

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

Alpha Excavating Ltd (Derek Schram)

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Tuesday, September 22, 2026,

Roll: 06533003**RE: Development Permit #PRDP20265534**
NW-33-26-01-05 (265232 RANGE ROAD 14);

The Development Permit application for Agricultural (General) & Single-lot Regrading and Placement of Clean Fill for agricultural purposes has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Agricultural (General) & Single-lot Regrading and Placement of Clean Fill for agricultural purposes, be allowed on the subject parcel, in accordance with the submitted application and drawings, as amended and including:
 - i. Placement of clean fill in accordance with the final approved site plan; and
 - ii. Placement of approximately 120,000.00 m³ (4,237,760.00 ft³) of topsoil and clean fill, with a maximum height of 8.00 inches.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan in accordance with the County's Servicing Standards. The plan shall address noise mitigation measures, sedimentation and dust control, weed control, construction best management practices, waste management and all other relevant construction management details. The construction management plan shall also include:
 - i. To minimize the spread of weeds, equipment shall be washed and cleaned prior to arrival on site for construction in accordance with section 7.1.13 of the *Airdrie and District Agricultural Society Master Site Development Plan (MSDP)*;
 - ii. Storage periods for topsoil and subsoil salvage, and the duration of construction and maintenance periods should be kept to a minimum to reduce the potential impact on wildlife in accordance with Section 7.1.10 of the MSDP;
 - iii. Weeds shall be monitored and controlled during construction and development, and following construction to ensure persistent problems do not arise on-site or on neighboring farms in accordance with Section 7.1.15 of the MSDP; and



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- iv. Storage periods for topsoil and subsoil salvage, and the duration of construction and maintenance periods should be kept to a minimum to reduce the potential impact on wildlife on accordance with Section 7.1.10 of the MSDP.
3. That prior to release of this permit, the Applicant/Owner shall provide a stamped and endorsed statement from a Professional Agrologist or Certified Crop Advisor confirming existing soil profile conditions, the anticipated soil quality improvements, and the demonstrated agricultural benefits associated with the proposed topsoil placement.
4. That prior to release of this permit, the Applicant/Owner submit a Soil Testing Analysis, by a qualified professional, to the satisfaction of the County, completed on the proposed topsoil, which includes where the topsoil originated from and confirm that:
 - i. Texture is balanced and not over 40.00% clay;
 - ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
 - iii. SAR/EC rating is at least "good"; and
 - iv. PH value is in the "acceptable" range for crop growth.
5. That prior to release of this permit, the Applicant/Owner shall submit an Irrevocable Letter of Credit or Refundable Security, in accordance with Sections 112 – 115, & 158 (c)(iv) of the County's *Land Use Bylaw C-8000-2020 (LUB)*, 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 upon completion of phase one of the subject development, 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
6. That prior to release of this permit. The Applicant/Owner shall submit a revised site plan in accordance with Section 100 of the *Land Use Bylaw C-8000-2020 (LUB)* including:
 - i. The placement of fill and Agricultural (General) activities located outside the boundaries of the Commercial, Regional District (C-REG);
 - ii. 30% of the subject lands shall be left natural or as wetlands in accordance with Section 4.1.9 of the MSDP and
 - iii. 10.00 m (32.81 ft.) buffer for all existing wetlands in accordance with Section 7.1.3 and 7.1.5 of the MSDP or written confirmation from Alberta Environment and Protected Areas.
7. That prior to release of this permit a detailed wildlife survey should be performed in accordance with the environmental sensitivity pre-screening to determine the presence or absence of any sensitive wildlife species and/or nesting migratory birds prior to construction in accordance with Section 100 of the LUB and Section 7.1.4, 7.1.5 & 7.1.7 – 7.1.9 of the MSDP.



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8. That prior to release of this permit, the Applicant/Owner shall submit a limited scope Site-Specific Stormwater Management Plan (SSIP), prepared by a qualified professional storm water engineer. The SSIP 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 or the County's public road network, in accordance with the *Master Drainage Plan* prepared by AECOM (Project No.: 60144371), January 2010, Section 3.1.1 & 6.3.5 of the MSDP dated and County's Servicing Standards. The analysis shall also include recommendations for Erosion and Sediment control mitigation measures on accordance with the County's Servicing Standards.
9. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if a Road Use Agreement or a Roadata Heavy Haul/Overweight/Overdimension Permit 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 a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operation;
 - 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.

Upon Development Completion:

10. That upon development 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.
11. That upon development completion, 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 technical accepted by the County.
12. That upon development completion, the Applicant/Owner shall seed the proposed development area, as per the approved application, to native vegetation or farm crop, to the satisfaction of the County.
 - i. Seed for restoration will be from a locally collected and propagated genetic source of native plant material and each seed lot shall be free of restricted and noxious weeds and other species of concern.



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Permanent:

13. That if the prior to release conditions have not been met by **APRIL 30, 2027**, or the approved 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, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity, including:
 - i. Drainage Review Analysis prepared by Arcadis (File No.: 33946.7), dated August 12, 2026.
15. The Applicant/Owner shall conduct a complete Soil Testing Analysis, by a qualified professional at a minimum frequency of one (1) test per 10,000.00 m³ (353,146.70 ft³) of imported material to verify that soil quality remains consistent; testing must be conducted by a qualified professional and must demonstrate that:
 - i. Texture is balanced and not over 40.00% clay;
 - ii. Organic matter is a minimum of 3.00%, and equal to or greater than the organic matter of the soil on the application site;
 - iii. SAR/EC rating is at least "good"; and
 - iv. PH value is in the "acceptable" range for crop growth.
16. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
17. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, toxic/hazardous chemicals, or other metal.
18. That no native topsoil shall be removed from the site.
19. That tree cutting shall be minimized. if avoidance is not an option, trees shall be cut outside the breeding bird season between May 1st to July 31st and trees shall be planted to compensate for the loss of trees.
20. That the Applicant/Owner 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 purposes;
 - ii. That water trucks shall be available 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.



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21. 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 site remediation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
22. That the Applicant/Owner shall ensure the topsoil has been placed in a safe manner that does not cause slope stability issues, slumping or any adverse impacts on drainage and/or potential wetlands.
23. 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.
24. 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.
25. 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 site remediation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
26. 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 drainage nor negatively impact existing drainage patterns in any road right-of-way.
27. 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.
28. 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 site shall remain free of restricted and noxious weeds and maintained on accordance with the approved *Weed Management Plan* and with *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.



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- That the site shall conform to the County's *Noise Bylaw C-8067-2020* and *County Road Use Bylaw C-8323-2022* in perpetuity.
 - If additional hauling is required within the volumes approved under this Development Permit the Applicant/Owner shall contact County Road Operations with haul details or materials and equipment needed during construction/site development 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.
- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner

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, October 13, 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. Kozak".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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