ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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

Maco Paving Ltd. (Harry Martens)

Tuesday, November 3, 2026

Roll: 03305025

RE: Development Permit #PRDP20266459
Lot 2, Block B, Plan 8910020, SW-05-23-28-04;

The Development Permit application for Single-lot Regrading and Placement of Clean Fill, including construction of berms [*amendment to PRDP20174597*] has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That the Single-lot Regrading and Placement of Clean Fill, be allowed on the subject parcel, in accordance with the submitted application and drawings prepared by Sedulous Engineering Inc. (Project No.: SEI.26.210), as amended and including:
    i. Placement of approximately 6,028.00 m^3 (212,876.80 ft^3) of clean fill over 6.90 ac (2.79 ha), to a maximum height of 0.50 m (1.64 ft.); and
    ii. Construction of berms in accordance with the approved technical drawings as accepted with the application.

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.
3. 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.
4. That prior to release of this permit, the Applicant/Owner shall submit Erosion and Sediment Control report, prepared by a qualified professional on accordance with Section 1220 County's Servicing Standards.
5. 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.

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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:

6. 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.
7. 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.
8. That upon development completion, the Applicant/Owner shall seed the proposed development area, as per the approved application, to native vegetation or landscaped, 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.

Permanent:

9. That if the prior to release conditions have not been met by **MAY 31, 2027**, or through an approved extension date, then this approval is null and void and the Development permit shall not be issued.
10. 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. Storm Water Management & Grading Plan Final Conditions (Project No.: SEI.26.210).
11. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
12. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, toxic/hazardous chemicals, or other metal.
13. That no native topsoil shall be removed from the site.
14. 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

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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.

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.
16. That the Applicant/Owner shall ensure the clean fill 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.
17. 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.
18. 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.
19. 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.
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 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]*.
- 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 new hauling proposed, utilizing 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.

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, November 24, 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,



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