



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

Loewen, Mel

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Tuesday, July 28, 2026

Roll: 06415025

RE: Development Permit #PRDP20262811

Lot 3, Plan 9610553, NW-15-26-29-04; (292210 TOWNSHIP ROAD 262A)

The Development Permit application for Single-lot Regrading, Excavation and Placement of Clean Fill within a Riparian Protection Area, for general site landscaping [commenced without permits] has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Single-lot Regrading and Placement of Clean Fill, for general site landscaping area may be permitted in accordance with the site plan and drawings prepared by Bolson Engineering and Environmental Services (Job No.: 110-2630), dated March 30, 2026, as submitted with the application as amended as part of conditions of approval and includes:
 - i. The placement existing fill material onsite of approximately 12,600.00 cubic meters (444,964.80 cubic feet) of clean fill to the maximum height of up to 1.50 m (4.92 ft.) and a maximum excavation depth of 1.00 m (3.28 ft.) over 2.06 hectares (5.10 acres); and
 - ii. The placement of fill within the Riparian Protection Area.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, in accordance with the County's Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit an Environmental Impact Assessment conducted by a qualified professional that assesses the existing Riparian Protection Area and the impacts the proposed development will have on the riparian area. The Environmental Impact Assessment shall also provide recommendations on mitigation and compensation measures to address the impacts to the riparian area in accordance with Section 204 of the *Land Use Bylaw C-8000-2020* (LUB), Policy 5.1(b) of the *Balzac East Area Structure Plan* (ASP) and the County Servicing Standards.



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- i. That the assessment shall establish extent of the Riparian Protection Area as measured from the top of bank or furthest extent of a wetted area; and
 - ii. That the assessment shall confirm if that has been any vegetation disturbance within 10.00 m (32.81 ft.) from the top of bank or furthest extent of a wetted area in accordance with Section 206 of the LUB. If any vegetation disturbance has occurred, remediation measured shall be proposed.
4. 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. The SSIP shall include a grading plan that illustrates the original ground profile; the depth of proposed fill; the total amount of soil to be imported/exported from the site; and analysis of the pre and post construction grades which identify sub catchments and drainage patterns within the Development Area and how the proposed topsoil placement/grading will prevent cross-lot drainage, including mitigation measures for potential future sediment transport onto public rights-of-way. The engineer shall confirm pre and post construction conditions associated with site stormwater storage, site releases and offsite drainage in accordance with Section 281 of the LUB, Policy 5.1(b) of the ASP and the County's Servicing Standards.
5. That prior to release of this permit, the Applicant/Owner shall submit copies of regulatory approvals should any water bodies or drainage courses exist on the subject lands and be affected by the proposed development. *Note: The Applicant/Owner shall be responsible for any and all regulatory approvals. This issuance of this development permit does not absolve the Applicant/Owner of their Provincial and/or Federal responsibilities.*

Prior to Occupancy:

6. 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 site technical as accepted by the County.
7. That upon completion, the Applicant/Owner shall 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 Development Permit application, as accepted by the County.

Permanent:

8. That if the Development Permit is not issued by **FEBRUARY 28, 2027**, or the 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, 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.
10. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations (roaduse@rockyview.ca) and provide haul details for materials and equipment required during construction and/or site development:
 - i. More than thirty (30) vehicle movements within any seven (7) day period;
 - ii. More than five (5) vehicle movements within any one (1) hour period;



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- iii. For the purposes of this condition, a “heavy vehicle” means a vehicle that exceeds any one of the following:
 - a. Two (2) axles;
 - b. 11.00 (36.09 ft.) in length; or
 - c. A maximum allowable gross vehicle weight of 4,500 kilograms.
 - iv. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation.
11. That no additional fill material shall be hauled into the subject site.
 12. That no tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.00 m (32.81 ft.) from the top of bank or furthest extent of a wetted area within the riparian protection area.
 13. That siting of construction equipment shall be located outside of the watercourse and Riparian Protection Area.
 14. That upon completion, any graded areas shall be seeded to native vegetation or landscaped and any stockpiled native topsoil shall be maintained and re-spread onsite. At no time shall any native topsoil be removed offsite.
 15. That it shall be the responsibility of the Applicant/Owners 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.
 16. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
 17. That the Applicant/Owners 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 and/or construction purposes;
 - ii. That water trucks shall be available and utilized 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.
 18. 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.
 19. 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.



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- 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. The Applicant/Owner shall be responsible, in perpetuity, for ensuring that the activity proposed by this application within the Development Area does not result in cross-lot drainage onto adjacent private property and does not adversely impact downstream lands or drainage routes.
20. 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 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 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. The site shall adhere to any requirements of any Instruments registered on title.

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. [illegible]".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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