



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

Planning Protocol (Rodney Potrie)

Tuesday, July 28, 2026

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Roll: 05328023

RE: Development Permit #PRDP20243234

Block 14, Plan 1144LK; SW-28-25-28-04; (254038 RANGE ROAD 284)

The Development Permit application for Single-lot Regrading, Excavation and Placement of Fill, including stockpiles [commenced without permits] 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 Fill, over approximately 1.85 hectares (4.57 acres), may remain in accordance with the drawings and site plan, submitted with the application, as amended as part of the conditions of approval, and includes:
 - i. Temporary stockpiles (clay and topsoil) as per the final approved site plan.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan indicating the location and area of all stockpiles to the satisfaction of the County, in accordance with Sections 100 & 158 (b)(i) of the *County's Land Use Bylaw C-8000-2020* (LUB).
3. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit or refundable security in accordance with Sections 112-115, & 158(c)(iv) of the LUB, outlining anticipated site remediation costs including the removal of the stockpiled material, 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.
4. 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;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;



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- 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.
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 prepared by a qualified professional storm water engineer. The SSIP shall provide recommendations on managing stormwater flows in accordance with the County's Servicing Standards.
 - i. Should further stormwater improvements be necessary to address the adverse impacts on the neighbouring properties, the applicant will be required to provide a Site-Specific Stormwater Management Report, prepared by a qualified professional, addressing the necessary improvements to be implemented to the subject land to support the proposed development in accordance with the County's Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Plan, in accordance with the County's Servicing Standards.

Permanent

7. That if the Development Permit is not issued by **DECEMBER 31, 2026**, then this approval is null and void and the Development Permit shall not be issued. *A time extension shall not be permitted for this Development Permit except as noted within conditions of this permit.*
8. That the stockpiled material may only remain for **one (1) year** from date of permit issuance. *A renewal shall not be permitted for the stockpiled material.*
 - i. That the stockpiled material shall be removed off site or a separate Development Permit application shall be submitted for the spread of clean fill; Note, all contaminated fill material including concrete, construction material and large rocks shall be removed.
9. 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. Desktop Wetland Assessment prepared by Western Water Resources (WWR) Inc. (Project No.: DWA5670125), dated March 6, 2025.
10. That no additional fill material shall be hauled into the subject site.
11. That this approval does not include the approval of the digging of any building foundations, or installation of any pilings.
12. 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.
13. 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 road right-of-way; and



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- ii. That upon completion of the proposed development, the County may request the Applicant/ Owner submit an as-built survey of the current site conditions, 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 Development Permit application, or in response to a Prior to Release condition.
14. That upon completion, the Applicant/Owner shall submit an as-built grading survey, confirming that all final post-construction grades are in alignment with the overarching technical files for the site, to the satisfaction of the County.
15. That upon completion, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 1.20 m. (3.93 ft.) in-depth were placed in accordance with the overlying technical accepted by the County.
16. That the proposed development graded area, including the stockpile locations, as per the approved application, shall be spread and seeded, to the satisfaction of the County, upon completion. That no topsoil shall be removed from the subject site, unless otherwise approved by the County.
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 *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 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. *A time extension shall not be permitted for this Development Permit except as noted within conditions of this permit.*



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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.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Protected Area 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 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 Subdivision and Development Appeal Board.

Regards,

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

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

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