



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

Copithorne, Roy

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Tuesday, July 28, 2026

Roll: 04818004

RE: Development Permit #PRDP20262241
SW-18-24-04-05; (45030 TOWNSHIP ROAD 242)

The Development Permit application for the renewal of Natural Resource Extraction/Processing including screening and crushing (up to 10 acres of active mining), has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Natural Resource Extraction/Processing including screening and crushing may continue to operate on the subject lands, SW-18-24-04-05, and in accordance with the submitted Site Plan, as prepared by Sedulous Engineering Inc., dated March 10, 2022, including:
 - i. Temporary gravel crusher;
 - ii. That the total area of the gravel pit is 4.86 hectares (12.00 acres); and
 - iii. That the active mining area of the gravel pit shall not exceed 4.05 hectares (10.00 acres) at any time.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan and a Site Production Assessment in accordance with Section 95.1 of the *Land Use Bylaw C-8000-2020* (LUB), including but not limited to:
 - i. Operations Plan shall include details for anticipated operations within the next five (5) years;
 - ii. The total volume (cubic metres) and weight (tonnes) of the aggregate resource that has been extracted from the aggregate development since commencement of operations;
 - iii. The extent of the gravel pit operations expected under the proposed renewal;
 - iv. 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;



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- v. A forecast of production rates for a period of five (5) years subsequent to the date of the renewal submission; and
 - vi. A Site Operations and Phasing Plan including the location and extent of extraction areas, stockpiling areas, all building and machinery, internal haul roads, approaches and vehicle parking.
3. That prior to release of this permit, the Applicant/Owner shall prepare a statement of commitment to operating under the County's *Aggregate Site Monitoring Bylaw* together with details of how any complaints received against the site will be handled and reported to the County and/or Province shall be provided in accordance with Section 95.1 n) of the LUB
4. That prior to release of this permit, the Applicant/Owner shall provide updated/revised Site Specific Stormwater Implementation Plan and Erosion and Sediment Control, prepared by Westhoff Engineering Resources Inc., dated November 30, 2016, and the Updated Traffic Impact Assessment (TIA) (Project No.: 02-20-055), prepared by Bunt & Associates, dated August 26, 2020, in accordance with the County's Servicing Standards.
 - i. The confirmation of the findings of the reports shall be made by the preparer of the original reports or a qualified professional.
5. That prior to release of this permit, the Applicant/Owner shall submit a consolidated annual report from previous years to the County. The annual reports shall be comprised of Site Plan showing extraction activities and all reclamation activities during the year and a Sound Monitoring Report outlining operating and baseline or ambient noise levels for the site.
6. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment associated with the use of Township Road 242 as a haul route to and from the gravel pit to confirm if permits or a Road Use Agreement 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;
 - 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.

Permanent:

7. That this Development Permit, once issued and the prior to release conditions have been met, shall be valid for **five (5) years** from the date of issuance.



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8. That if the prior to release conditions have not been met 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
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 or Occupancy condition, shall be implemented and adhered to in perpetuity, as amended, including:
 - i. Site Specific Stormwater Implementation Plan and Erosion and Sediment Control prepared by Westhoff Engineering Resources Inc. (File No.: 116-64-3100), dated November 30, 2016; and
 - ii. Updated Traffic Impact Assessment (TIA) prepared by Bunt & Associates (Project No.: 02-20-055), dated August 26, 2020.
10. That noise control measures that limit noise to **55 dBA and 60 dBA** at the nearest residence, shall be followed including the crusher to be enclosed for noise attenuation
11. That the Applicant/Owner shall submit an Annual Report to the County by June 1 of each calendar year that includes all pertinent operations details of operation for the operating period. The report shall include:
 - i. A site plan showing extraction activity, groundwater elevations & monitoring summaries, any reclamation activities, any sound monitoring reports outlining operating and baseline or ambient noise levels for the site (if applicable), and the methods the Applicant has employed to address any complaints/incidents from adjacent properties and/or community.
12. That the hours of operation of the gravel pit including aggregate excavating, hauling, crushing, stock piling, sales, and stripping of overburden, shall be as follows:
 - i. Hauling is permitted only from 7:00 a.m. to 5:00 p.m. on Monday through Saturday, closed Sundays and Statutory Holidays;
 - ii. Crushing is permitted only from 7:00 a.m. to 7:00 p.m. on Monday through Saturday, closed Sundays and Statutory Holidays; and
 - iii. Closed on Sundays and Statutory Holidays.
13. That, if at any time, the amount of land disturbed and not reclaimed exceeds 4.05 hectares (10.00 acres), then all excavation, extraction, and removal of gravel products from the site shall stop until such time as the amount of disturbed land not reclaimed does not exceed the described requirements.
14. That the Applicant/Owner shall not use engine retarder brakes and is responsible to post signage on Township Road 242 and Range Road 45 to this effect.
15. That the Applicant/Owner is responsible to annually apply calcium chloride on Township Road 242 and Range Road 45, in accordance with Rocky View County standards and at their own expense.



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16. That only on-site extraction material may be processed on site, except on occasions whereby blend materials from off-site are required to bring products to specification.
17. That all sanitary sewage and water services shall be supplied in accordance with *Alberta Safety Codes Act* and Alberta Environment.
18. That the 4.80 km long section of Township Road 242 west off Highway 22 is to be used as the designated "Haul Route" to and from the proposed gravel pit in accordance with the findings of the TIA.
19. That dust control measures shall be utilized for all vehicles during mining and transport of material and dust control measures applied to haul and access roads so that no visible dust is allowed on adjacent lands from the site.
20. That in the case of any spillage of hazardous materials, the Applicant/Operator shall notify the Ministry of Environment and Protected Areas and the County immediately and the appropriate clean-up procedures shall be implemented onsite.
21. That no excavation shall take place within ± 30.00 meters of the County road Right of Way, unless or until an agreement has been entered into with the County for gravel extraction on the County road Right of Way.
22. That no topsoil shall be removed from the site.
23. That dust control measures shall be utilized for all vehicles during mining and transport of material; and dust control measures shall be applied to the access road so that no visible dust is allowed on adjacent lands.
24. That the proposed noise and sound reduction measures shall be adhered to at all times during the pit operation.
25. That no gravel wash water is to be discharged to the environment, without the written consent of the Ministry of Environment and Protected Areas.
26. That no wash water shall be discharged off of the site or into any water channel.
27. That this approval does not include any blasting, asphalt, or concrete operations.
28. That the berms, overburden stockpiles, and similar earthworks shall be seeded and maintained using erosion control measures as outlined in the Erosion and Sediment Control plan.
29. That there shall be no storage of materials or vehicles on the property that are not directly related to the operation of the sand and gravel pit.

Advisory:

- That the development shall submit payment of the *Community Aggregate Payment (CAP) Tax* (\$0.40 per ton of Aggregate extracted and removed) in accordance with Bylaw C-7748-2018. The Applicant/Operator is required to report to the County the quantity of aggregate removed from the pit and pay the County the corresponding levy for said aggregate having been removed from the pit on an annual basis.



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- That the Applicant/Owner shall work with neighbouring gravel pit operators to address any local water well problems while the gravel pit is in operation.
- That extraction shall not occur below the water table. Should operations negatively impact groundwater on adjacent parcels, groundwater testing may be required by the County and/or Alberta Environment.
- That the Applicant/Owner shall contact the *Alberta Safety Codes Council*, prior to installation of fuel tanks and obtain any approvals as required.
- 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 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 December 7, 2023]*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including:
 - That the pit operations shall adhere to the *Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003* at all times.

Note: That the Applicant/Owner shall be responsible for any Ministry of Environment and Protected Areas approvals/compensation, under the Water Act, if any identified wetland is impacted/disturbed by the proposed development activities. If required, the Applicant shall submit to the County copies of any issued approvals.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 18, 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 Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read "D. K. [unclear]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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