00 \text{ m}^3$ ($\pm 1,483,000.00 \text{ ft}^3$) of clean fill, up to a maximum height of $\pm 2.40 \text{ m}$. (± 7.87 feet) in accordance with the site plan; and
 - iii. Excavation up to a maximum depth of 1.45 m (4.75 ft.) in accordance with the site plan.

Prior to Release:

2. That prior to release of this permit the Applicant/Owner shall submit revised drawings and site plan in accordance with Section 100 of the *Land Use Bylaw C-8000-2020* (LUB) that identify the following:
 - i. Revised grading drawings showing final grading revisions designed to provide a gradual grading transition within the north development area along its southern boundary; and
3. That prior to release of this permit, the Applicant/Owner shall submit Topsoil Salvage and Soil Reconstruction Plan prepared and signed by certified Professional Agrologist confirming anticipated agricultural benefits of the proposed development in accordance with Section 100 b) and 158 c) iii. of the LUB, to the satisfaction of the Development Authority. The Plan shall include:
 - i. Details regarding the stripping, handling, salvage, and storage of native topsoil, including depth of native topsoil stripping across the subject area, stockpile location(s) and measures to preserve the salvaged topsoil from erosion, contamination, compaction, and weed infestation;
 - ii. Confirmation of the proposed final topsoil replacement depth across the disturbed area, including rationale from the Professional Agrologist that the proposed depth is sufficient to maintain or improve long-term agricultural capability; and
 - a) Where the quantity of salvaged native topsoil is determined to be insufficient, provide recommendations respecting how the reconstructed soil profile will be achieved while maintaining long-term agricultural capability, to the satisfaction of the County.



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- iii. Confirmation that the proposed grading, fill placement, and reconstructed soil profile will improve the long-term agricultural capability of the lands and support the intended agricultural use.
4. 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.
5. 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;
 - ii. Confirmation of pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage;
 - iii. Confirmation that post construction conditions will not result in any additional overland surface drainage nor negatively impact existing ditch drainage patterns in the County's road right-of-way along Range Road 14 nor contribute to additional flows to the Creek; and
 - iv. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures, in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a 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.
7. That prior to release of this permit, the Applicant/Owner shall submit an Irrevocable Letter of Credit or Refundable Security, in accordance with Sections 100 and 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, submitted by the Applicant/Owner to the County, subject to review and approval by the Development Authority; and
 - ii. That if the development is proposed to be phased, Applicant/Owner shall submit a revised Site Plan, illustrating all sequenced phases of the placement of fill and regrading, with dimensions and areas (in hectares or acres) adequately labelled, to the satisfaction of the County;
 - a) No subsequent phase shall commence until the preceding phase has been completed to the satisfaction of the Development Authority; and
 - b) Upon completion of each phase the subject security may be transferrable to each subsequent phase upon completion and written signoff confirmation received from the County, at the discretion of the Development Authority.
8. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for any equipment needed during construction/site development to confirm if Road Use Agreements or permits 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;



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- 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.
9. That prior to release of this permit, the Applicant/Owner shall construct a new road approach onto Range Road 14, in accordance with the county Servicing Standards, in order to provide access to the proposed development:
- i. That the Applicant/Owner shall contact County Engineering Services for pre-construction and a post-construction inspection for final approach acceptance; and
 - ii. Written confirmation shall be received from County Engineering Services 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, Site Plan, Topsoil Salvage and Soil Reconstruction Plan 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; and
 - 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 grading completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill area greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.
12. That upon development completion, the Applicant/Owner shall submit a final certification letter, prepared and signed by a Professional Agrologist, confirming that the reconstructed soil profile has been completed in accordance with the approved Topsoil Salvage and Soil Reconstruction Plan and is suitable for the intended agricultural use, to the satisfaction of the Development Authority.

Permanent:

13. That if the Development Permit is not issued by **JANUARY 31, 2027**, or approved through an extension date, then this approval is null and void and the Development Permit shall not be issued.
14. 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, including:
- i. Soil Certificate of Analysis prepared by Bureau Veritas (Report No.: R3571823), dated October 15, 2024.
15. 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 the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
16. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, toxic/hazardous chemicals, organic materials, construction rubble, and/or other metals.



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17. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
 - i. That no onsite potable water shall be used for dust suppression 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 development creates a visible dust problem, the development shall cease immediately until remedial measures are taken.
18. That any material entering the site, shall be hauled on 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.
19. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads and/or Highways during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
20. That it shall be the responsibility of the Applicant/Owner to ensure that any material regraded and moved onsite has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
21. That the Riding Arena shall only be used by the Owners/Occupants and non-paying guests of the parcel
22. That this approval does not allow an Equestrian Centre on the parcel at any time.
23. That the Riding Arena shall only be used for the training, exercising, and boarding of horses. It shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use or attend the facilities.
24. That the Riding Arena shall not be rented out to persons or groups that are not Owners or residents of the site.
25. No top soil or fill is to be exported from the site.
26. 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.
27. 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 all stripping & grading, including excavation shall not direct any additional overland surface drainage or stormwater nor negatively impact existing drainage patterns in any road right-of-way or adjacent property.
28. That any stockpiled native topsoil shall be maintained and re-spread/reused onsite.
29. That the Applicant/Owner(s) shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
30. 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.
31. That upon completion, the proposed spread area of the topsoil, as per the approved application, shall be spread and seeded to native vegetation or farm crop, to the satisfaction of the County.
32. 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 twelve (12) months of the date of 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.



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Advisory:

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That all construction parking shall be restricted to the subject lands at all times. There shall be no parking within a County Road right of way.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- 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, including:
 - 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, August 4, 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 County's Subdivision and Development Appeal Board.

Regards,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca