



## 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 R. Potrie)

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Tuesday, September 22, 2026

Roll: 04328011

**RE: Development Permit #PRDP20250761**

**Block B, Plan 8055 JK, SW-28-24-28-04; (283199 TOWNSHIP ROAD 244A)**

The Development Permit application for Single-lot Regrading, Excavation, and Placement of Clean Fill & Topsoil, for construction of a stormwater pond, berm, and site improvements has been **conditionally-approved** by the Development Officer, as subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

### Description:

1. That Single-lot Regrading, Excavation, and Placement of Clean Fill & Topsoil, for site improvements, may commence on the subject parcel, in accordance with the submitted application package and drawings, as amended, and the conditions of approval of this permit, including:
  - i. Single-lot Regrading approximately  $\pm 17.27$  acres ( $\pm 6.98$  hectares) in total work area;
  - ii. Construction of a stormwater pond approximately  $\pm 28,982.00$  sq. m ( $\pm 311,959.65$  sq. ft.) in surface area;
    - a. Excavation to a maximum depth of  $\pm 3.50$  m ( $\pm 11.48$  ft.); and
    - b. Placement of Fill to maximum height of  $\pm 2.75$  m ( $\pm 9.02$  ft.).
  - iii. Placement of Fill to a maximum height of  $\pm 1.50$  m ( $\pm 4.92$  ft.) outside the pond;
  - iv. Excavation to a maximum depth of  $\pm 1.50$  m ( $\pm 4.92$  ft.) outside the pond;
  - v. Construction of landscaped berm in accordance with the approved site plan to a maximum height of 3.50 m (11.48 ft.); and
  - vi. Site grading per the approved on-site technicals.

### Prior to Release:

2. 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 of the County's *Land Use Bylaw C-8000-2020* (LUB) and Council Policy C-407, outlining anticipated site remediation costs, in the event that the development is abandoned and/or not completed to the satisfaction of the County.



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- i. That the amount of security required shall be determined via a cost estimate, may be considered in phases, submitted by the Applicant/Owner to the County, subject to review and approval by the Development Authority.
3. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan (CMP) addressing applicable items within Section 800 of the County's Servicing Standards. The plan shall address applicable traffic accommodation/hauling, noise mitigation measures, sedimentation and dust control, weed control, construction best management practices, waste management and all other relevant construction management details, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical report 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.
5. That prior to release of this permit, the Applicant/Owner shall submit an Erosion & Sediment Control Plan (ESC), prepared by a qualified professional engineer, outlining ESC measures to be implemented during and post construction of the proposed development, addressing any stockpiled excavated material, in accordance with the County's Servicing Standards, and to the satisfaction of the County.
6. That prior to release of this permit, the Applicant/Owner shall submit a detailed revised Stormwater Management Plan (SWMP), prepared by a qualified professional storm water engineer. The SWMP shall be in accordance with the requirements of the Cooperative Stormwater Management Initiative (CSMI) in accordance with Section 24.0 of the *Conrich Area Structure Plan (ASP)*, Alberta Environment regulations and best practices in accordance with the County's Servicing Standards, and to the satisfaction of the County;
  - i. That the report shall provide for any necessary easements and rights-of-way for drainage as required and shall also include but not be limited to details regarding any on-site retentions, stormwater flow rates into drainage facilities and storage volumes.
7. 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. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit 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](mailto:roaduse@rockyview.ca);
  - ii. Any required agreements or a 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



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- iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

### Prior to Occupancy:

8. That prior to site and building occupancy, the Applicant/Owner shall provide compaction testing results, prepared by a qualified professional, for any areas of the site filled greater than 2.00 m (6.56 ft.) in depth.
9. That prior to occupancy of the site and building, the Applicant/Owner shall submit Built to Design Certificates and as-built drawings, certified by a professional engineer. The as-built drawings shall include verification of site servicing, a site plan delineating the pond's location within the subject site, as-built pond volumes, liner verification, irrigation systems, and any other information that is relevant to SWMP, to the satisfaction of 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 in accordance with the stamped "examined drawings".

### Permanent:

10. That if the prior to release conditions have not been met by **JUNE 30, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
11. 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.
  - i. *Stormwater Technical Memo*, as prepared by Richview Engineering Inc. dated July 06, 2026, File No: 1679, as amended; and
  - ii. *Wetland Assessment and Impact Report*, as prepared by Zanshin Environmental Networks Inc., dated December 2024, as amended.
12. That no native topsoil shall be removed from the subject site. All topsoil shall be retained on-site and shall be spread and seeded after building construction is complete, as part of site restoration.
13. That the Applicant/Owner shall ensure all affected areas are re-seeded to native vegetation or landscaped, as part of site restoration, to the satisfaction of the County.
  - i. That upon grading completion, the landscaped berm shall be seeded or landscaped with native vegetation upon completion. Confirmation photos or a site inspection shall be required to be completed, for verification.
14. That all stripping and grading activities must be conducted in a manner that avoids disturbing or transferring invasive plants, including appropriate cleaning of equipment and handling of infested soil or vegetation
15. 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.



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16. 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.
17. That the Applicant/Owner shall take whatever means necessary to mitigate visible dust, dirt or mud associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
  - i. That non-potable water should be used for grading and/or construction purposes;
  - ii. That water truck(s) 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.
18. That the Applicant/Owner shall take effective measures to control dust on the property so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity of the area.
19. That if at any point any material, such as gravel or open construction materials, enters or leaves the site, it 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 the adjacent public roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
20. 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 development. Post-development drainage shall not exceed pre-development drainage.
  - i. That the development is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns at any time; and
  - ii. That the site shall incorporate best management practices for erosion and sedimentation control on-site, to mitigate any potential impact to the wetland area. These practices shall be followed to minimize impacts to adjacent lots and nearby watercourses.
21. That should future offsite stormwater impacts be observed by the County, the Applicant/Owner shall be required to submit technical documentation, prepared by a qualified professional, confirming post-development drainage does not exceed pre-development drainage, in accordance with the County's Servicing Standards.
22. That temporary stockpiling may commence on site. That the proposed development graded area, including the stockpile locations, 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.



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- i. That there shall be no stockpiling or placement of contaminated topsoil, fill material, or hydrovac material on the subject site where such material may negatively impact water flows to or from adjacent lands or be placed within natural drainage courses.
23. That any future stripping, grading, excavation, recontouring, and/or placement of clean fill/topsoil shall require an issued Development Permit from the County, prior to commencement.
24. That the Applicant/Owner shall exercise due care on the subject lands to protect any public/provincial infrastructure. Any damage to public/provincial infrastructure as a result of the development shall be rectified at the Applicant/Owner's cost.
25. 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.
26. That the subject land shall be maintained in a clean and tidy fashion at all times, and any 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.
27. 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 County's 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 neighboring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
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 date of issue, the permit is deemed to be null and void, unless an extension to this a shall first have been granted by the Development Officer.

### Advisory:

- That the subject development shall conform to the County's *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the approved Weed Management Plan and *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023], as amended*.
  - All regulated invasive plant species identified on the property must be controlled by the Applicant/Owner. Nuisance weeds must also be controlled in order to limit the spread to surrounding lands.
- That the site shall conform to the County's *Noise Bylaw C-8067-2020* and *County Road Use Bylaw C-8323-2022* in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



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- Obtaining and maintaining any approvals from the Ministry of Alberta Environment and Protected Areas, as required for the Water Act approval (DAUT0020693) for any impacts to any classified water bodies/riparian areas onsite; approvals and licensing for the proposed stormwater management infrastructure including registration of the facilities and discharge.
- Obtaining and maintaining any Roadside Development Permit through Alberta Transportation and Economic Corridors for the proposed work access off Highway 1, per the provided correspondence 2026-0070004 (dated June 1, 2026).
- That the Applicant/Owner shall remain in compliance with any orders/direction received from the Ministry of Environment and Protected Areas, at all times.
  - That the Applicant/Owner shall adhere to all the requirements listed on Instrument #3867L. (Restrictive Covenant), Instrument #1296KT. (Deferred Services Agreement), Instrument #4853KU. (Utility Right of Way), in its perpetuity.

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 Provincial 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](mailto:development@rockyview.ca)

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