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.

N O T I C E O F D E C I S I O N

Duhn, Glenn

Tuesday, November 3, 2026

Roll: 05230001, 05230002, 05230004 & 05230006

RE: **Development Permit #PRDP20260889**
SE-30-25-27-04 (254077 RANGE ROAD 275);
SW-30-25-27-04;
NW-30-25-27-04; &
NE-30-25-27-04

The Development Permit application for Multi-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 Multi-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. Total area of approximately 136.05 hectares (336.19 acres), placement of approximately 108,841.01 m^3 (3,843,684.00 ft^3) of topsoil and clean fill, with a maximum height of 3.15 inches; and
    ii. Construction of berms, approximately to a maximum height of 1.00 m (3.28 ft.) in height in accordance with the approved technicals.

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 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, to the satisfaction of the County's Agricultural Services.

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4. 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.
5. That prior to release of this permit, the Applicant Owner shall submit a stamped Erosion & Sediment Control Plan (ESC), prepared by qualified professional engineer, in accordance with the County's Servicing Standards
6. 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:

7. 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.
8. 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.
9. 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.

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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:

10. That if the prior to release conditions have not been met by **JUNE 30, 2027**, or through an 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, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity, including:
    i. Drainage Review Analysis prepared by Arcadia (Project No.: 33946), dated February 2026; and
    ii. Soil Analysis Report prepared by Midwest Laboratories (Report No.: 26-247-0259), dated September 10, 2026.
12. That the Applicant/Owner shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
13. 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.
14. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, toxic/hazardous chemicals, or other metal.
15. That no native topsoil shall be removed from the site.
16. 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 and utilized 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.
17. 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 m^3 (353,146.70 ft^3) 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;

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iii. SAR/EC rating is at least “good”;

iv. PH value is in the “acceptable” range for crop growth;

v. Results shall be recorded and summarized to confirm compliance with these standards and submitted to the County for review and acceptance prior to further placement of material; and

vi. Should results fall outside acceptable tolerances, hauling activities shall be suspended and additional topsoil placement shall be prohibited until compliance is achieved.

18. 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.

19. 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.

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 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.

21. 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.

22. 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], as amended*.
- That the site shall conform to the County’s *Noise Bylaw C-8067-2020* and County *Road Use Bylaw C-8323-2022* in perpetuity.

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- 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 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, including:
  - That the subject site shall adhere to any requirements noted within Instrument #2450KR (Easement), Instrument #7737HL (Easement), 931 033 870 (Pipeline Right-of-Way Agreement) and Instrument 931 280 018 (Pipeline Right-of-Way Agreement).

Note: The Applicant/Owner shall be responsible for all Alberta Environment 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, 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 Land and Property Rights Tribunal.

Regards,



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