



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

EXP Services Inc. (Tiffany Nelligan)

Tuesday, August 25, 2026

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Roll: 06828001, 06828002, 06828003, 06828004, 06828011

RE: Development Permit #PRDP20264070

Lot 1, Block 5, Plan 2610021; NE-28-26-04-05;

NE-28-26-04-05;

NW-28-26-04-05;

Lot 1, Block 1, Plan 9610101; SE-28-26-04-05; (264059 RANGE ROAD 43); &

Lot 1, Block 4, Plan 2610021; SE-28-26-04-05

The Development Permit application for Stripping & Grading, for the construction of a public amenity pathway over multiple lots; relaxation to the maximum borrow excavation area requirement and relaxation to the maximum volume of material removed from a borrow area requirement has been **conditionally-approved** by Rocky View County "the County" subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Stripping and Grading, over approximately $\pm$ 26.20 hectares ($\pm$ 64.74 acres), may be permitted in accordance with the drawings and site plan prepared by Exp. (File No.: CGY-23007646-05-S&G_For_Pthwy.dwg), dated March 19, 2026, submitted with the application, as amended as part of the conditions of approval, and includes:
 - i. Asphalt public amenity pathway, approximately 3.00 m (9.84 ft.) in width;
 - ii. Excavation of two (2) borrow areas to a maximum depth of 5.00 m (16.40 ft.);
 - a. Relaxation to the maximum borrow area requirement from **8.00 hectares (19.77 acres)** to **11.19 hectares (27.64 acres)**; and
 - b. Relaxation to the maximum material removed from a borrow area requirement from **40,000.00 cubic meters (1,412,857.00 cubic feet)** to **116,000.00 cubic meters (4,096,501.00 cubic feet)**.
 - iii. Signage in accordance with the approved signage plan;
 - iv. Placement of fill to a maximum height of 1.50 m (4.92 ft.); and
 - v. Temporary stockpiles (clay and topsoil) as per the approved site plan, to a maximum height of 5.00 m (16.40 ft.).



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Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit provide proof of liability insurance coverage of the development area in the amount of five million dollars (\$5,000,000) with the "County" named as an additional insured, in accordance with the County's Servicing Standards.
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 *Land Use Bylaw C-8000-2020* (LUB) and Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the total development area, excluding the borrow areas.
 - i. That the security may be released in accordance with the approved final phasing plan or agreed cost estimate as completed by the Applicant/Owner and to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Credit or refundable security in accordance with Section 280(d) of the LUB for the borrow areas 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.
5. That prior to release of this permit, the Applicant/Owner shall submit a Reclamation Plan to the satisfaction of the County, in accordance with Section 280(a) & (e) of the LUB, including:
 - i. That the Reclamation Plan shall confirm from time of commencement of excavation to completion of reclamation does not exceed 120 days; and
 - ii. The reclamation of the borrow areas shall not contain contaminated fill.
6. That prior to release of this permit, the Applicant/Owner shall submit a Landscaping Plan, in accordance with Policy 2.4.2 & 2.4.3 of the *Cochrane Lake Hamlet Area Structure Plan* (ASP) and Policy 5.2.1 of the *Cochrane Lake Conceptual Scheme* (CS). The plan shall include but is not limited to:
 - i. Use of native vegetation or drought tolerant species;
 - ii. Strategies to restore or enhance existing natural environment;
 - iii. Identify nature areas to be preserved; and
 - iv. Location of amenity spaces such as benches and waste receptacles.
7. That prior to release of this permit, the Applicant/Owner shall submit written confirmation that the pathway will be supported in consultation with the Ranchlands Recreation Board and their Council approved Recreation Master Plan, in accordance with Policy 2.4.2(e) of the ASP, to the satisfaction of the County.
8. That prior to release of this permit, the Applicant/Owner shall submit an Open Space Management Plan in accordance with Policy 2.4.3(c) of the ASP and Policy 5.2.5 of the CS.
9. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan and signage details with the location of all informational signs for the pathway in accordance with Policy 2.5.3 (e) & 2.5.5 (c) of the ASP, Policy 6.3.4 of the CS and Section 100, 151, 152, & 217 of the LUB.
 - i. Directional signage shall be placed to direct public access to the pathway; and
 - ii. Public access locations to the pathway shall be indicated on the revised site plan.



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10. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan with the dimensions, height and volume of all proposed stockpiles in accordance with Section 100, 283, & 284 of the LUB.
11. That prior to release of this permit, the Applicant/Owner shall submit an Environmental Overview report in accordance with Policy 6.5.4 of the CS and the County's Servicing Standards.
12. That prior to release of this permit, the Applicant/Owner shall submit a Historical Resources Impact Assessment including deep testing, prepared by qualified professionals, in accordance with Section 4.10 and 4.12 of *Direct Control Bylaw 36 C-4499-1995 (DC 36)* and Policy 6.6.1 of the CS and the County's servicing standards. Should findings include any archaeological or paleontological sites, the applicant will be required to obtain clearance under the Historical Resources Act prior to commencing any development.
13. That prior to release of this permit, the Applicant/Owner shall submit a Hydrogeological Study prepared by a qualified professional. The study shall establish existing groundwater chemistry, the rate and direction of groundwater flow, a long-term plan for groundwater monitoring, a chemical management plan for fertilizers, herbicides, pesticides and irrigation and the facilities that will be provided by the Developer to implement the monitoring program and chemical management plan in accordance with Section 4.15 of DC 36, for any development occurring within Lot 1, Block 1, Plan 961 0101.
14. 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;
 - 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*;
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition; and
 - v. Confirmation of any installation or alternation of any temporary or permanent approaches for this development. A pre and post inspection shall be completed by County Road Operations.
15. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan and revised Soil Handling Plan prepared by EXP, dated June 18, 2026, in accordance with the County's Servicing Standards, Section 800. The Construction Management Plan shall include:
 - i. Construction access details, hours of operations and onsite emergency procedures;
 - ii. Noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details; and
 - iii. Provide construction notification sign design including proposed locations for the signs situated on the subject lands, identifying the Owner, Engineer, Contractor and contact information for local resident questions or concerns, in accordance with the County's Servicing Standards.



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16. That prior to release of this permit, the Applicant/Owner shall submit a detailed Stormwater Management Plan (SWMP), prepared by a qualified professional storm water engineer. The SWMP must include a grading plan that illustrates the original ground profiles; the depth of proposed fill; and an analysis of the pre- and post-construction grades considering site stormwater storage, site release and offsite drainage to ensure there are no impacts to adjacent properties, the County's public road network or protected water bodies. The plan must include but not be limited to details regarding any on-site retentions, stormwater flow rates into drainage facilities and storage volumes in accordance with the County's Servicing Standards.
17. That prior to release of this permit, the Applicant/Owner shall submit a revised Erosion and Sediment Control Report prepared by EXP (Project No.: WCA-25004384-A0), dated November 18, 2025, in accordance with the County's Servicing Standards. The report shall also include:
 - i. Details regarding mitigation measures to prevent siltation of Cochrane Lake;
 - ii. Confirmation of the overland flow patterns and where the flow terminates; and
 - iii. Onsite weed management practices, to be implemented during all stripping and grading activities.
18. That prior to release of this permit, the Applicant/Owner shall submit a revised Geotechnical Report prepared by EXP (Project No.: WCA-25004384-A0), dated June 6, 2025, in accordance with County's Servicing Standards, conducted by a qualified professional geotechnical engineer, which shall evaluate soil characteristics and existing groundwater conditions and provide recommendations on suitability of the site for the proposed development. The report shall also include:
 - i. De-watering measures if required;
 - ii. Details regarding the borrow area locations and future development areas;
 - iii. Confirmation of Rip Rap lining on the exterior slopes; and
 - iv. Confirmation of notching/benching the sides-slopes of the native soils through 0.50 m (1.64 ft.) vertical increments prior to fill placement.
19. That prior to release of this permit, the Applicant/Owner shall conduct additional assessments as per the recommendations of Phase I Environmental Site Assessment prepared by Chiron Environmental Services Ltd. and prepare a remediation plan for the affected portion of the site, in accordance with Policy 4.8 of the CS and the County's Servicing Standards.
20. That prior to release of this permit, the Applicant/Owner shall prepare and register an Access Right of Way Plan and associated public access agreement to allow the County and general public to utilize the pathway. The Access Right of Way Plan shall be registered on Lot 1, Block 5, Plan 2610021 (NE-28-26-04-05), NE-28-26-04-05, NW-28-26-04-05, Lot 1, Block 1, Plan 9610101 (SE-28-26-04-05) and Lot 1, Block 4, Plan 2610021 (SE-28-26-04-05). The agreement shall include the Applicant/Owner responsibility to upkeep and maintain the pathway in accordance with Policy 5.2.2 of the CS.

Prior to Occupancy:

21. That prior to occupancy of the site/use of the pathway, the Applicant/Owner shall submit confirmation from Alberta Land Titles of the registration and acceptance of the Access Right of Way Plan on Lot 1, Block 5, Plan 2610021 (NE-28-26-04-05), NE-28-26-04-05, NW-28-26-04-05, Lot 1, Block 1, Plan 9610101 (SE-28-26-04-05) and Lot 1, Block 4, Plan 2610021 (SE-28-26-04-05)
22. That prior to occupancy of the site/use of the pathway, the Applicant/Owner shall submit compaction testing to the County, verifying that the fill areas greater than 2.00 m (6.56 ft.) in depth were placed in accordance with the overlying site technical as accepted by the County.



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23. That prior to occupancy of the site/use of the pathway, the County shall perform an inspection of the constructed internal network pathway and ensure that the pathway was constructed as per the approved site plan.
24. That prior to site occupancy, all landscaping and final site surfaces shall be placed prior to occupancy of the site and/or pathway.
 - 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 in the amount of 150.00% of the total cost of completing all the development components shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
25. That prior to occupancy of the site/use of the pathway the Applicant/Owner shall submit a Pathway Assessment that is stamped by a qualified engineer addressing the structural suitability of the pathway.
26. That prior to occupancy of the site/use of the pathway, the Applicant/Owner 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.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater has been completed.
27. That prior to occupancy of the site/use of the pathway, the County shall perform an inspection of the site to verify the reclamation of any temporary approaches. If the approaches are to remain the County shall verify that the road approaches have been installed in accordance with the County's Servicing Standards and approved plans.
 - i. That any portion of the ditch that has been disturbed as a result of the approach construction or other activities on site shall be restored to the original subdivision grades and adequately topsoiled & seeded, to the satisfaction of the County.

Permanent:

28. That if the Development Permit is not issued by **MAY 31, 2027**, or approved through an extension date, then this approval is null and void and the Development Permit shall not be issued.
29. That the placement of the temporary stockpiles (*Topsoil Stockpile and Undesirable Common Material Location*) shall be limited to **two (2) years** from the date of permit issuance. *A renewal application would be required to be submitted to request extension to the stockpiles onsite.*
30. That the time from commencement of excavation of the borrow areas to completion of reclamation does not exceed 120 days.
31. 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. The approved Erosion and Sediment Control Drawings prepared by Erosion Control Central (Figure: ESC1 – ESC 4), dated April 2026;
 - ii. The approved Geotechnical Evaluation and Pond Report prepared by Exp. (Project No.: WCA-25004384-A0), dated June 6, 2025;
 - iii. Slope Stability Analysis prepared by Exp. (Project No.: WCA-25004384-A0), dated May 30, 2025;



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- iv. Sub-catchment Master Drainage Plan prepared by Stormwater Solutions (Project No.: 0194-002), dated November 2025;
 - v. That the hours of operations for all Stripping & Grading Activities shall be in accordance with the approved Construction Management Plan; and
 - vi. That as the hours of operation/work differ from the Noise Control Bylaw requirements, hours of operation/work for all Stripping & Grading activities shall be in compliance with the conditions of this Development Permit. The Noise Control Bylaw shall apply to any other provisions onsite, as required.
32. That this approval does not include the approval of any deep utility installations, the digging of any building foundations, or installation of any pilings.
33. That the excavated material from the borrow pit shall not contain sand or gravel at any time.
34. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit(s) or Refundable Security, once registered with the County, without recourse to the Applicant/ Owner, to cover the costs in total disturbed areas or surface reclamation of any or all the development areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.



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42. 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.
43. That the works or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Developer and the County if desired.
44. That any constructed road approaches, permanent or temporary, shall receive approval from County's Road Operations prior to installation/use. All approaches shall be maintained in accordance with the County's Servicing Standards.
45. That no Vehicle, Motor; Vehicle, Motor Sport; and Vehicle, Recreational shall be permitted on the pathway at any time, except for maintenance, enforcement, and emergency vehicle purposes.
46. That trail closure signs shall be placed on the trail when unsafe conditions are present (e.g. flooding).
47. That the Applicant/Owner shall be responsible for the ownership, maintenance and replacement of any pathway needs including all pathway signage, except for any signage located within the County's Road Right of Ways (ROW's), as the County shall be responsible for the maintenance and replacement of any trail signage located within the County ROW's.
48. That no person shall ignite or allow a fire to burn on the pathway area at any time.
49. That no person shall camp or stay overnight on pathway area at any time.
50. That any Pets must be leashed on the pathway at all times.
51. 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 Policy 2.5.4 (F.), 2.6.2 (C.) and Appendices D. Public Spaces Types and Street Design of the ASP and 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.
52. 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 date of issue, the permit is deemed to be null and void unless a time extension shall first have been granted by the Development Officer.

Advisory:

- That the Applicant shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's *Master Rates Bylaw*, as amended.

Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.

- 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 at any time.
- That demolition permits shall be obtained through the County's Building Services, for all buildings proposed to be removed from the subject lands, prior to stripping and grading activities.



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- That the Applicant/Owner shall contact the County's Capital Project team to confirm future cost sharing opportunities for the construction of the onsite stormwater pond.
- 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:
 - Alberta and Protected Areas, Water Act, *Permit No.: DAUT0018605*;
 - Historical Resource Act approval;
 - 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 subject site shall adhere to any requirements noted within Instrument #061 161 443 (Utility Right of Way), Instrument #1534KQ . (Caveat), Instrument #041 316 806 (Utility Right of Way), Instrument #041 316 807 (Utility Right of Way), Instrument #751 115 220 (Utility Right of Way), Instrument # 2042KM . (Utility Right of Way), Instrument #921 092 253 (Utility Right of Way), Instrument #6317HV . (Easement), Instrument #6335HV . (Utility Right of Way), Instrument #821 092 235 (Utility Right of Way), Instrument #821 054 744 (Utility Right of Way), Instrument #821 054 743 (Right of Way), Instrument# 971 267 464 (Utility Right of Way), Instrument# 941 088 317 (Right of Way), and Instrument #971 275 148 (Utility Right of Way) in perpetuity; and
 - Follow recommendations within the Pembina Pipeline Corporation Response letter (Pembina Referral No.: 0059_AB_City of Edmonton), dated July 16, 2026; and within the TC Energy letter (Reference No.: R260710-001AB), dated July 14, 2026.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 15, 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. Kozanidis".

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

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