



## SPECIAL COUNCIL MEETING AGENDA

Date: Tuesday, July 15, 2025  
Time: 9:00 AM  
Location: Council Chambers  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Pages

- A. CALL MEETING TO ORDER
- B. UPDATES/APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES
- D. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on June 17, 2025 and June 24, 2025 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

### MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

- 1. All Divisions - Bylaw C-8633-2025 & Bylaw C-8634-2025 - Aggregate Resource Plan: Municipal Development Plan and Land Use Bylaw Amendments 3  
File: 1011-175
- 2. All Divisions - Bylaw C-8635-2025 - Aggregate Site Monitoring Bylaw 64  
File: 1011-175
- 3. Division 6 - Bylaw C-8569-2024 - Conrich Area Structure Plan - Future Policy Area Amendments  
File: 1012-370

Note: if necessary, supporting materials for this item will be distributed to Council prior to the meeting under separate cover

### E. CLOSED SESSION

- 1. RVC2025-33 - Aggregate Resource Plan: Appointment of Consultant

THAT Council move into closed session to consider the confidential item "Aggregate Resource Plan: Appointment of Consultant" pursuant to the following sections of the *Access to Information Act*:

- Section 19 – Disclosure harmful to business interests of a third party
- Section 29 – Advice from officials

Note: supporting materials for this item were confidentially distributed to Council prior to the closed session under separate cover

**F. GENERAL BUSINESS**

1. All Divisions - Aggregate Development Performance Standards Policy C-711 73  
File: 1011-175

**G. BYLAWS**

1. All Divisions - Bylaw C-8659-2025 - Aggregate Resource Plan: Amendments to 85  
the Master Rates Bylaw  
File: 1011-175

**H. ADJOURN THE MEETING**



# COUNCIL REPORT

## Aggregate Resource Plan: Municipal Development Plan and Land Use Bylaw Amendments

Electoral Division: All

Project: 1011-175

Date:	July 15, 2025
Presenter:	Colt Maddock, Policy Planner
Department:	Planning

### REPORT SUMMARY

The purpose of this report is to present Council's proposed amendments to the draft Municipal Development Plan ("MDP") policies and Land Use Bylaw ("LUB") regulations as part of the Aggregate Resource Plan ("ARP") project.

The bylaws to implement the proposed amendments were presented at a public hearing on June 18, 2025. Following the hearing, Council referred the bylaws to Administration to compile proposed amendments from councillors and Administration.

Attachment A outlines the proposed amendments, along with Administration's description and commentary for each. These amendments fall into three general categories:

- Amendments to MDP policies and LUB requirements.
- Minor text amendments.
- Housekeeping items.

### ADMINISTRATION'S RECOMMENDATION

Prior to considering readings of Bylaws C-8633-2025 and Bylaw C-8634-2025, Administration recommends that Council consider the amendments compiled in Attachment A of this report.

#### Municipal Development Plan (County Plan) Amendments

THAT Bylaw C-8633-2025 be given first reading as amended

THAT Bylaw C-8633-2025 be given second reading, as amended.

THAT Bylaw C-8633-2025 be considered for third reading, as amended.

THAT Bylaw C-8633-2025 be given third reading, as amended.

#### Land Use Bylaw Amendments

THAT Bylaw C-8634-2025 be given first reading, as amended.

THAT Bylaw C-8634-2025 be given second reading, as amended.

THAT Bylaw C-8634-2025 be considered for third reading, as amended.

THAT Bylaw C-8634-2025 be given third reading, as amended.

# Aggregate Resource Plan: Municipal Development Plan and Land Use Bylaw Amendments

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## BACKGROUND

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In August 2023, the County established the ARP Stakeholder Advisory Committee to provide recommendations on aggregate management. The ARP Stakeholder Advisory Committee included representatives from industry and residents to ensure a balanced perspective.

The Committee submitted their final report in spring 2024, which consisted of two parts: six consensus-based recommendations for Council consideration and a summary of key issues where consensus could not be reached. The County hosted public engagement events to gather feedback on the report's recommendations. The six recommendations were:

- Recommendation One:** That the County develop Performance Standards specific to aggregate development in the County.
- Recommendation Two:** That the County actively regulate aggregate operations through proactive site monitoring, timely expert review of submitted operating reports, and take appropriate enforcement action when necessary.
- Recommendation Three:** That the County develop updated Application Requirements specific to aggregate development applications in the County.
- Recommendation Four:** That the County develop a publicly accessible online platform dedicated to aggregate development within the County.
- Recommendation Five:** That the County define a mandatory stakeholder engagement process for all new aggregate applications and renewals.
- Recommendation Six:** That the County write an Aggregate Resource Plan with clear, accessible language.

On July 23, 2024, following a review of the ARP Stakeholder Advisory Committee's recommendations and public feedback, Council directed Administration to analyze the feasibility of implementing the consensus-based recommendations. The analysis was presented on October 8, 2024, alongside a revised Terms of Reference ("TOR") identifying next steps to move the project forward. The revised TOR was approved by Council and outlined that the project would consider five of the six recommendations, along with two items identified in the areas of non-consensus. The TOR also states that Administration would explore limited-scope locational criteria and third-party technical reviews—two items identified as non-consensus matters.

On June 18, 2025, Administration presented the proposed draft amendments for Council's consideration at a public hearing. Following the hearing, Council referred the proposed bylaws to Administration to compile requested councillor amendments and return on July 15, 2025.

## ANALYSIS

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### Proposed Amendments Analysis

Analysis of each proposed amendment and their accompanying motions are included within Attachment A: List of Proposed Amendments.

## COMMUNICATIONS / ENGAGEMENT

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The proposed amendments to the Municipal Development Plan and Land Use Bylaw were presented during the engagement stage of the project and where the Engagement Summary report was considered by Council on April 22, 2025.

## Aggregate Resource Plan: Municipal Development Plan and Land Use Bylaw Amendments

### IMPLICATIONS

#### Financial

No financial implications have been identified at this time.

### STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Services with defined service levels	The proposed amendments would allow the County to proactively regulate proposed aggregate sites through clear application requirements.
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.3: Services achieving defined service level targets	The proposed amendments would help achieve the intent of the ARP project.
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Citizens satisfied with the public engagement opportunities provided by the County	The County hosted a series of public engagement events to present the proposed amendments to the MDP and LUB.
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.3: Update Land Use By-law to implement land use strategies created in MDP and ASPs	Amendments are being proposed for both the Municipal Development Plan and Land Use Bylaw as part of the ARP project.

### ALTERNATE DIRECTION

#### Option 1

THAT Council refers Bylaws C-8633-2025 and C-8634-2025 to Administration to allow Council to submit further proposed amendments to the draft bylaws.

#### Option 2

THAT Council refuse Bylaw C-8633-2025 and Bylaw C-8634-2025.

### ATTACHMENTS

Attachment A: List of Proposed Councillor and Administration Amendments

Attachment B: Bylaw C-8633-2025 (MDP Amendments)

Attachment C: Bylaw C-8634-2025 (LUB Amendments)

Attachment D: Public Submissions

Aggregate Resource Plan: Municipal Development Plan and Land Use Bylaw  
Amendments

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APPROVALS

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Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

## MDP Amendments

### A. Policy Amendments

Motion # and Description	Proposed By	Proposed Motion
<b>Motion A(1)</b> <b>Enforcement of Haul Routes</b>	Councillor Wright	<p>THAT Policy 15.1 be removed and replaced with the following:</p> <p>In determining land use redesignation applications for new aggregate extraction and/or processing development, consideration shall be given to the site's proximity to the provincial highway network.</p> <p>a. Where a proposed aggregate extraction and/or processing development is not adjacent to the provincial highway network, the applicant shall be required to identify proposed haul routes and demonstrate how haul routes will be managed to limit travel distances to the nearest highway(s), while also minimizing impacts on nearby residential and agricultural properties.</p>
<p><b>Analysis:</b> Concerns were raised in relation to the County's capacity to enforce hauling activities on County roads and how Administration could identify "major haul routes" referred to in Policy 15.1. To address this, it is proposed to provide an alternative policy that specifies a preference for locating new aggregate extraction and/or processing sites adjacent to the provincial highway network. In cases where a site cannot be situated adjacent to a provincial highway, applicants will be required to designate a haul route that limits travel distance to the nearest provincial highway. This approach aims to minimize the impact on County roads and on nearby residents.</p> <p>Administration has no concerns with this amendment and considers that it could provide the opportunity for the clustering of sites near to highway access points.</p>		

<b>Motion A(2)</b> <b>Enforcement of Haul Routes</b>	Administration	<p>THAT a new Policy 15.2 be added which reads as follows:</p> <p>Where appropriate, the Development Authority shall impose conditions on development permits to manage direction of travel for aggregate haulers leaving or entering an aggregate extraction and/or processing site.</p>
<p><b>Analysis:</b> This policy serves to complement the proposed amendment to Policy 15.1 above. Policy 15.2 specifies that the Development Authority shall impose specific direction of travel in and out of an aggregate site for aggregate haulers as a condition of a development permit. The legal mechanism to implement this requirement will be reviewed in implementing the policy. The primary goal is to minimize the impact of aggregate hauling on County roads and nearby residents.</p>		

<b>Motion A(3)</b>  <b>Addition of MSDP Text</b>	Reeve Kissel  Councillor Wright	<p>THAT Policy 15.6 be amended to read as follows:</p> <p>No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan <b>or a master site development plan</b> makes specific provision for the development of aggregate development in such areas.</p>
<p><b>Analysis:</b> The purpose of this amendment is to ensure that, where an approved master site development plan is in place for sites located within the 1.6-kilometre buffer zone, the aggregate site operator may pursue any required land use redesignation in alignment with the master site development plan. This would allow operators to complete extraction for previously approved plans. Administration has no concerns with this amendment.</p>		

<b>Motion A(4)</b>  <b>Reduction in Buffer Area</b>	Councillor Schule	<p>THAT Policy 15.6 be amended to read as follows:</p> <p>No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within <b>500 metres</b> <del>1.6 kilometres</del> of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas.</p>
<p><b>Analysis:</b> The purpose of this amendment is to reduce the buffer zone around residential lands identified within an approved Area Structure Plan (ASP) from 1600 metres to 500 metres. This amendment would reduce the original buffer area down 69% of the original distance.</p> <p>Administration's opinion is that although the proposed performance standards would limit impacts from aggregate sites to a great extent, residual effects from aggregate operations could compromise the intent of some ASPs to promote successful residential communities and create conflicts between land uses. During the previous Aggregate Resource Plan (ARP) project, Administration had proposed a lower setback of 500 metres. However, this proposal was met with strong opposition from residents.</p> <p>In response, Administration proposed a 1.6-kilometre buffer in the current iteration of the project. Some residents providing feedback have requested a greater setback than 1.6-kilometres during engagement on the latest ARP documents; however, Administration considers that the 1.6-kilometre setback balances community concerns with the need to preserve viable lands for aggregate development.</p> <p>Administration recommends that Council retains the proposed 1.6-kilometre setback.</p>		



<b>Motion A(5) Removal Caveat Policy</b>	Councillor Samra  Councillor Wright	THAT Policy 15.7 be removed.
<p><b>Analysis:</b> The purpose of this amendment is to remove the policy that required a caveat be registered on title for new residential and institutional developments located within 500 metres of lands designated for potential aggregate development.</p> <p>This policy was originally introduced in response to concerns around creating conflicts between existing approved aggregate sites and new residential development. It would also create awareness for new property owners of the presence of an aggregate site, especially where an aggregate site had been approved, but had not yet commenced development. However, Administration acknowledges that the policy may further penalize landowners living next to an aggregate site by having to accommodate the aggregate site when subdividing or developing their lands further.</p> <p>Administration does not have any concern with the amendment to remove this policy.</p>		

## **B. Minor Text Amendments**

<b>Motion B(1) Clerical</b>	Administration	THAT the current Policy 15.2 is amended to read as follows:  Where aggregate extraction and/or processing developments are located in proximity to an adjacent municipality, the County shall co-operate with that jurisdiction to ensure co-ordination of <del>major</del> haul routes and mitigation of impacts on adjacent land uses.
<p><b>Analysis:</b> The purpose of this amendment is to align the wording of the current Policy 15.2 with that of the proposed Policy 15.1. As Motion A(1) does not include the word “major,” it is proposed to remove this term from Policy 15.2 to maintain consistency across policies.</p>		

<b>Motion B(2) Clerical</b>	Administration	THAT Policy 15.12(a) be amended to read as follows:  The application is for a new aggregate extraction and/or processing development or the renewal of an existing operation that is limited in scale and the surrounding area has been long-established for natural resource extraction development within the County’s East Agricultural <del>Area District</del> ;
<p><b>Analysis:</b> This amendment is to correct a minor clerical error.</p>		

<b>Motion B(3)</b> <b>Clerical</b>	Administration	<p>THAT Policy 15.12(c) be amended to read as follows:</p> <p>The proposed site is classified as a Class II pit as defined by the <b>Alberta Code of Practice for Pits under the</b> Environmental Protection and Enhancement Act; or</p>
<p><b>Analysis:</b> The purpose of this amendment is to provide greater clarity by specifying that Class II pits are defined under the Alberta Code of Practice for Pits, which is established under the Environmental Protection and Enhancement Act.</p>		

<b>Motion B(4)</b> <b>Clerical</b>	Administration	<p>THAT Policy 15.14 be amended to read as follows:</p> <p>In accordance with the Aggregate Development Performance Standards, the County may request third party review of technical documents submitted in support of an aggregate <b>extraction and/or processing</b> development to ensure adequate County assessment of the development's impacts.</p>
<p><b>Analysis:</b> The purpose of this amendment would be to better reflect the naming convention being used for aggregate development within the County Plan ("MDP") and the Land Use Bylaw.</p>		

<b>Motion B(5)</b> <b>Clerical</b>	Administration	<p>THAT Part 4 of Appendix C be further amended to add a new 5(i) which reads as follows:</p> <p><b>projected haul routes.</b></p>
<p><b>Analysis:</b> The purpose of this amendment is to ensure there is a specific item that applicants for aggregate development and/or processing uses provide a project haul route as part of their application.</p>		

<b>Motion B(6)</b> <b>Clerical</b>	Administration	<p>THAT item 14 of Part 4 of Appendix C be removed and replaced with the following:</p> <p>Requirements as outlined in the County's Aggregate Development Performance Standards,</p> <p>including:</p> <ul style="list-style-type: none"> <li>a. An Engagement Summary of pre-application consultation with surrounding landowners;</li> <li>b. An Engagement Plan;</li> <li>c. Confirmation of proposed hours of operation;</li> </ul>
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		<p>d. A Noise Impact Assessment, Noise Mitigation Plan and Noise Monitoring program;</p> <p>e. A Blast Mitigation Plan (as applicable);</p> <p>f. An Air Quality Impact Assessment, Emissions Mitigation Plan and Air Quality Monitoring Program;</p> <p>g. A Traffic Impact Assessment and Traffic Management Plan;</p> <p>h. A Visual and Landscape Impact Assessment;</p> <p>i. A Landscaping Plan;</p> <p>j. An Agricultural Impact Assessment (where necessary);</p> <p>k. A Historical Impact Assessment;</p> <p>n. An assessment of light spread (as applicable);</p> <p>o. A conceptual-level Stormwater Management Report;</p> <p>p. A Geotechnical Evaluation Report;</p> <p>q. A Groundwater Impact Assessment Report and Groundwater Monitoring Plan;</p> <p>r. A Surface Water and Groundwater Mitigation Plan;</p> <p>s. An Erosion and Sediment Control Strategy;</p> <p>t. A Site Security Plan and Emergency Management Plan; and</p> <p>u. A Reclamation Plan.</p>
<p><b>Analysis:</b> The purpose of this amendment is to alter some of the naming conventions for the required technical reports. No new requirements have been added to the application requirements within this subsection.</p>		

## C. Housekeeping

<b>Motion C(1) Clerical</b>	Administration	THAT the entirety of the Municipal Development Plan amendments be renumbered and reformatted as required.
<p><b>Analysis:</b> The purpose of this motion is to ensure that the text and overall formatting of the Municipal Development Plan (MDP) are updated to reflect any amendments approved by Council through the motions referenced above.</p>		

## LUB Amendments

### A. Policy Amendments

Motion # and Description	Proposed By	Proposed Motion
<b>Motion A(1)</b> <b>Change to Site Monitoring Bylaw</b>	Councillor Schule	<p>THAT Policy 95.3 be added that reads the following:</p> <p>Council may waive the requirements of meeting the Aggregate Site Monitoring Bylaw (C-8635-2025) by resolution.</p>
<p><b>Analysis:</b> This amendment aims to grant Council the authority to waive an applicant's obligation to comply with the Aggregate Site Monitoring Bylaw. Under the current Land Use Bylaw, applicants must commit to operating under the Aggregate Site Monitoring Bylaw, which allows the County to conduct up to four site inspections within a 12-month period. However, the Bylaw does not mandate that all four inspections occur; rather, inspections are conducted at the County's discretion.</p> <p>In practice, Administration would likely determine that conducting all four inspections is unnecessary for many sites. Taking into account the discretion that the proposed Aggregate Site Monitoring Bylaw allows to lessen the number of site inspections, Administration does not support this amendment.</p>		

### B. Minor Text Amendments

<b>Motion B(1)</b> <b>Clerical</b>	Councillor Wright	<p>THAT Section 95.1 be further amended to add a new i(ix) which reads as follows:</p> <p><b>projected haul routes.</b></p>
<p><b>Analysis:</b> The purpose of this amendment is to ensure there is a specific item that applicants for aggregate development and/or processing uses provide a project haul route as part of their application.</p> <p>Administration has no concerns with the amendment.</p>		

<b>Motion B(2)</b> <b>Clerical</b>	Administration	<p>THAT Section 95.1(q) be further amended to remove the word "wate" and replace with the following:</p> <p><b>Water</b></p>
<p><b>Analysis:</b> This amendment is to correct a minor clerical error.</p>		

<p><b>Motion B(3)</b> <b>Clerical</b></p>	<p>Administration</p>	<p>THAT item 'r' of Section 95.1 be removed and replaced with the following:</p> <ul style="list-style-type: none"> <li>r. Requirements as outlined in the County's Aggregate Development Performance Standards, including: <ul style="list-style-type: none"> <li>i. an Engagement Plan (if amended from redesignation stage),</li> <li>ii. confirmation of proposed hours of operation,</li> <li>iii. a Noise Impact Assessment, Noise Mitigation Plan and Noise Monitoring program,</li> <li>iv. a Blast Mitigation Plan (as applicable),</li> <li>v. an Air Quality Impact Assessment, Emissions Mitigation Plan and Air Quality Monitoring Program,</li> <li>vi. a Traffic Impact Assessment and Traffic Management Plan,</li> <li>vii. acknowledgment that the County may require the applicant enter into a Road Use or Development Agreement, or any other necessary agreement as a condition of the development permit,</li> <li>viii. a Visual and Landscape Impact Assessment (if application is not considered a renewal),</li> <li>ix. a Landscaping Plan,</li> <li>x. an assessment of potential impacts on agricultural land and an agricultural impact assessment (if applicable),</li> <li>xi. an environmental assessment and where applicable, identified mitigation measures (if application is not considered a renewal),</li> <li>xii. a Historical Resource Impact Assessment of any historical resources affected by the development (if application is not considered a renewal),</li> <li>xiii. a comprehensive Stormwater Management Report,</li> <li>xiv. a Geotechnical Evaluation Report (if application is not considered a renewal),</li> <li>xv. a Groundwater Impact Assessment and Groundwater Monitoring Plan (if application is not considered a renewal),</li> <li>xvi. a Surface Water and Groundwater Mitigation Plan,</li> <li>xvii. an Erosion and Sediment Control Report,</li> <li>xviii. a Lighting Plan (if applicable),</li> <li>xix. a Weed Control Plan,</li> <li>xx. a Site Security Plan and Emergency Management Plan, and</li> </ul> </li> </ul>
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		xxi. a Reclamation Plan.
<b>Analysis:</b> The purpose of this amendment is to alter some of the naming conventions for the required reports. No new requirements have been added to the application requirements within this subsection.		

## TOR Amendments

A. Policy Amendments	
Proposed By	Proposed Motion
Administration	<p>THAT Section 24 be amended to read as the following:</p> <p>The creation of a public information platform sharing information on existing and proposed aggregate sites, findings of monitoring visits and reports, <b>and buffer areas identified in the Municipal Development Plan</b>, will be explored in Phase 2 of the project, but the full scope of this deliverable may have to be determined in Phase 4, once legal and technological complexities are known and addressed.</p>
<p><b>Analysis:</b> After the June 28, 2025 public hearing, Council indicated that it would provide greater clarity to applicants if the buffer distances in proposed section 15.6 of the MDP were set out in a map. Administration recommends that these buffers be included in the online platform that is being prepared as a separate deliverable of the Aggregate Resource Plan project. Administration does not recommend a map be included in the MDP itself – since the buffer distance depends on residential policy areas within ASPs, any amendment to an ASP to adjust a residential area would also require an amendment to the MDP to update the map. Administration suggests that since the online platform will be a primary source of information for the public regarding aggregate extraction operations, providing the buffers on that map would provide the necessary clarity without the need for additional MDP amendments.</p> <p>Administration is proposing an amendment to the Terms of Reference to provide a map that will demonstrate the buffer zones as part of the Municipal Development Plan Amendments. Amending the Terms of Reference will ensure the map is included as part of the project plan.</p>	



# BYLAW C-8633-2025

**A bylaw of Rocky View County, in the Province of Alberta, to amend *County Plan Bylaw C-7280-2013*.**

**WHEREAS** section 191 of the *Municipal Government Act* allows Council to amend bylaws;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

## Title

- 1 This bylaw may be cited as *Bylaw C-8633-2025*.

## Definitions

- 2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this bylaw.

## Effect

- 3 Bylaw C-7280-2013 is amended to remove the existing Section 15.0 and replace with the following, which as:

## NATURAL RESOURCES

Natural resource extraction is an important land use in the County that satisfies local, regional, and provincial resource needs. However, these activities may have significant impact on adjacent land uses and the environment. Aggregate (sand and gravel) and oil and gas extraction often cause concern due to operations having the potential to adversely affect communities through, for example, excessive noise, a decline in air quality, visual and landscape impacts, and increased truck traffic.

In Alberta, the task of regulating energy and natural resource development and related activities belongs to the Province. The County's role in approving oil and gas development is limited, and it generally only has control over the design and appearance of permanent facilities such as gas processing plants. However, aggregate development is managed differently, with the County and Province both playing significant roles in the separate approval processes.

## Aggregate Development

Several significant aggregate deposits exist within County and there are over 30 existing and proposed sites, located mainly in the County's north-west and north-east quadrants.

The County is responsible for approving land use amendments and issuing development permits to allow for aggregate extraction and/or processing development. Additionally, aggregate pits of all sizes are subject to provincial legislation, with pits greater than five hectares on private land being further regulated through a pit license issued by the Province in accordance with the Code of Practice for Pits. The Code of Practice addresses several items including pit operations, reclamation, groundwater impacts, and environmental monitoring.



Residents and stakeholders have voiced their desire for the County to take a proactive approach to the approval and subsequent monitoring and enforcement of aggregate development. Several mechanisms now exist for the County to manage aggregate development appropriately including aggregate development performance standards, clear application requirements, and the Aggregate Site Monitoring Bylaw.

## **GOALS**

- Support the extraction of natural resources in a manner that balances the needs of residents, industry, and society.
- Provide clear and appropriate regulations to provide accountability and consistency for operators.
- Support the environmentally responsible management and extraction of natural resources.
- Encourage collaboration between the County, the aggregate extraction industry, and affected residents to develop mutually agreeable solutions to mitigate impacts of extraction activities.
- Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment.

## **POLICY**

### **Aggregate Development**

- 15.1 Direct all aggregate extraction and/or processing related traffic to identified major haul routes that are monitored and appropriately maintained.
- 15.2 Where aggregate extraction and/or processing developments are located in proximity to an adjacent municipality, the County shall co-operate with that jurisdiction to ensure co-ordination of major haul routes and mitigation of impacts on adjacent land uses.
- 15.3 A master site development shall be prepared for aggregate and adopted to provide framework for the operation of an aggregate extraction and/or processing development.
  - a. A proposed master site development plan for aggregate extraction and/or processing shall adhere to the application requirements as outlined in Part 4 of Appendix C.
- 15.4 A master site development plan shall be prepared and adopted prior to an application for a development permit being submitted that relates to aggregate extraction and/or processing.

### **Locational Criteria**

- 15.5 No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within two kilometres of the boundary of a designated provincial park.
  - a. Notwithstanding Policy 15.5, a land use amendment for new or expanding aggregate extraction and/or processing development may be considered no closer than 800 metres of a designated provincial park boundary, if an area structure plan supporting aggregate extraction and/or processing is prepared in accordance with Section 28 of this Plan and has been adopted by Council.





- 15.6 No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas.
- 15.7 Subdivision and Development Permit applications providing for new residential lots, dwellings or institutional buildings that are within 500 metres of a site holding an appropriate land use designation for aggregate extraction and/or processing development shall be required as a condition of approval to acknowledge the presence of that site through registration of a caveat on all relevant titles, on terms and conditions to the satisfaction of the County. At the discretion of the County, these proposals may also be required to include mitigation measures, such as landscaping or berms, to lessen the effects of the aggregate site on future residents as a condition of approval.

### Aggregate Development Application Requirements

- 15.8 All aggregate extraction and/or processing proposals shall be required to comply with applicable performance standards, policies, and application requirements.
- 15.9 Prior to the approval of any development permit for new or expanding operations of a principal aggregate development on a site, a master site development plan approved by Council shall be appended, by bylaw, to this Plan and added to Table 6 (Appendix E), to guide the land use and development permit applications. The master site development plan shall address the requirements of Appendix C (Part 4) of this Plan.
- 15.10 Where the County is considering the renewal of a development permit for an existing aggregate extraction and/or processing development that is not guided by a Council approved master site development plan, it shall be at the discretion of the Development Authority to deem if a master site development plan that addresses the requirements of Part 4 of Appendix C of this Plan is required.
- 15.11 The master site development plan application submission items listed under Part 4 of Appendix C, including adherence to the County's *Aggregate Development Performance Standards* shall be a minimum requirement for aggregate extraction and/or processing development. Applicants are encouraged to provide operating standards that go beyond these minimum requirements, by limiting adverse impacts as far as is feasible and implementing industry best practices.
- 15.12 Notwithstanding Policy 15.11, Council may approve a terms of reference submitted by an applicant to relax the stated application requirements listed under Part 4 of Appendix C of this Plan or *Aggregate Development Performance Standards* requirements only where one or more of the following circumstances apply:
  - a. The application is for a new aggregate extraction and/or processing development or the renewal of an existing operation that is limited in scale and the surrounding area has been long-established for natural resource extraction development within the County's East Agricultural District;
  - b. The master site development plan and *Aggregate Development Performance Standards* would support approval of an aggregate development permit for operations that would be completed (including reclamation) in less than five years;



- c. The proposed site is classified as a Class II pit as defined by the Environmental Protection and Enhancement Act; or
- d. Where pre-application engagement demonstrates that there is minimal concern with the items proposed for relaxation.

15.13 Requests from applicants to Council relating to Policy 15.12 shall be submitted prior to any master site development plan application being made and shall clearly state the items for which a relaxation is being sought, the rationale for the relaxation, and shall demonstrate compliance with Policy 15.10. Such requests will be assessed against the following criteria:

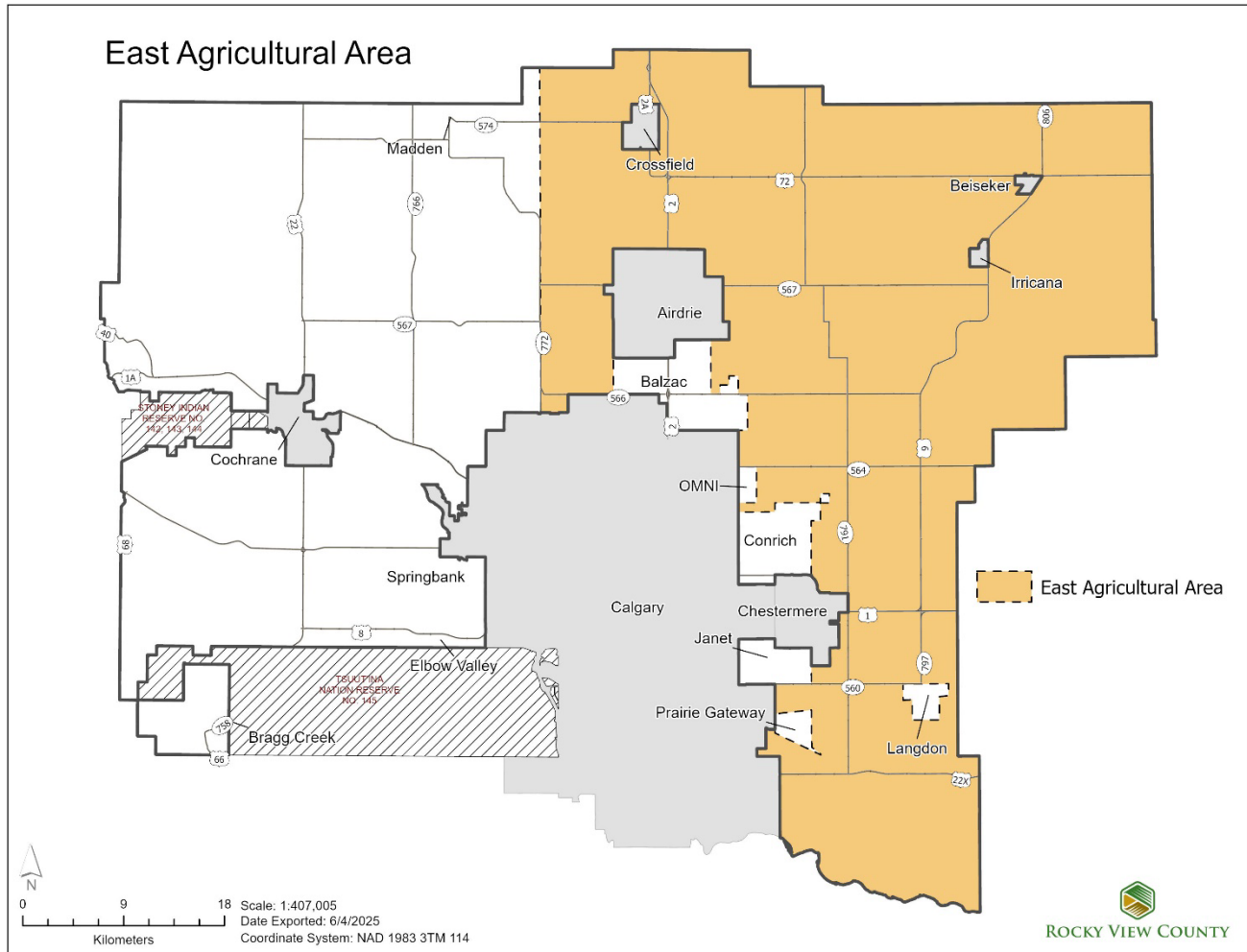
- a. The proximity of the development to any residential dwellings, institutional building, environmentally significant areas, or other sensitive land uses;
- b. The findings of any pre-application engagement undertaken in accordance with the *Aggregate Development Performance Standards*;
- c. The scale and intensity of the development, and overall timelines for extraction; and
- d. The number of relaxations being sought and the potential impacts on monitoring and enforcement.

#### **Aggregate Development Application Reviews**

- 15.14 In accordance with the *Aggregate Development Performance Standards*, the County may request third party review of technical documents submitted in support of an aggregate development to ensure adequate County assessment of the development's impacts.



MAP 6 – EAST AGRICULTURAL AREA

**Oil and Gas**

- 15.15 The County shall ensure that all permanent energy facilities proposed address all applicable design guidelines and Land Use Bylaw requirements.
- 15.16 When considering applications for development, provincial setback regulations and guidelines shall be applied respecting petroleum wells, sour gas facilities, pipelines, and other oil and gas facilities.
- 15.17 Encourage the Province to minimize the impacts of oil and gas extraction on agriculture lands and to provide fair market value remuneration for the industrial use undertaken on those lands.
- 15.18 Encourage the Province and industry to efficiently and effectively remediate petroleum well sites and abandoned pipelines.



4 Appendix B of C-7280-2013 is amended to include the new definition, which reads as follows:

*Aggregate Extraction and/or Processing*: development for the removal, extraction, or primary processing of any sand, silt, gravel, shale, clay, marl, limestone or gypsum that is excavated from the surface of a site, whether in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits.

5 The existing Part 4 of Appendix C, Aggregate Master Site Development Plan Submissions, of C-7280-2013 is removed and replaced with the following:

Prior to the approval of any development permit application for the new or expanding operation of an aggregate extraction and/or processing, a master site development plan shall be approved by Council in support of the land use and development permit applications. The master site development plan shall include the following items:

1. An introduction to the proposed development, including the site area affected, current land use, and assessment of the character and key features of the surrounding area.
2. A Location Plan, to an appropriate scale, showing:
  - a. all dwellings within 1.61 kilometres of the boundary of the site;
  - b. all existing hydrological, landscape and environmental features, both within the site and within one mile of the boundary of the site; and
  - c. the roads and highways surrounding the site.
3. A topographical survey plan of the site.
4. Cross sectional drawings of the site pre-extraction and throughout phases, showing the proposed depth of extraction.
5. Site Operations and Phasing Plans showing:
  - a. the location and extent of extraction areas;
  - b. buildings, plant, and machinery;
  - c. stockpiling areas;
  - d. internal haul roads, approaches and vehicle parking;
  - e. wheel wash facilities;
  - f. berms and other overburden/soil storage areas;
  - g. applicable setbacks; and
  - h. existing and proposed landscaping.
6. Where a terms of reference has been approved by Council under Policy 15.9, it shall be referenced within the policies of the MSDP.

The submitted plans shall show the anticipated transition of site operations through the proposed phases of extraction and reclamation, including the movement of plant or buildings, haul roads and removal/construction of berms.

7. A description of all buildings, plant, and machinery proposed on-site, including the approximate dimensions, and the periods that any plant and machinery shall be on-site (seasonal or campaign-based operations should be noted).
8. A summary of all relevant provincial and federal approvals required and a commitment to obtaining the required approvals.



9. A statement of commitment to operating under the County's Aggregate Site Monitoring Bylaw together with details of how any complaints received against the site will be handled and reported to the County and/or Province.
10. Information (including plans where appropriate) on any pipelines, wells, utilities or other infrastructure within or adjacent to the site.
11. A Biophysical Impact Assessment, and/or other environmental impact assessment agreed by the County, together with any required mitigation strategy.
12. Information on water usage and storage within the site.
13. A Site Production Assessment that provides the following information:
  - a. A forecast of the total volume (cubic metres) and weight (tonnes) of aggregate proposed to be extracted from the site;
  - b. The timeline for extraction of the overall identified resource within the lands;
  - c. A forecast of the annual production rates over the period of operations at the site, detailing minimum, maximum, and average rates throughout the life of the proposed operations;
  - d. The type of aggregate proposed to be extracted; and
  - e. The geographic markets that the aggregate resource is proposed to serve.
14. Requirements as outlined in the County's *Aggregate Development Performance Standards*, including:
  - a. An Engagement Summary of pre-application consultation with surrounding landowners;
  - b. An Engagement Plan;
  - c. Confirmation of proposed hours of operation;
  - d. A Noise Impact Assessment, Noise Mitigation Plan and Noise Monitoring program;
  - e. A Blast Mitigation Plan (as applicable);
  - f. An Air Quality Impact Assessment, Emissions Mitigation Plan and Air Quality Monitoring Program;
  - g. A Traffic Impact Assessment and Management Plan;
  - h. A Visual and Landscape Impact Assessment;
  - i. A Landscaping Plan;
  - j. An assessment of potential impacts on agricultural land;
  - k. An environmental assessment and where applicable mitigation measures;
  - l. An assessment of any historical resources affected by the development;
  - m. An assessment of agricultural impacts;
  - n. An assessment of light spread (as applicable);
  - o. A conceptual-level Stormwater Management Report;
  - p. A Geotechnical Investigation Report;
  - q. A Groundwater Investigation Report and Groundwater Monitoring Plan;
  - r. A Surface Water and Groundwater Mitigation Plan;
  - s. An Erosion and Sediment Control Strategy;
  - t. A Site Security Plan and Emergency Management Plan; and
  - u. A Reclamation Plan.
15. Any other information deemed necessary by the Approving Authority.

- 6 C-7280-2013 is amended to include a new Appendix E: Approved Aggregate Master Site Development Plans.



ROCKY VIEW COUNTY

- 7 C-7280-2013 is amended to include a new Table 6: Approved Aggregate Master Site Development Plans.
- 8 C-7280-2013 is reformatted and renumbered as required.

**Effective Date**

- 9 Bylaw C-8633-2025 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed



ROCKY VIEW COUNTY

**Bylaw C-8633-2025****Schedule 'A' – Definitions**

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



# BYLAW C-8634-2025

A bylaw of Rocky View County, in the Province of Alberta, to amend *Land Use Bylaw C-8000-2020*.

**WHEREAS** section 191 of the *Municipal Government Act* allows Council to amend bylaws;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

## Title

- 1 This bylaw may be cited as *Bylaw C-8634-2025*.

## Definitions

- 2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this bylaw.

## Effect

- 3 The *Land Use Bylaw* is amended to insert new section header following Section 85 which reads as follows:

### **AGGREGATE EXTRACTION AND/OR PROCESSING DEVELOPMENT RE-APPLICATION INTERVAL**

- 4 The *Land Use Bylaw* is amended to insert a new section 85.1, which reads as follows:

If a redesignation application intending to facilitate an aggregate extraction and/or processing development is refused by Council, the submission of another application for redesignation for the same or similar use on the same subject land shall not be made for a period of 18 months from the date of issue of the refusal, except where Council has, by resolution, waived the 18 month waiting period.

- 5 The *Land Use Bylaw* is amended to insert a new section 85.2, which reads as follows:

If two successive similar redesignation applications intending to facilitate an aggregate extraction and/or processing development are refused by Council on the same subject land, the submission of another application for redesignation for the same or similar use on the same subject land shall not be made for a period of three years from the date of issue of the latest relevant refusal on the land, except where Council has, by resolution, waived the three year waiting period. Upon the three year waiting period expiring, a similar redesignation application to facilitate aggregate extraction and/or processing application may be submitted.

- 6 The *Land Use Bylaw* is amended to insert a new section 85.3, which reads as follows:

The determination of what constitutes same or similar use shall be made by Council.

- 7 The *Land Use Bylaw* is amended to inset a new section 95.1, which reads as follows:





Notwithstanding Section 95, applicants applying for a Development Permit for new or expanding, and/or existing aggregate extraction and/or processing use in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:

- a. A completed application form,
- b. An application fee as established within the 'Master Rates Bylaw C-8386-2023,' as amended or replaced from time to time,
- c. A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
- d. Current copies of any restrictive covenants or easements (within 30 days of submission),
- e. Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
- f. An introduction to the proposed development, including the site area affected, current land use, and assessment of the character and key features of the surrounding area,
- g. A Site Production Assessment that provides the following information:
  - i. the total volume (cubic metres) and weight (tonnes) of the aggregate resource that has been extracted from the aggregate development since commencement of operations,
  - ii. a forecast of the volume (cubic metres) and weight (tonnes) of the remaining identified aggregate resource that is to be extracted from the site over the course of the intended operations, and
  - iii. a forecast of production rates for a period of five years subsequent to the date of the renewal submission,
- h. A Location Plan, to an appropriate scale, showing:
  - i. all dwellings within 1.6 kilometres of the boundary of the site,
  - ii. all existing hydrological, landscape and environmental features, both within the site and within 1.6 kilometres of the boundary of the site, and
  - iii. the roads and highways surrounding the site,
- i. Site Operations and Phasing Plans showing:
  - i. the location and extent of extraction areas,
  - ii. buildings, plant, and machinery,
  - iii. stockpiling areas,
  - iv. internal haul roads, approaches and vehicle parking,
  - v. wheel wash facilities,
  - vi. berms and other overburden/soil storage areas,
  - vii. applicable setbacks, and
  - viii. existing and proposed landscaping,
- j. When a building or structure is proposed:
  - i. building floor plans, elevation drawings and a description of exterior finishing materials,
  - ii. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and
  - iii. building floor plans, elevation and exterior finishing materials,
- k. A topographical survey plan of the site,
- l. Cross sectional drawings of the site pre-extraction and throughout phases, showing the proposed depth of extraction,
- m. A summary of all relevant provincial and federal approvals required and a commitment to obtaining the required approvals,



- n. A statement of commitment to operating under the County's Aggregate Site Monitoring Bylaw together with details of how any complaints received against the site will be handled and reported to the County and/or Province,
- o. Information (including plans where appropriate) on any pipelines, wells, utilities or other infrastructure within or adjacent to the site,
- p. A Biophysical Impact Assessment, and/or other environmental impact assessment agreed by the County, together with any required mitigation strategy,
- q. Information on water usage and storage within the site;
- r. Requirements as outlined in the County's Aggregate Development Performance Standards, including:
  - i. an Engagement Plan (if amended from redesignation stage),
  - ii. confirmation of proposed hours of operation,
  - iii. a Noise Impact Assessment, Noise Mitigation Plan and Noise Monitoring program,
  - iv. a Blast Mitigation Plan (as applicable),
  - v. an Air Quality Impact Assessment, Emissions Mitigation Plan and Air Quality Monitoring Program,
  - vi. a Traffic Impact Assessment and Management Plan,
  - vii. acknowledgment that the County may require the applicant enter into a Road Use or Development Agreement as a condition of the development permit,
  - viii. a Visual and Landscape Impact Assessment (if application is not considered a renewal),
  - ix. a Landscaping Plan,
  - x. an assessment of potential impacts on agricultural land and an agricultural impact assessment (if applicable),
  - xi. an environmental assessment and where applicable, identified mitigation measures (if application is not considered a renewal),
  - xii. an assessment of any historical resources affected by the development (if application is not considered a renewal),
  - xiii. a comprehensive Stormwater Management Report,
  - xiv. a Geotechnical Investigation Report (if application is not considered a renewal),
  - xv. a Groundwater Investigation Report and Groundwater Monitoring Plan (if application is not considered a renewal),
  - xvi. a Surface Water and Groundwater Mitigation Plan,
  - xvii. an Erosion and Sediment Control Report,
  - xviii. a Lighting Plan (if applicable),
  - xix. a Weed Control Plan,
  - xx. a Site Security Plan and Emergency Management Plan, and
  - xxi. a Reclamation Plan,
- s. Any other information deemed necessary by the Development Authority.

8 The *Land Use Bylaw* is amended to insert a new section 95.2, which reads as follows:

Notwithstanding section 95.1, where a terms of reference to relax the requirements of a master site development plan and redesignation application have been adopted by Council, any relaxation provided shall be applied to any subsequent development permit application. An amendment to the terms of reference shall be required where an applicant is seeking further relaxation as part of the development permit application. Council shall assess these requests against the criteria identified in Section 95.4.

9 The *Land Use Bylaw* is amended to insert a new section 95.3, which reads as follows:



Notwithstanding Section 95.1, Council may approve a terms of reference submitted by an applicant to relax the stated application requirements listed in Section 95.1 only where one or more of the following circumstances apply:

- a. The application is for a new or expanding aggregate extraction and/or processing use or renewal of an existing development permit where an operation is limited in scale and the surrounding area has been long-established for aggregate extraction within the County's East Agricultural District as identified within the Municipal Development Plan,
- b. The proposed site is classified as a Class II pit as defined by the Environmental Protection and Enhancement Act and the Alberta Code of Practice for Pits, or
- c. Where pre-application engagement demonstrates that there is minimal concern with the items proposed for relaxation.

- 10 The *Land Use Bylaw* is amended to insert a new section 95.4, which reads as follows:

Requests from applicants to Council relating to Section 95.3 shall be submitted prior to any development permit application being made and shall clearly state the items for which a relaxation is being sought, the rationale for the relaxation, and shall demonstrate compliance with Section 95.1. Such requests shall be assessed against the following criteria:

- a. The proximity of the aggregate extraction and/or processing development to any residential dwelling, institutional building, environmentally sensitive area, or other sensitive land uses,
- b. The findings of any pre-application engagement undertaken in accordance with the Aggregate Development Performance Standards,
- c. The scale and intensity of the aggregate extraction and/or processing development, and overall timelines of the operation, and
- d. The number of relaxations being sought and the potential impacts on monitoring and enforcing development permit conditions.

- 11 The *Land Use Bylaw* is amended to insert a new section header following Section 124, which reads as follows:

#### **AGGREGATE EXTRACTION AND/OR PROCESSING**

- 12 The *Land Use Bylaw* is amended to insert a new section 124.1, which reads as follows:

Development permit applications for aggregate extraction and/or processing development shall be determined based on the extent to which they demonstrate an ability to meet and/or exceed the application submission requirements, Aggregate Development Performance Standards, and any overarching master site development plan or policy document.

- 13 The *Land Use Bylaw* is amended to insert a new section 124.2, which reads as follows:

In accordance with Section 15 of the Municipal Development Plan, no development permit shall be approved for a new or expanding aggregate extraction and/or processing use until a master site development plan has been approved by Council.



The *Land Use Bylaw* is amended to insert a new section 124.3, which reads as follows:

In accordance with Section 15 of the Municipal Development Plan, where the Development Authority is considering the renewal of a development permit for an existing aggregate extraction and/or processing use that is not guided by a Council approved master site development plan, it shall be of the discretion of the Development Authority to deem if a master site development plan that addresses the requirements listed in Part 4 of Appendix C of the Municipal Development Plan is required.

- 14 The *Land Use Bylaw* is amended to insert a new section 124.4, which reads as follows:

Any master site development plan that is approved by Council shall provide the framework for the development permit application and conditions imposed upon any development permit approval. However:

- a. Development permit applications shall also include additional and/or updated information to what may have been provided previously in connection with any previous application to meet current County information requirements for aggregate extraction and/or processing development applications, and
- b. Where an aggregate development master site development plan has been approved by Council prior to adoption of the Aggregate Development Performance Standards, the development permit application shall be required to also meet the Aggregate Development Performance Standards. An amendment may be required to the master site development plan if the development no longer substantially complies with the master site development plan in meeting the new requirements and standards.
- i. Notwithstanding 124.4(b), development permit applications for NE-1-27-27-W04M shall be assessed in alignment with the Rocky Ridge Master Site Development Plan if an application is submitted prior June 1, 2026.

- 15 The *Land Use Bylaw* is amended to insert a new section header following section 124.4, which reads as follows:

#### **AGGREGATE SITES NEARING COMPLETION OF OPERATIONS**

- 16 The *Land Use Bylaw* is amended to insert a new section 124.5, which reads as follows:

Development permit renewal applications for existing aggregate extraction and/or processing development that is to be completed in a period of three years or less shall be exempt from meeting the County's and standards stated in the Aggregate Development Performance Standards and shall continue operating in accordance with the approved master site development plan and/or development permit conditions of approval. In addition to the application requirements set out within Section 95 of this Bylaw, the development permit renewal application shall include a final reclamation plan detailing:

- a. proposed gradients across the site, final surface elevations, landscaping, wetlands, and drainage,
- b. proposed measures to help reclaimed land establish, including maintenance of the reclaimed lands,



- c. any potential impacts of reclamation upon groundwater resources (including quality and groundwater rebound), and
- d. the phased removal or alteration of buildings, structure, and internal roads, together with access provisions for the reclaimed site, and proposals for the decommissioning of any water wells on-site.

- 17 The *Land Use Bylaw* is amended to insert a new section 124.6, which reads as follows:

Aggregate extraction and/or processing uses that receive a development permit renewal approval under the terms of Section 124.5 shall not be considered for further development permit renewal approvals, unless the submitted application complies with Section 95.1 of this Bylaw.

- 18 The Land Use Bylaw is amended to insert a new section header following section 124.6, which reads as follows:

#### **SMALL-SCALE AGGREGATE SITES**

- 19 The *Land Use Bylaw* is amended to insert a new section 124.7, which reads as follows:

At the Development Authority's discretion, applications for aggregate extraction and/or processing for the use of aggregate extracted and processed within the same site, or on an adjoining site, and with a cumulative area of less than 5 hectares ( $\pm 12.35$  acres) may be exempt, in part, from meeting the County's requirements and standards under Section 95.1 and in the Aggregate Development Performance Standards.

- 20 Section 236 of the *Land Use Bylaw* is amended to insert a new row in Table 5, which reads as follows:

Aggregate Extraction and/or Processing	N/A
--	-----

- 21 Section 465 of the *Land Use Bylaw* is amended to read as follows:

PURPOSE: to provide for the development of industrial uses related to non-renewable natural resource extraction and processing. ~~This District shall not be applied to new parcels upon Bylaw C-8000-2020 coming in to full force and effect.~~

- 22 Section 466 of the *Land Use Bylaw* is amended to add the following item to the Discretionary Uses column:

Aggregate Extraction and/or Processing

- 23 The *Land Use Bylaw* is amended to insert a new section 467.1, which reads as follows:

#### **ADDITIONAL REQUIREMENTS**

- a) A development permit for an aggregate extraction and/or processing use may only be approved on lands that are supported by a Council-approved master site development plan for the same use.



- 24 Part 8: Definitions of the *Land Use Bylaw* is amended to include the following new definitions:
- “Aggregate Extraction and/or Processing”** means development for the removal, extraction, or primary processing of any sand, silt, gravel, shale, clay, marl, limestone or gypsum that is excavated from the surface of a site, whether in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits.
- “Aggregate Development Performance Standards”** means the County’s technical requirements that govern aggregate extraction and/or processing developments.
- 25 Part 8: Definitions of the *Land Use Bylaw*, the following definition is amended to read as follows:
- “Natural Resource Extraction/Processing”** means a use where raw materials are removed, extracted or processed. Typical resources and raw materials would include oil and gas, peat, ~~sand, silt and gravel, shale, clay, marl, limestone, gypsum or other minerals~~, and timber and coal. Typical facilities or uses would include ~~gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits~~, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.
- 26 The *Land Use Bylaw* is reformatted and renumbered as required.

### Effective Date

- 27 Bylaw C-8634-2025 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed

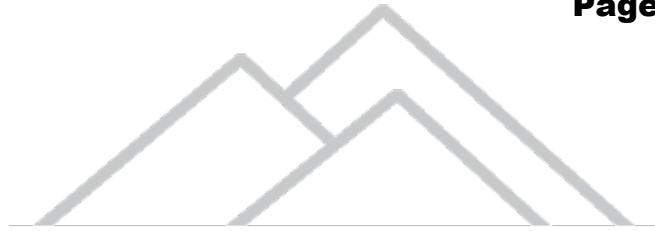


ROCKY VIEW COUNTY

**Bylaw C-8634-2025****Schedule 'A' – Definitions**

- (1) **“Council”** *means* the duly elected Council of Rocky View County;
- (2) **“Municipal Government Act”** *means* the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (3) **“Rocky View County”** *means* Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.





July 2, 2025

Legislative and Intergovernmental Services  
Rocky View County Hall  
262075 Rocky View Point  
Rocky View County, AB

**RE: Opposition to Bylaws C-8633-2025 and C-8624-2005 – Amendments to the Municipal Development Plan and Land Use Bylaw for Aggregate Resource Policies**

Dear Reeve Kissel and Members of Council,

On behalf of its members, BILD Calgary Region (BILDCR) submits this letter of opposition to the proposed Bylaws C-8633-2025 and C-8624-2005, which seek to amend the Municipal Development Plan (Bylaw C-7280-2013) and Land Use Bylaw (Bylaw C-8000-2020) to incorporate new policies governing aggregate extraction and processing.

BILDCR acknowledges the value of establishing clear guidelines for application processes and reporting requirements related to aggregate operations in Rocky View County. However, we are concerned that these bylaw amendments are being brought forward prior to the finalization of the County's Aggregate Resource Plan and associated Performance Standards. Proceeding without these critical documents in place introduces significant risk of misalignment, redundancy, and future policy amendments once the Plan and standards are completed and adopted.

Additionally, the MDP update is scheduled for Public Hearing on July 10<sup>th</sup>, we aren't clear on the necessity of these amendments proceeding at this time and are concerned that these amendments enact performance standards that have not yet been made public or been reviewed by Council.

**Concern with Statutory Misalignment and Locational Criteria**

Aggregate is recognized under the South Saskatchewan Regional Plan as a **non-renewable resource** essential to both municipal infrastructure and private sector development. Embedding rigid locational criteria within the MDP risks constraining flexibility in aggregate resource management. While we support thoughtful siting that considers proximity to residential areas, this must be balanced with the need for accessible, cost-effective aggregate to support construction across the region.

BILDCR believes that responsible operators can effectively manage potential impacts through proven practices, without overly restrictive planning policies that limit extraction opportunities. Planning documents should provide for adaptability and case specific review, rather than blanket locational exclusions that may undermine long-term resource availability.

**Affordability and Economic Impact**

Gravel and aggregate form the foundation of every construction and infrastructure project. As pressures on housing affordability, infrastructure investment, and supply chain costs intensify, constraints on local aggregate supply will result in increased material costs, longer transportation distances, and higher emissions. Furthermore, excessive regulatory burden and uncertainty could drive operators to exit or avoid working in the County, jeopardizing local supply and associated economic activity.

**Request to Postpone**

In light of these concerns, BILDCR urges Council to postpone the proposed amendments to the MDP and LUB until the MDP update is completed and subsequently the Aggregate Resource Plan and Performance Standards have been finalized, publicly reviewed, and adopted by Council.

We appreciate the opportunity to provide input and would welcome the chance to participate in ongoing consultation efforts to ensure the final framework supports environmental stewardship, economic development, and long-term infrastructure needs.

Sincerely,



Kimber Higa,  
Director, Regional Initiatives and Government Relations  
BILD Calgary Region

Cc BILDCR Rocky View Committee  
BILDCR Board of Directors

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Aggregate Resource Plan Update: Public Hearing Written Submission Deadline - TODAY at 4:30 p.m.  
**Date:** Thursday, July 3, 2025 8:36:01 AM

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**BETTY SIMIC**

Administrative Assistant | Planning

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**From:** Block, Randall W. [REDACTED]  
**Sent:** Wednesday, July 2, 2025 4:27 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** Aggregate Resource Plan Update: Public Hearing Written Submission Deadline - TODAY at 4:30 p.m.

**To whom it may concern:**

Our family are longtime Rockyview residents, and reside in Bearspaw.

I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

There is no need to soften the requirements given the vast size of the County, the widespread aggregate deposits in the County, and the limited land area covered under ASPs. Council should adopt the policy as drafted by administration.

Furthermore, these flawed amendments may very well undermine the certainty, clarity and balance provided in the policy as drafted. The possibility of an “exemption” in a master site development plan will only lead to uncertainty and acrimonious hearings. It is a significant step backwards.

Policy 15.6 should remain as previously drafted: "No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas."

As a final point, two hours notice of such a consequential amendment to a policy that has been under development for a significant period of time with extensive consultation is wholly

insufficient.

Sincerely

Randall Block  
35 Alexa Close  
Bears paw

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Opposition to motion related to Policy 15.6  
**Date:** Wednesday, July 2, 2025 3:32:29 PM

---

**BETTY SIMIC**

Administrative Assistant | Planning

---

**From:** James Elliott [REDACTED]  
**Sent:** Wednesday, July 2, 2025 3:18 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** Opposition to motion related to Policy 15.6

Hello to whom it may concern,

As a longtime Rockyview resident, I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

There is no need to soften the requirements given the vast size of the County, the widespread aggregate deposits in the County, and the limited land area covered under ASPs. Council should adopt the policy as drafted by administration.

Policy 15.6 should remain as previously drafted: "No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas."

Thank you for your consideration.

James Elliott  
31 Cody Range Way  
Rockyview County.

**Betty Simic**

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**From:** Planning Policy  
**Sent:** Wednesday, July 2, 2025 3:33 PM  
**To:** Colt Maddock  
**Subject:** FW: Rockyview aggregate resource plan

BETTY SIMIC  
Administrative Assistant | Planning

-----Original Message-----

**From:** [REDACTED] (Leah Petrucci) [REDACTED]  
**Sent:** Wednesday, July 2, 2025 3:20 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** Rockyview aggregate resource plan

Hello,

As a longtime Rockyview resident, I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

There is no need to soften the requirements given the vast size of the County, the widespread aggregate deposits in the County, and the limited land area covered under ASPs. Council should adopt the policy as drafted by administration.

Policy 15.6 should remain as previously drafted: "No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas."

Leah  
[REDACTED]

**Jo-El Buerlen**

---

**From:** Rocky View Gravel Watch <rockyviewgravelwatch@gmail.com>  
**Sent:** Wednesday, July 2, 2025 4:28 PM  
**To:** Legislative Services  
**Subject:** Comments on Aggregate Resource Plan Proposed Amendments for July 15th public hearing  
**Attachments:** rvgw-arp-july15publichearing-amendments-submission.docx

Greetings:

Please find attached Rocky View Gravel Watch's preliminary comments on the proposed amendments to be considered at the July 15th public hearing.

If you have any questions, please let us know.

thanks,  
Martyn Griggs for  
Rocky View Gravel Watch  
15 Alexa Close, Rocky View County

**ROCKY VIEW GRAVEL WATCH  
COMMENTS ON PROPOSED AMENDMENTS  
TO AGGREGATE RESOURCE PLAN POLICIES  
TO BE CONSIDERED AT THE JULY 15, 2025 PUBLIC HEARING**

We have two major comments on the proposed amendments.

First, there is a total and complete lack of procedural fairness in expecting people to respond to substantive amendments in a two-hour window the day after a national public holiday.

Second, it is not clear what the basis is for substantive amendments at this point. Amendments in response to a public hearing are supposed to be based on what was heard at the public hearing. There was virtually no opposition to what was presented at the June 18<sup>th</sup> public hearing. So, what is the basis for changing what no one objected to at that point?

The proposed amendments to be considered at the July 15<sup>th</sup> public hearing do not identify which councillor(s) has proposed the amendments. This contrasts with other recent follow-up public hearings where the proposed amendments were linked to who was bringing them forward. This is extremely relevant information to assess the proposed amendments, especially given the ridiculously short timeframe for responses.

In terms of the specific proposed amendments, we have the following preliminary comments:

**Amendments to the County Plan**

Amendment A(3) – the addition of MSDPs to Policy 15.6 – this needs to be clarified to limit it only to MSDPs that were approved prior to the approval of these changes.

Amendment A(4) – this is totally unacceptable. There is no rationale for reducing the buffer between new aggregate operations and residential land within ASPs from 1.6 km to 500m.

Amendment A(5) – removal of the caveat on new residential / institutional development within 500m of land already designated for aggregate operations – this makes sense on a general “buyer beware” logic. Purchasers of land are not given notice of other land uses, it is their responsibility to identify anything they might not like.

**Land Use Bylaw Amendments**

Amendment A(1) – unacceptable – there is no logic in giving council the authority to waive the requirements of the Site Monitoring Bylaw. The Bylaw specifies maximum numbers of inspections. Changing from a complaint-based to a proactive inspection based approach to regulating aggregate operations in the County is a key component of the overall policy. Giving Council the authority to waive this essential aspect of the policy makes no sense.



**Overall conclusion**

There may well be other comments that we would make if only we had been given anything like a reasonable amount of time to consider the proposed amendments.

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Aggregate Plan Amendment  
**Date:** Thursday, July 3, 2025 8:39:48 AM

---

BETTY SIMIC  
Administrative Assistant | Planning

-----Original Message-----

From: gabrielle korell [REDACTED]  
Sent: Wednesday, July 2, 2025 4:31 PM  
To: Planning Policy <planning\_policy@rockyview.ca>  
Subject: Aggregate Plan Amendment

Dear Sir/Madam,

As an adjacent landowner, I vehemently object to reducing the distance from 1.6 km to 500 meters from the area structure plan - it has always been my understanding that the proposal was for 1.6 km, and at the last meeting this has suddenly been changed to 500m. A3 and A4 are confusing.

Gabrielle Korell

Sent from my iPhone

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: ARP  
**Date:** Thursday, July 3, 2025 8:36:19 AM

---

**BETTY SIMIC**

Administrative Assistant | Planning

---

**From:** Ailsa Le May [REDACTED]  
**Sent:** Wednesday, July 2, 2025 4:26 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** ARP

To whom it may concern,

I strongly oppose the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

There is no need to soften the requirements given the vast size of the County, the widespread aggregate deposits in the County, and the limited land area covered under ASPs. Council should adopt the policy as drafted by administration. This is significantly safer for residents to protect them from dust and noise, and limit degradation of property values.

Policy 15.6 should remain as previously drafted: "No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas."

Sincerely,  
Ailsa Le May  
24160 Aspen Drive  
Bears paw

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Area Structure Plan  
**Date:** Thursday, July 3, 2025 8:38:53 AM

---

BETTY SIMIC  
Administrative Assistant | Planning

-----Original Message-----

From: Nazanin Montakhab [REDACTED]  
Sent: Wednesday, July 2, 2025 4:29 PM  
To: Planning Policy <planning\_policy@rockyview.ca>  
Subject: Area Structure Plan

As a longtime Rockyview resident, I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

There is no need to soften the requirements given the vast size of the County, the widespread aggregate deposits in the County, and the limited land area covered under ASPs. Council should adopt the policy as drafted by administration.

Policy 15.6 should remain as previously drafted: "No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas."

With thanks,  
Nazie Meghani  
Sent from my iPhone

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Opposition to gravel pit  
**Date:** Thursday, July 3, 2025 8:42:23 AM

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**BETTY SIMIC**

Administrative Assistant | Planning

---

**From:** Emma Pendlebury [REDACTED]  
**Sent:** Wednesday, July 2, 2025 4:44 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** Opposition to gravel pit

As a longtime Rockyview resident, I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

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Policy 15.6 should remain as previously drafted: "No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas."

88 timber ridge way  
Emma Pendlebury

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Gravel pit!  
**Date:** Thursday, July 3, 2025 8:42:02 AM

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**BETTY SIMIC**

Administrative Assistant | Planning

---

**From:** Jonathan Pendlebury [REDACTED]  
**Sent:** Wednesday, July 2, 2025 4:31 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** Fwd: Gravel pit!

Pls see below. Totally against this pit.

Sent from my iPhone

Begin forwarded message:

**Subject: Gravel pit!**

As a longtime Rockyview resident, I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

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Jonathan Pendlebury  
88 Timber ridge way  
Sent from my iPhone

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Aggregate resource plan  
**Date:** Wednesday, July 2, 2025 3:33:12 PM

---

**BETTY SIMIC**

Administrative Assistant | Planning

---

**From:** Petrucci, Anthony [REDACTED]  
**Sent:** Wednesday, July 2, 2025 3:22 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** Aggregate resource plan

As a longtime Rockyview resident, I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

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Anthony Petrucci

This email, including any attachments, is confidential and may be privileged or otherwise protected from disclosure. If you are not the intended recipient, any distribution, use or copying of this email or the information it contains is unauthorized. If you received this email in error, please advise the sender (by return email or otherwise) immediately and please delete this message and any attachments from your system. (Disclaimer)





**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan  
**Date:** Wednesday, July 2, 2025 3:41:14 PM

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**BETTY SIMIC**

Administrative Assistant | Planning

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**From:** Paul Ringrose [REDACTED]  
**Sent:** Wednesday, July 2, 2025 3:38 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Cc:** Alyssa Ringrose [REDACTED]  
**Subject:** Motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan

As a longtime Rockyview resident, I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

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Regards,

Paul & Alyssa Ringrose

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Aggregate Resource Plan - Proposed Amendments  
**Date:** Wednesday, July 2, 2025 3:32:20 PM

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**BETTY SIMIC**

Administrative Assistant | Planning

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**From:** John Weatherill [REDACTED]  
**Sent:** Wednesday, July 2, 2025 3:11 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** Aggregate Resource Plan - Proposed Amendments

To whom it may concern,

As a longtime Rockyview resident, I am writing to express my opposition to the proposed motions A(3) and A(4) related to Policy 15.6 in the amended Municipal Development Plan. The setback distance from residential lands in an Area Structure Plan should not be reduced from 1.6km to 500m, and the exclusion of new aggregate development in proximity to residential areas within an ASP should not be exempted based on provisions within a master site development plan.

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Sincerely,  
John Weatherill  
51 Timber Ridge Way  
Bears paw

Get [Outlook for iOS](#)

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission Deadline - TODAY at 4:30 p.m.  
**Date:** Thursday, July 3, 2025 8:37:37 AM  
**Attachments:** [image001.png](#)

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**BETTY SIMIC**

Administrative Assistant | Planning

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**From:** Kathleen [REDACTED]  
**Sent:** Wednesday, July 2, 2025 4:28 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Cc:** Division 3, Crystal Kissel <CKissel@rockyview.ca>; Darryl Cornish [REDACTED] Susan David Hall [REDACTED] Rick Cathy King [REDACTED] Carla Arthur [REDACTED] Will McNabb P.E. [REDACTED] Kari-Ann McNabb [REDACTED] Maureen Bell [REDACTED] Janet Ballentine <rockyviewgravelwatch@gmail.com>; Gerry Bietz [REDACTED] Tom Foss [REDACTED]  
**Subject:** Re: Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission Deadline - TODAY at 4:30 p.m.

We own a property just west of Burnco's West Cochrane gravel pit, for which significant expansions have been planned. Burnco's consultants acknowledge that our well, which is in the shallow gravel, has the potential to be impacted by Burnco's planned expansion. Water security is obviously critical.

We believe that Rocky View County, in its efforts to establish an Aggregate Resource Plan for the County, is working with all parties to ensure that aggregate extraction activities, within the *impenetrable* berms surrounding gravel pits, provide for good land and environmental management. We thank them. The changes will add no extra cost to the community. Until implementation of the new Aggregate Resource Plan and by-laws, neither landowners nor Rocky View County has had access to the information necessary to determine its impact on our air, water and long term land uses. Residents across the County supported the County's efforts. There is more to do but this is an important step forward.

Thank you again to Rocky View County Administration and Council for taking this important step.

Reginald Storms and Kathleen Cornish

262144 Range Rd 53

NW1/4 S14 TWP 26 R5 W5M

[REDACTED]

On Wed, Jul 2, 2025 at 5:18 PM Ann McNabb [REDACTED] wrote:

The deadline is unrealistic and not responsible governance!

We support the ARP policy changes.

Our water and property has not been protected .

As stated at the ARP Public Hearing, our water is contaminated and unresolved.

The timing of Burnco dredging and mining in the water of the Bow River basin is the only change that occurred.

With limited time, we are expressing the same concerns reported to the ARP June public Hearing comments but not limited to the following:

**Rocky View Councilors, we appreciate the efforts to improve the County policies for Aggregate resources. Please approve the changes.**

**Like all other policies, the current planning is a good improvement and it needs to continue to be proactively updated as changes or gravel operations expand.**

**We believe in a win-win for aggregate resources and the adjacent neighbours. One activity or business should not destroy the livelihood and lifestyle of others.**

**Bylaw C-8633-2025 – amendments to the County Plan are good**

- Strengthen the existing policies
- Provide substantially more detailed requirements for aggregate Master Site Development Plans
- Provide a 2-kilometre setback from designated provincial parks and a 1.61-kilometre setback from residential areas within ASPs.

**Concerns::**

- Zoning limit to 10 years. Greater is not a temporary land use.
- Any area zoned for more than 10 years, should require land use planning for the neighbours within two miles of the pit. Land use for adjacent areas needs to allow highest and best potential land use for the community and neighbours impacted.
- No permanent berm structures or impact of water, noise, dust and other land use should impact neighbouring properties unless agreed compensation by all parties impacted.
- Limiting approval to 10 years, allows for new regulatory guidelines and best practices be incorporated.
- Greater than 10 years planning will lose the ability to apply good planning principals, sterilizes the area, impacts the highest and best use of the area for all parties.
- Land use will be monitored and removed based on actual performance. Volumes produced and marketed versus projections.
- Ongoing active pits and reclamation in a timely manner within the 10 years. Auditor General report shows there is a lack of compliance and pits are not be reclaimed. It is important that this issue be addressed to avoid tax payers being responsible.

**Bylaw C-8634-2025 – amendments to the Land Use Bylaw**

- Expand and clarify requirements for development permits for aggregate operations
- Emphasize that DP applications must demonstrate the ability to meet and/or exceed the new aggregate performance standards.

**Concerns:**

- Land use approval and development permit scope changes need to be minimized or eliminated. Aggregate companies need to specify in the application all planned activities for the next 10 years.
- Currently Aggregate companies specify the least plans, then add mining in the water table, dewatering, gravel washing, asphalt, cement, specialty products, etc.

- Land use approval should be granted first by the County before Alberta Environment approves water disturbances.
- Alberta Environment or other independent consultants should review the impact of the aggregate on water, mining in the water or dewatering before final land use is granted by the County. Currently Alberta Environment is not mitigating and have up to date policies that prevent issues.

**Bylaw C-8635-2025 – the new Aggregate Site Monitoring Bylaw – This is good**

- Provides for 4 inspections per year for active pits, in addition to any complaint-driven inspections – the costs for these will be paid by the pit operators. This is good!

**Concerns:**

- Environmental and water impact: Bow River is the drinking water for few million people. Alberta Environment and Aggregate code of practice should be revised to require testing to ensure any potential impact is mitigated.
- Currently the County and Alberta Environment are not monitoring or providing independent technical audits to ensure adjacent landowner water (water wells, wetlands, springs, creeks) is being protected.
- Our recent experience of contamination is Alberta Environment did not investigate and thoroughly provide independent technical review to examine and resolve the issues. There is no water security or resolution without costly impact to the landowners effected. It is costly and difficult to prove and get timely water supply.

**Council Policy C-711 – Aggregate Development Performance Standards Policy**

- Establish the performance standards as the minimums for aggregate operations in the County.
- Make it clear that all new or expanding aggregate operations must comply with the performance standards and that existing operations must comply when development permits are renewed.

**Concerns:**

- Prior to any aggregate resource activity: Benchmark testing and yearly ongoing volume and quality (chemistry, hydrocarbons and other contaminants) monitoring of water wells, springs and creeks within one mile of the gravel pit. Cost to be the Aggregate company
- Establish policy and procedures to compensate for losses of water quality and quantity.
- Provide water supply if there are changes for agriculture and resident uses.
- Provide independent technical review or allow adjacent parties impacted to employ technical advisors to be paid by the aggregate company. Alberta Environment is not providing independent technical review and addressing issues.
- Rocky View needs to establish a clear and auditable complaint and resolution process.

Have a great day

Ann McKendrick McNabb



On Jul 2, 2025, at 1:57 PM, Planning Policy <[planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca)> wrote:



# ROCKY VIEW COUNTY

**Public Hearing Written Submission Deadline: TODAY at 4:30 p.m., Wednesday, July 2, 2025**

## **Proposed Amendments Available for Review!**

Following the Public Hearing on June 18, 2025, Council directed Administration to compile amendments from Council and Administration and return on July 15, 2025. The summary of proposed revisions to the amendments to the Municipal Development Plan and Land Use Bylaw can be found here: [Proposed Revisions to the Municipal Development Plan and Land Use Bylaw Amendments](#). The proposed amendments that were considered by Council on June 18, 2025 are as follows: [Municipal Development Plan Amendments](#) and [Land Use Bylaw Amendments](#).

We apologize for the quick turn around for written submissions, but if you wish to provide comments or feedback on the proposed revisions to the Municipal Development Plan and Land Use Bylaw amendments, or the proposed revision to the Aggregate Site Monitoring Bylaw, please note the following deadlines for submission:

- Public Hearing Written Submission Deadline: **Today at 4:30 p.m., Wednesday, July 2, 2025**
- Public Hearing Electronic Presentation Request Deadline: 12:00 p.m., Monday, July 14, 2025
- Public Hearing Audio/Video Submission Deadline: 12:00 p.m., Monday, July 14, 2025

All comments received prior to the Special Council meeting will be included as part of the Council package.

To view the full draft versions of the documents being considered at the July 15, 2025 meeting, please refer to the project website's link: [Aggregate Resource Plan | Rocky View County](#)

## **Background:**

On June 18, 2025, a Special Council Meeting was held to consider items for the Aggregate Resource Plan project. Administration presented the proposed amendments to the Municipal Development Plan and Land Use Bylaw, as well as introducing the Aggregate Site Monitoring Bylaw. These items were presented as public hearing items where the public had an opportunity to speak about the proposed items. Administration was also scheduled to present the Aggregate Development Performance Standards Policy to Council, however, this item was deferred to July 15, 2025.

We thank everyone who attended the public hearing, as well as those who have participated in the project and provided their input on the proposed documents. If you have any questions or concerns with the Aggregate Resource Plan Project or next steps, please reach out to the undersigned.

**Aggregate Resource Plan Project Team**

**Planning | Rocky View County**

403-230-1401 | [planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca)



**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Aggregate Resource Plan  
**Date:** Thursday, July 3, 2025 8:42:47 AM

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**BETTY SIMIC**

Administrative Assistant | Planning

---

**From:** Patti Lott [REDACTED]  
**Sent:** Wednesday, July 2, 2025 5:16 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Cc:** Division 3, Crystal Kissel <CKissel@rockyview.ca>  
**Subject:** Aggregate Resource Plan

We are writing to express our support for the new ARP, and our thanks that Rocky View Council is listening to concerned parties.

The same concerns raised in the public hearing remain, and we urge Council to continue to attend to those concerns. Water safety is a critical issue, for residents of the County and for towns and cities downstream of the Bow River.

I trust you will accept these brief comments, at 5:15 on July 2/25. The deadline of 4:30 today, after a long weekend and without notice, must be relaxed.

Thank you,

Patti and Nash Lott

RVC residents and landowners near the Burnco West lands

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission Deadline - TODAY at 4:30 p.m.  
**Date:** Wednesday, July 2, 2025 3:32:43 PM  
**Attachments:** [image001.png](#)

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**BETTY SIMIC**

Administrative Assistant | Planning

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**From:** Ann McNabb [REDACTED]  
**Sent:** Wednesday, July 2, 2025 3:19 PM  
**To:** Planning Policy <planning\_policy@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>  
**Cc:** Darryl Cornish [REDACTED] Kathleen Cornish [REDACTED] Susan David Hall [REDACTED] Rick Cathy King [REDACTED] Carla Arthur [REDACTED] Will McNabb P.E. [REDACTED] Kari-Ann McNabb [REDACTED] Maureen Bell [REDACTED] Janet Ballentine <rockyviewgravelwatch@gmail.com>; Gerry Bietz [REDACTED] Tom Foss [REDACTED]  
**Subject:** Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission Deadline - TODAY at 4:30 p.m.

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- No permanent berm structures or impact of water, noise, dust and other land use should impact neighbouring properties unless agreed compensation by all parties impacted.
- Limiting approval to 10 years, allows for new regulatory guidelines and best practices be incorporated.
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- Expand and clarify requirements for development permits for aggregate operations
- Emphasize that DP applications must demonstrate the ability to meet and/or exceed the new aggregate performance standards.

**Concerns:**

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- Alberta Environment or other independent consultants should review the impact of the aggregate on water, mining in the water or dewatering before final land use is granted by the County. Currently Alberta Environment is not mitigating and have up to date policies that prevent issues.

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- Currently the County and Alberta Environment are not monitoring or providing independent technical audits to ensure adjacent landowner water (water wells, wetlands, springs, creeks) is being protected.
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**Council Policy C-711 – Aggregate Development Performance Standards Policy**

- Establish the performance standards as the minimums for aggregate operations in the County.
- Make it clear that all new or expanding aggregate operations must comply with the performance standards and that existing operations must comply when development permits are renewed.

**Concerns:**

- Prior to any aggregate resource activity: Benchmark testing and yearly ongoing volume and quality (chemistry, hydrocarbons and other contaminants) monitoring of water wells, springs and creeks within one mile of the gravel pit. Cost to be the Aggregate company
- Establish policy and procedures to compensate for losses of water quality and quantity.
- Provide water supply if there are changes for agriculture and resident uses.
- Provide independent technical review or allow adjacent parties impacted to employ technical advisors to be paid by the aggregate company. Alberta Environment is not providing independent technical review and addressing issues.
- Rocky View needs to establish a clear and auditable complaint and resolution process.

Have a great day

Ann McKendrick McNabb



On Jul 2, 2025, at 1:57 PM, Planning Policy <[planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca)> wrote:



# ROCKY VIEW COUNTY

**Public Hearing Written Submission Deadline: TODAY at 4:30 p.m., Wednesday, July 2, 2025**

**Proposed Amendments Available for Review!**

Following the Public Hearing on June 18, 2025, Council directed Administration to compile amendments from Council and Administration and return on July 15, 2025. The summary of proposed revisions to the amendments to the Municipal Development Plan and Land Use Bylaw can be found here: [Proposed Revisions to the Municipal Development Plan and Land Use Bylaw Amendments](#). The proposed amendments that were considered by Council on June 18, 2025 are as follows: [Municipal Development Plan Amendments](#) and [Land Use Bylaw Amendments](#).

We apologize for the quick turn around for written submissions, but if you wish to provide comments or feedback on the proposed revisions to the Municipal Development Plan and Land Use Bylaw amendments, or the proposed revision to the Aggregate Site Monitoring Bylaw, please note the following deadlines for submission:

1. Public Hearing Written Submission Deadline: **Today at 4:30 p.m., Wednesday, July 2, 2025**
2. Public Hearing Electronic Presentation Request Deadline: 12:00 p.m., Monday, July 14, 2025
3. Public Hearing Audio/Video Submission Deadline: 12:00 p.m., Monday, July 14, 2025

All comments received prior to the Special Council meeting will be included as part of the Council package.

To view the full draft versions of the documents being considered at the July 15, 2025 meeting, please refer to the project website's link: [Aggregate Resource Plan | Rocky View County](#)

**Background:**

On June 18, 2025, a Special Council Meeting was held to consider items for the Aggregate Resource Plan project. Administration presented the proposed amendments to the Municipal Development Plan and Land Use Bylaw, as well as introducing the Aggregate Site Monitoring Bylaw. These items were presented as public hearing items where the public had an opportunity to speak about the proposed items. Administration was also scheduled to present the Aggregate Development Performance Standards Policy to Council, however, this item was deferred to July 15, 2025.

We thank everyone who attended the public hearing, as well as those who have participated in the project and provided their input on the proposed documents. If you have any questions or concerns with the Aggregate Resource Plan Project or next steps, please reach out to the undersigned.

**Aggregate Resource Plan Project Team**

**Planning | Rocky View County**

403-230-1401 | [planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca)



1026 16 Ave NW, Suite 203  
Calgary, AB T2M 0K6  
587-350-5172

July 2, 2025  
Legislative and Intergovernmental Services  
Rocky View County Hall  
262075 Rocky View Point  
Rocky View County, AB

**Re: Special Council Meeting, July 15, 2025**

Reeve Kissel and esteemed Councilors of Rocky View County,

I am writing on behalf of Hillstone Aggregates Ltd. to express our support of revision A(3) to policy 15.6 of the proposed Municipal Development Plan amendments (Bylaws C-8633-2025 & C-8634-2025).

Aggregate is invaluable to the construction industry and protected under the South Saskatchewan Regional Plan by the province as a non-renewable resource. Hillstone is a longstanding aggregates operator within Rocky View County and is located in west Rocky View, north of the Town of Cochrane. Hillstone operates responsibly and continues to work with Rocky View County to ensure that the conditions of their development permits are met.

Hillstone Aggregates Ltd. supports the development of guidelines for aggregate extraction in the County. At the Special Committee Hearing on June 18, 2025, we advocated for the use of 500 m as an acceptable distance for residential development from proposed and existing aggregate operations given that policy 15.7 would allow dwellings within 500 m of existing aggregate operations with an acknowledgement of the existing site on title by means of registered caveat. We support the adoption of policy 15.6 as per revision A(3).

While the recognition of Master Site Development Plans is a step in the right direction, not all aggregate lands are included in these documents and it does not acknowledge future situations in which operators desire to expand. We would like to restate Hillstone's preference for the use of approved residential land use districts as the measure of evaluation for locational criteria as opposed to residential lands identified within an Area Structure Plan. The use of identified "residential policy" lands within an ASP does not recognize that both development and extraction are phased and occur over time. Lands identified as residential within a statutory plan may not be built out for decades and it is imperative that extraction of non-renewable resources occur prior to residential development. Aggregate extraction is not a permanent use. With proper management, aggregate can be extracted and the lands reclaimed ensuring both access to this finite resource and enabling the future development of lands in ASP areas.

Regarding the Aggregate Site Monitoring (Bylaw C-8625-2025), our strong preference is for Administration to return with a recommendation to repurpose funds from the Community Aggregate Levy to cover the costs of additional bylaw enforcement visits mandated by the proposed regulation. Every increase in cost to Operators results in an increase in costs to development of infrastructure and housing, whose impacts would also affect Rocky View County and its residents. Based on comments heard at the June 18, 2025 public hearing on this matter, use of the Community Aggregate Levy for this purpose would also be supported by stakeholders.

Canada is currently facing an affordability crisis and gravel is an invaluable material in the construction industry. Every 1km highway requires 30,000 tonnes of aggregate products. The removal of local aggregate resources from production increases the distance required to bring in materials and has a commensurate increase on construction costs.

We respectfully ask Council further to consider the effects of the proposed bylaws and direct Administration to make revisions accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Crystal Hofer". The signature is fluid and cursive, with the first name "Crystal" written in a larger, more prominent script than the last name "Hofer".

Crystal Hofer – Mplan, CMCIP  
Community Planner





# COUNCIL REPORT

## Aggregate Resource Plan: Aggregate Site Monitoring Bylaw

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Electoral Division: All

Project: 1011-175

Date:	July 15, 2025
Presenter:	Colt Maddock, Policy Planner
Department:	Planning

### REPORT SUMMARY

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The purpose of this report is to present the Aggregate Site Monitoring Bylaw (“the Bylaw”) to Council. The Bylaw was previously considered at a public hearing on June 18, 2025, and was subsequently referred to Administration to compile amendments to this Bylaw, requested by Council and return on July 15, 2025 to present the proposed amendments, along with the associated Land Use Bylaw and Municipal Development Plan amendment bylaws.

One of the amendments requested by Council was to ensure that the Bylaw allows the flexibility to conduct fewer than the maximum four site inspections within a 12-month period. This amendment would address concerns that bearing the cost of four annual inspections may be an undue burden to aggregate site operators, especially smaller operations.

As written, the Bylaw sets a maximum of four annual inspections, with the option for fewer annual inspections as determined by the County. Therefore, Administration does not recommend that an amendment to the Bylaw is necessary; however, to provide greater clarity to applicants, Administration recommends that a clause be included in the Land Use Bylaw (“LUB”) allowing Council to waive the requirements of the Site Monitoring Bylaw. This waiver would be applied at the development permit stage.

### ADMINISTRATION’S RECOMMENDATION

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THAT Bylaw C-8635-2025 be given first reading.

THAT Bylaw C-8635-2025 be given second reading.

THAT Bylaw C-8635-2025 be considered for third reading.

THAT Bylaw C-8635-2025 be given third and final reading.

### BACKGROUND

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In August 2023, the County established the Aggregate Resource Plan (“ARP”) Stakeholder Advisory Committee to provide recommendations on aggregate management. The ARP Stakeholder Advisory Committee included representatives from industry and residents to ensure a balanced perspective.

The Committee submitted their final report in spring 2024, which consisted of two parts: six consensus-based recommendations for Council consideration and a summary of key issues where consensus could not be reached. The County hosted public engagement events to gather feedback on the report’s recommendations. The six recommendations were:

**Recommendation One:** That the County develop Performance Standards specific to aggregate development in the County.



## Aggregate Resource Plan: Aggregate Site Monitoring Bylaw

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- Recommendation Two:** That the County actively regulate aggregate operations through proactive site monitoring, timely expert review of submitted operating reports, and take appropriate enforcement action when necessary.
- Recommendation Three:** That the County develop updated Application Requirements specific to aggregate development applications in the County.
- Recommendation Four:** That the County develop a publicly accessible online platform dedicated to aggregate development within the County.
- Recommendation Five:** That the County define a mandatory stakeholder engagement process for all new aggregate applications and renewals.
- Recommendation Six:** That the County write an Aggregate Resource Plan with clear, accessible language.

On July 23, 2024, following a review of the ARP Stakeholder Advisory Committee's recommendations and public feedback, Council directed Administration to analyze the feasibility of implementing the consensus-based recommendations. The analysis was presented on October 8, 2024, alongside a revised Terms of Reference identifying next steps to move the project forward. The revised TOR was approved by Council and outlined that the project would consider five of the six recommendations.

On June 18, 2025 Administration presented the Bylaw for Council's consideration at a public hearing. Following the hearing Council referred the Bylaw to Administration to compile any requested amendments and return on July 15, 2025.

### ANALYSIS

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In accordance with Recommendation Two of the ARP Stakeholder Advisory Committee Report, the objective of the Bylaw is to establish a proactive approach for the monitoring of commercial aggregate sites to ensure that development permit conditions are being adhered to, and to enhance transparency in the ongoing operation of aggregate development.

The proposed Bylaw would permit the County to conduct up to four inspections of active aggregate sites within a 12-month period, beginning on the date of the first inspection. While the Bylaw allows for up to four inspections within that timeframe, Administration does not anticipate carrying out all four inspections for every active site operating within the County.

After the public hearing, Council requested an amendment to address the concern that requiring four inspections for all sites may place an undue burden on aggregate operators, and that some sites should be exempt from the Bylaw requirements. The Aggregate Site Monitoring Bylaw allows the flexibility for the County to conduct the number of inspections it deems necessary, up to a maximum of four per year. Therefore, Administration recommends the concern would be best addressed through an amendment to the Land Use Bylaw, to allow Council to waive the requirement for an applicant to adhere to the Aggregate Site Monitoring Bylaw.

The currently proposed LUB amendments require that all aggregate sites commit to adherence to Aggregate Site Monitoring Bylaw, which would be enforced through development permit conditions for new aggregate development or at time of development permit renewal. The proposed amendment to the Land Use Bylaw would allow Council to waive the requirements of the Bylaw for aggregate development and/or processing applicants on a case-by-case basis. Council's suggested amendment does not impact the current content and regulations on the proposed Bylaw document and as a result, no amendments to the Site Monitoring Bylaw itself are proposed.

## Aggregate Resource Plan: Aggregate Site Monitoring Bylaw

### COMMUNICATIONS / ENGAGEMENT

The Aggregate Site Monitoring Bylaw was presented during the engagement stage of the project and where the Engagement Summary report was considered by Council on April 22, 2025.

The Aggregate Site Monitoring Bylaw was circulated prior to Council consideration at a public hearing held on June 18, 2025.

### IMPLICATIONS

#### Financial

An amendment to the Master Rates Bylaw would be required to accommodate the third party's estimated cost to complete any site inspection if Council chooses to approve the Bylaw as introduced. Council may choose to subsidize a portion of these costs to lower the flat rate charged to aggregate operators for each visit.

### STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Services with defined service levels	Bylaw C-8635-2025 states the maximum number of inspections that may be conducted on a 12-month timeline beginning on the date the first inspection is completed.
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.2: Citizens satisfied with the County's defined service levels	Bylaw C-8635-2025 would be a new, proactive service to ensure that aggregate sites are complying with the conditions of an approved development permit.
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Citizens satisfied with the public engagement opportunities provided by the County	The County hosted a series of public engagement events to present the proposed Bylaw C-8635-2025
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	The Master Rates Bylaw would be reviewed annually to ensure that the fees for Bylaw C-8635-2025 are proportionate to the service provided.

### ALTERNATE DIRECTION

THAT Council refers Bylaw C-8635-2025 to Administration to allow Council to submit proposed amendments to the draft bylaw.

AND THAT Administration be directed to return Bylaw C-8635-2025 and Council's proposed amendments, before the end of Q3, 2025.

Aggregate Resource Plan: Aggregate Site Monitoring Bylaw

ATTACHMENTS

Attachment A: Bylaw C-8635-2025

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



# BYLAW C-8635-2025

**A bylaw of Rocky View County, in the Province of Alberta, to authorize the County to conduct site visits at commercial aggregate sites located within the County.**

**WHEREAS** section 7(a) of the *Municipal Government Act* allows Council to pass bylaws respecting the safety, health, and welfare of people and the protection of people and property;

**AND WHEREAS** section 542(1) of the *Municipal Government Act* authorizes a designated officer to, enter on to land, after giving reasonable notice to the owner or occupier of land to carry out any inspection, enforcement, or action;

**AND WHEREAS** section 645(2) of the *Municipal Government Act* allows the municipality to issue and enforce a Stop Order, where it is found that person is in contravention to the conditions of a development permit;

**AND WHEREAS** section 630.1 of the *Municipal Government Act* allows Council to establish and charge fees for matters relating to Part 17 of the *Municipal Government Act*;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

## Title

- 1 This bylaw may be cited as the *Aggregate Site Monitoring Bylaw*.

## Definitions

- 2 Words in this bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this bylaw.

## Applicability

- 3 This bylaw applies to all commercial aggregate sites that have obtained or renewed a development permit from Rocky View County related to aggregate extraction and/or processing following this bylaw coming into full force and effect.
- 4 Compliance with this bylaw will be required through the conditions imposed upon any development permit approval relating to commercial aggregate sites in Rocky View County.

## Aggregate Site Inspector

- 5 The position of Aggregate Site Inspector is hereby established as a designated officer position in accordance with section 210 of the *Municipal Government Act*.
  - (1) Pursuant to section 203 of the *Municipal Government Act*, Council delegates the appointment of individuals to the position of Aggregate Site Inspector to the Chief Administrative Officer.



- 6 The Aggregate Site Inspector has all the powers, duties, and functions of a designated officer under this bylaw and section 542 of the *Municipal Government Act*.
- 7 The Aggregate Site Inspector may conduct site visits at commercial aggregate sites in accordance with the *Municipal Government Act* and this bylaw for the purpose of assessing and monitoring compliance with any development permits related to aggregate extraction and/or processing uses.

**Commercial Aggregate Site Visits**

- 8 When conducting site visits for commercial aggregate sites pursuant to this bylaw, the Aggregate Site Inspector will:
  - (1) ensure compliance with section 542(1) of the *Municipal Government Act* by providing reasonable notice of the site visit to the commercial aggregate site operator(s) should the Aggregate Site Inspector intend to enter the commercial aggregate site; and
  - (2) take reasonable steps to comply with all health and safety requirements in effect at the commercial aggregate site during the site visit.
- 9 After conducting a site visit pursuant to this bylaw, the Aggregate Site Inspector or Rocky View County will provide the commercial aggregate site operator(s) with a compliance report confirming whether the commercial aggregate site is compliant with any development permits related to aggregate extraction and/or processing uses on the subject lands.
- 10 Rocky View County will:
  - (1) retain each compliance report prepared in accordance with section 9 of this bylaw for no less than 10 years following the date of the site visit; and
  - (2) make compliance reports available to the public upon request and make available on the County's website, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

**Frequency of Commercial Aggregate Site Visits**

- 11 Rocky View County will determine the frequency of site visits to commercial aggregate sites to be conducted pursuant to this bylaw in consultation with commercial aggregate site operators.
- 12 Despite section 11 of this bylaw, the maximum number of site visits that may be conducted on a commercial aggregate site within a 12-month period is:
  - (1) four, for active commercial aggregate sites; and
  - (2) one, for inactive commercial aggregate sites;
 beginning on the date of the first site visit to the commercial aggregate site.
- 13 Despite section 12 of this bylaw, there are no limits on the number of site visits that the Aggregate Site Inspector may conduct on commercial aggregate sites as a result of complaints received from the public if the alleged contraventions are substantiated by Rocky View County.



- 14 In the event that Rocky View County receives continued complaints from the public on a commercial aggregate site and the alleged contraventions cannot be substantiated by the County, the County may deem and dismiss subsequent complaints as frivolous and vexatious without taking further action.

### **Fees for Commercial Aggregate Site Visits**

- 15 Commercial aggregate site operators are responsible for paying the applicable fees under the *Master Rates Bylaw* for each of the following site visits conducted pursuant to this bylaw, regardless of whether the Aggregate Site Inspector was a Rocky View County employee or independent contractor:
- (1) regularly scheduled site visits conducted pursuant to this bylaw, regardless of whether the commercial aggregate site is found to be compliant or non-compliant as a result of the site visit; or
  - (2) site visits conducted as a result of complaints received from the public outside of the regularly scheduled site visits conducted pursuant to this bylaw, but only if the alleged contraventions are substantiated by the County.
- 16 Rocky View County will charge commercial aggregate site operators the applicable fee under the *Master Rates Bylaw* after completing a site visit pursuant to this bylaw, which must be paid by the commercial aggregate site operator(s) within 30 days of the receipt.
- 17 If there is more than one commercial aggregate site operator operating a commercial aggregate site, the applicable fees under the *Master Rates Bylaw* may be shared equally between the commercial aggregate site operators.

### **Enforcement**

- 18 If Rocky View County finds that a commercial aggregate site or commercial aggregate site operator(s) is in contravention of any development permits related to aggregate extraction and/or processing uses on the subject land, the County will:
- (1) notify the commercial aggregate site operator(s) of the contravention as soon as possible; and
  - (2) provide the commercial aggregate site operator(s) with a reasonable amount of time within which to rectify the contravention, to be determined by the County in consultation with the commercial aggregate site operator(s).
- 19 If a commercial aggregate site operator fails to rectify the contravention within the amount of time provided in accordance with section 17 of this bylaw, the continued contravention may be referred to Rocky View County's Enforcement Services Department for further action.
- 20 Despite section 18(2) of this bylaw:
- (1) if Rocky View County and the commercial aggregate site operator cannot come to an agreement on a reasonable amount of time within which to rectify the contravention, the contravention may be referred to the County's Enforcement Services Department for further action; and



ROCKY VIEW COUNTY

- (2) the County is not required to provide a commercial aggregate site operator with a reasonable amount of time within which to rectify the contravention if there is an imminent danger to public safety or threat to serious harm to property, as determined by the County.

**Effective Date**

- 21 Bylaw C-8635-2025 is passed when it receives third reading and is signed in accordance with the *Municipal Government Act*.
- 22 Bylaw C-8635-2025 comes into full force and effect 90 days from when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed

**Bylaw C-8635-2025****Schedule 'A' – Definitions**

- 1     **“Aggregate”** means any sand, gravel, clay, or marl that is excavated from a pit, whether in a processed or unprocessed form, but does not include aggregate expected to be unsuitable for use as a product.
- 2     **“Aggregate Site Inspector”** means any person appointed by Rocky View County to the position of Aggregate Site Inspector, or their authorized delegate, pursuant to this bylaw.
- 3     **“Commercial aggregate site”** means aggregate sites which extract or process saleable aggregate for export. For the purposes of this bylaw, commercial aggregate sites may be either active or inactive as follows:
  - (1)   **“active commercial aggregate site”** means a commercial aggregate site, or any part of a commercial aggregate site, that holds the appropriate designation under the *Land Use Bylaw* for aggregate extraction and/or processing and that has been issued a development permit for aggregate-related operations being carried out on the subject lands; or
  - (2)   **“inactive commercial aggregate site”** means a commercial aggregate site, or any part of a commercial aggregate site, which is not active or has not been active for at least one year, after taking into account regular seasonal fluctuations in operations, as determined by Rocky View County.
- 4     **“Commercial aggregate site operators”** means the person(s) or company(s) carrying out the operations of a commercial aggregate site.
- 5     **“Council”** means the duly elected Council of Rocky View County.
- 6     **“County”** means Rocky View County.
- 7     **“Development permit”** means a document or permit, which may include attachments, issued pursuant to the *Land Use Bylaw* authorizing a development, including any and all conditions.
- 8     **“Freedom of Information and Protection of Privacy Act”** means the Freedom of Information and Protection of Privacy Act, RSA 2000, C F-25 as amended or replaced from time to time.
- 9     **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the Land Use Bylaw, amended or replaced from time to time.
- 10    **“Master Rates Bylaw”** means the Rocky View County Master Rates Bylaw, as amended or replaced from time to time.
- 11    **“Municipal Government Act”** means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time.
- 12    **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.





# COUNCIL REPORT

## Aggregate Development Performance Standards Policy C-711

Electoral Division: All

Project: 1011-175

Date:	July 15, 2025
Presenter:	Colt Maddock, Policy Planner
Department:	Planning

### REPORT SUMMARY

The purpose of this report is to present Council with the proposed Aggregate Development Performance Standards Council Policy, a component of the Aggregate Resource Plan (“ARP”) project. The development of the Aggregate Development Performance Standards (“the Performance Standards”) document and Council policy is in response to the recommendations provided by the ARP Stakeholder Advisory Committee, and in accordance with the subsequent ARP project terms of reference (“TOR”) approved by Council on October 8, 2024.

The intent of the Aggregate Development Performance Standards Policy is to therefore establish the Performance Standards as the minimum requirements for any new or expanding aggregate development applications and renewals of existing aggregate development applications. This will ensure a balanced approach between supporting the ongoing extraction of aggregate resources while safeguarding the quality of life for landowners near to active sites.

Aligning with Recommendation One of the ARP Stakeholder Advisory Committee Report, the intent of the Performance Standards is to establish thresholds for the externalities associated with aggregate development that site operators shall not exceed. The Performance Standards also outline specific submission requirements for future applications, including impact assessments, mitigation strategies, and ongoing monitoring plans.

In addition, aligning with Recommendation Five of the Committee Report, the Performance Standards establish minimum requirements for public engagement, with encouragement for proponents to exceed these minimums where possible. The document identifies the potential need to engage third-party experts to review technical components of applications in cases where internal capacity is limited.

### ADMINISTRATION’S RECOMMENDATION

THAT Council approve Policy C-711 (Aggregate Development Performance Standards) as presented in Attachment A.

### BACKGROUND

In August 2023, Rocky View County (“the County”) established the ARP Stakeholder Advisory Committee to provide recommendations on aggregate management. The Committee included representatives from industry and residents to ensure a balanced perspective.

The Committee submitted their final report in spring 2024, which consisted of two parts: six consensus-based recommendations for Council consideration and a summary of key issues where consensus could not be reached. The County hosted public engagement events to gather feedback on the report’s recommendations. The six recommendations were:

**Recommendation One:** That the County develop Performance Standards specific to aggregate development in the County.

## Aggregate Development Performance Standards Policy C-711

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- Recommendation Two:** That the County actively regulate aggregate operations through proactive site monitoring, timely expert review of submitted operating reports, and take appropriate enforcement action when necessary.
- Recommendation Three:** That the County develop updated Application Requirements specific to aggregate development applications in the County.
- Recommendation Four:** That the County develop a publicly accessible online platform dedicated to aggregate development within the County.
- Recommendation Five:** That the County define a mandatory stakeholder engagement process for all new aggregate applications and renewals.
- Recommendation Six:** That the County write an Aggregate Resource Plan with clear, accessible language.

On July 23, 2024, following a review of the ARP Stakeholder Advisory Committee's recommendations and public feedback, Council directed Administration to analyze the feasibility of implementing the consensus-based recommendations. The analysis was presented on October 8, 2024, alongside a revised TOR identifying next steps to move the project forward. The revised TOR was approved by Council and outlined that the project would consider five of the six recommendations. The TOR also states that Administration would explore limited-scope locational criteria and third-party technical reviews—two items identified as non-consensus matters.

On June 18, 2025, Administration was scheduled to present Policy C-711 to Council for consideration. However, before this item was addressed, it was determined that Council would provide amendments to Administration for the two proceeding items. Consequently, the consideration of Policy C-711 was deferred to July 15, 2025, aligning with the revised date for the two earlier items.

### ANALYSIS

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To meet Recommendation One, Administration has drafted the Performance Standards. The Performance Standards includes 17 sections with 14 sections dedicated to technical subject areas that applicants must consider as part of their aggregate development applications. An applicant for aggregate development shall be required to submit impact assessments, mitigation plans, and plans to establish monitoring programs, along with other requirements outlined in the document. A summary of the Performance Standards sections is available as Attachment B.

To meet Recommendation Five, Administration has included within the Performance Standards, the public engagement process that shall be conducted prior to an application being submitted and ongoing requirements throughout the operation of the site. Prior to an application submission, an applicant shall engage with landowners who may be impacted by the operation of the pit. The applicant is required to submit as part of their application, a summary detailing comments received during the pre-application engagement, along with an Engagement Strategy that outlines continued engagement with the community throughout the operation's lifespan.

The TOR also identified two areas of non-consensus to be explored through the project, one of which was the application review process. In response, Administration has included a provision in the Performance Standards allowing for third party review of technical submissions, where necessary. A third-party review may be initiated by the County when a large application and would be restricted to specific subject matters that the County does not have internal capacity or expertise to review.

The purpose of the Aggregate Development Performance Standards Policy (C-711) is to formally establish the Performance Standards as the minimum requirements for aggregate development within the County. While the Policy does not contain the Performance Standards in full, it serves as the

## Aggregate Development Performance Standards Policy C-711

mechanism by which these standards are adopted and enforced as the baseline criteria that all aggregate development proposals must meet.

### COMMUNICATIONS / ENGAGEMENT

The Aggregate Development Performance Standards were presented during the engagement stage of the project and where the Engagement Summary report was considered by Council on April 22, 2025.

### IMPLICATIONS

Policy C-711 establishes the County's Performance Standards as the minimum requirements for aggregate development within the County.

#### Financial

There are no financial implications for Policy C-711 (Aggregate Development Performance Standards).

### STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Services with defined service levels	Policy C-711 defines the Aggregate Development Performance Standards as the minimum requirements for new and expanding aggregate development as well as renewal of development permits relating to aggregate development. Policy C-711 and the Aggregate Development Performance Standards are owned and amended by Planning.
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Citizens satisfied with the range of County services available/delivered	The development of the Performance Standards document is in response to the recommendations provided by the ARP Stakeholder Advisory Committee.
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Citizens satisfied with the public engagement opportunities provided by the County	Policy C-711 states that the most recent version of the County's Aggregate Development Performance Standards shall be published on the County's website.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	The Performance Standards are not static and will be subject to change as best practices for mining operations are realized.

Aggregate Development Performance Standards Policy C-711

ALTERNATE DIRECTION

THAT Council refer Policy C-711 to Administration to allow Council to submit further proposed amendments to the draft bylaws.

ATTACHMENTS

- Attachment A: Policy C-711 (Aggregate Development Performance Standards)  
Attachment B: Summary of Aggregate Development Performance Standards

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



# AGGREGATE DEVELOPMENT PERFORMANCE STANDARDS POLICY

Council Policy

C-711

Policy Number:	C-711
Policy Owner:	Planning
Adopted By:	Council
Adoption Date:	YYYY Month DD
Effective Date:	YYYY Month DD
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

## Purpose

- 1 The purpose of this policy is to establish the *Aggregate Development Performance Standards* as the standard for aggregate extraction and processing within Rocky View County.



## Policy Statement

- 2 The County's *Aggregate Development Performance Standards* set the minimum requirements for the development of aggregate within the County.



## Policy

- 3 All new or expanding aggregate extraction or processing proposals are required to comply with the *Aggregate Development Performance Standards*.
- 4 All existing aggregate extraction operations that require renewal of their development permit are required to comply with the *Aggregate Development Performance Standards*.
- 5 The most recent version of the County's *Aggregate Development Performance Standards* will be published on the County's website.
- 6 This policy does not relieve an applicant from complying with any provision of any federal or provincial law or regulation, any County bylaw, or any requirement of any lawful permit, order, or license.



# AGGREGATE DEVELOPMENT PERFORMANCE STANDARDS POLICY

Council Policy

C-711



## References

### Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26

### Related Plans, Bylaws, Policies, etc.

- *County Plan C-7280-2013*
- *Land Use Bylaw C-8000-2020*
- *Circulation and Notification Standards C-327*
- *Servicing Standards C-412*
- *Aggregate Development Performance Standards*

### Related Procedures

- N/A

### Other

- N/A



## Policy History

### Amendment Date(s) – Amendment Description

- N/A

### Review Date(s) – Review Outcome Description

- N/A



## Definitions

7 In this policy:

- (1) “aggregate” means any sand, gravel, clay, or marl that is excavated from the surface of a site, either in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale;
- (2) “development” has the same meaning as in the *Municipal Government Act*.
- (3) “development permit” has the same meaning as in the *Land Use Bylaw*.
- (4) “processing” means performing a mechanical or chemical operation on aggregate or other material in order to change or preserve it; and
- (5) “Rocky View County” or “the County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

**Attachment B: Summary of Aggregate Development Performance Standards**

The following is a table to provide a brief summary of the requirements listed in the Aggregate Development Performance Standards document.

<b>1. Engagement Requirements</b>
<p align="center"><u>Requirements</u></p> <ol style="list-style-type: none"> <li>1. Pre-Application Consultation</li> <li>2. Engagement Summary</li> <li>3. Engagement Plan</li> </ol>
<p><b>Requirement Summary</b></p> <p>Prior to submitting an application, the proponent is required to host a minimum of one open house within the community, in accordance with prescribed circulation requirements. To ensure broader accessibility, the proponent shall also provide alternative opportunities for information sharing and discussion for landowners who are unable to attend the open house.</p> <p>As part of the application, the proponent must submit a comprehensive Engagement Summary detailing the feedback received from residents and any measures taken to address identified concerns. Additionally, an Engagement Plan is required, outlining the strategies the proponent will implement to maintain ongoing community engagement throughout the duration of the aggregate extraction development.</p>
<b>2. Technical Assessment of Applications</b>
<p><b>Requirement Summary</b></p> <p>Section 2 outlines the County's discretion to request third-party reviews of technical documents submitted as part of an aggregate development application. These reviews may be initiated in the following areas:</p> <ol style="list-style-type: none"> <li>a) Acoustics;</li> <li>b) Air Quality;</li> <li>c) Environmental;</li> <li>d) Surface and Groundwater; and</li> <li>e) Traffic</li> </ol> <p>The cost of any third-party review is the responsibility of the proponent. If the proponent does not consent to the review, it will be noted in their application being considered by Council.</p>
<b>3. Annual Reporting</b>
<p><b>Requirement Summary</b></p> <p>Section 3 outlines the mandatory components of annual reports for aggregate operations. These reports must include, at a minimum, monitoring data, summaries of community engagement activities, and updates on the operational status of the site. To ensure ongoing compliance with regulatory and permit conditions, all annual reports may be subject to third-party review.</p>

**Attachment B: Summary of Aggregate Development Performance Standards**

<b>4. Acoustics</b>
<u>Requirements</u>
<ol style="list-style-type: none"> <li>1. Noise Impact Assessment</li> <li>2. Noise Mitigation Plan</li> <li>3. Blasting Mitigation Plan</li> <li>4. Noise Monitoring Program</li> </ol>
<p><b>Requirement Summary</b></p> <p>A Noise Impact Assessment must determine whether a proposed pit will comply with the prescribed noise thresholds outlined in this document. The assessment should also consider the cumulative impacts from adjacent sites. The assessment must be conducted by a qualified acoustics professional using the survey methodology detailed in the Appendix.</p> <p>A Noise Mitigation Plan must outline all proposed hard and soft mitigation measures to be implemented both around and within the site.</p> <p>Where blasting is required as part of site operations, a Blasting Mitigation Plan shall be required. This plan must address strategies to minimize noise impacts and ensure on and off-site safety, particularly with respect to controlling flying debris.</p> <p>A Noise Monitoring Program is also required to verify ongoing compliance with identified noise thresholds. At the County's discretion, monitoring may be continuous or conducted intermittently. Monitoring reports must be submitted to the County at prescribed intervals.</p>

<b>5. Air Quality</b>
<u>Requirements</u>
<ol style="list-style-type: none"> <li>1. Air Quality Impact Assessment</li> <li>2. Emissions Mitigation Plan</li> <li>3. Air Quality Monitoring Program</li> </ol>
<p><b>Requirement Summary</b></p> <p>An Air Quality Impact Assessment must evaluate whether a proposed pit will comply with the air quality thresholds outlined in this document. The assessment must estimate emissions both without mitigation measures and with mitigation measures in place, to demonstrate the effectiveness of proposed controls. The assessment should also consider the cumulative impacts from adjacent sites.</p> <p>An Emissions Mitigation Plan must detail all proposed hard and soft mitigation measures to be implemented within and around the site to reduce emission levels.</p> <p>An Air Quality Monitoring Program is also required to confirm ongoing compliance with applicable air quality thresholds. At the County's discretion, monitoring may be continuous or intermittent. Monitoring reports must be submitted to the County at prescribed intervals.</p>



**Attachment B: Summary of Aggregate Development Performance Standards**

<b>6. Traffic Safety</b>
<u>Requirements</u>
<ol style="list-style-type: none"> <li>1. Traffic Impact Assessment</li> <li>2. Traffic Management Plan</li> <li>3. Road Use Agreement / Development Agreement</li> </ol>
<p><b>Requirement Summary</b></p> <p>A Traffic Impact Assessment must be completed by a qualified transportation engineer to forecast expected traffic generation totals from the site on haul routes. The assessment may also identify potential improvements to the road network required to safely accommodate increased traffic.</p> <p>A Traffic Management Plan must outline the specific measures and commitments the proponent will implement to minimize the impacts of hauling activities on public roadways and adjacent properties.</p> <p>Where necessary, the proponent may be required to enter into an agreement with the County to implement recommended road improvements identified in the Traffic Impact Assessment. In addition, a Road Use Agreement may be established to support the ongoing maintenance of the County's road network.</p>

<b>7. Visual and Landscapes</b>
<u>Requirements</u>
<ol style="list-style-type: none"> <li>1. Visual and Landscape Impact Assessment</li> <li>2. Landscaping Plan</li> </ol>
<p><b>Requirement Summary</b></p> <p>A Visual and Landscape Impact Assessment must be completed to describe the existing topography of the area, the anticipated extent of vegetation removal, and the potential visual impact the site may have on adjacent landowners.</p> <p>A Landscaping Plan must outline the measures that will be implemented to minimize the development's impact on visual amenity and the surrounding landscape character.</p>

<b>8. Agriculture</b>
<u>Requirements</u>
<ol style="list-style-type: none"> <li>1. Agricultural Impact Assessment</li> </ol>
<p><b>Requirement Summary</b></p> <p>An Agricultural Impact Assessment may be required if a proposal is located within 400 metres of a confined feeding operation. This assessment should identify any potential impacts on agricultural activities and include mitigation measures to address those impacts.</p> <p>Additionally, proposals should take into account the County's Agricultural Boundary Design Guidelines and strive to minimize disturbance to productive and versatile agricultural land.</p>

**Attachment B: Summary of Aggregate Development Performance Standards**

9. Natural and Historic Environments
<p align="center"><u>Requirements</u></p> <ol style="list-style-type: none"> <li>1. Environmental Assessment</li> <li>2. Historic Resource Impact Assessment</li> </ol>
<p><b>Requirement Summary</b></p> <p>As part of an application, Environmental and Historical Resource Assessments shall be submitted. The County's Servicing Standards provide the framework and requirements for the preparation and submission of these assessments.</p>
10. Geotechnical
<p align="center"><u>Requirements</u></p> <ol style="list-style-type: none"> <li>1. Geotechnical Evaluation Report</li> </ol>
<p><b>Requirement Summary</b></p> <p>A Geotechnical Investigation Report must be completed to provide recommendations on safe slope gradients for extraction areas, internal haul routes, and reclaimed lands. The sites Operation and Reclamation Plans shall adhere to these requirements.</p>
11. Water
<p align="center"><u>Requirements</u></p> <ol style="list-style-type: none"> <li>1. Stormwater Management Report</li> <li>2. Groundwater Impact Assessment</li> <li>3. Groundwater Monitoring Plan</li> <li>4. Surface and Groundwater Mitigation Plan</li> </ol>
<p><b>Requirement Summary</b></p> <p>A Stormwater Management Report must be completed detailing how surface water will be managed on the site.</p> <p>A Groundwater Investigation Report is required to assess the potential impacts of the proposed extraction on both groundwater quality and levels within the site and hydrologically connected lands. This report must be prepared by a qualified hydrological professional and comply with the applicable standards.</p> <p>A Groundwater Monitoring Plan is also required for extractions occurring no less than 5.0 metres above the identified groundwater table. Monitoring should be conducted following the methodology outlined in the Appendix.</p> <p>Finally, a Surface and Groundwater Mitigation Plan must specify the measures that will be implemented to reduce the risk of potential contamination and unanticipated discharges.</p>

**Attachment B: Summary of Aggregate Development Performance Standards**

<b>12. Erosion and Sediment Control</b>
<u>Requirements</u>
1. Erosion and Sediment Control Strategy and Report.
<b>Requirement Summary</b> An Erosion and Sediment Control Strategy and Report is required to detail measures to mitigate sediment pollution concerns.

<b>13. Lighting</b>
<u>Requirements</u>
1. Lighting Plan
<b>Requirement Summary</b> If a proponent requires night operations in accordance with Section 14, a Lighting Plan must be submitted. The plan should specify the location and direction of all external lighting on site, as well as the measures implemented to shield fixtures and prevent light trespass.

<b>14. Hours of Operation</b>
<u>Requirements</u>
1. Specified Hours of Operation
<b>Requirement Summary</b> The Performance Standards specify the maximum allowable operating hours for a site. Operations must remain within these established thresholds. Work outside of these hours is permitted only if the County is notified at least 48 hours in advance, and solely for the purpose of equipment maintenance. Any maintenance completed outside the prescribed hours shall be temporary in nature.

<b>15. Weed Control</b>
<u>Requirements</u>
1. Weed Control Plan
<b>Requirement Summary</b> All aggregate development shall comply with the Weed Control Act. Additionally, a Weed Control Plan must be prepared, detailing the weed species present on the site prior to ground disturbance, the control methods to prevent the spread and seeding of noxious weeds, and identifying the party responsible for weed management throughout the operation.

Attachment B: Summary of Aggregate Development Performance Standards

16. Site Securities and Emergencies
<p style="text-align: center;"><u>Requirements</u></p> <ol style="list-style-type: none"><li>1. Site Security Plan</li><li>2. Emergency Management Plan</li></ol>
<p><b>Requirement Summary</b></p> <p>A Site Security Plan is required to outline measures for restricting public and animal access to the site, including livestock. The plan should provide details on site signage and any additional security features deemed necessary.</p> <p>An Emergency Management Plan must also be included, specifying the procedures the proponent will follow in the event of an emergency.</p>

17. Reclamation
<p style="text-align: center;"><u>Requirements</u></p> <ol style="list-style-type: none"><li>1. Interim Reclamation</li><li>2. Final Reclamation</li></ol>
<p><b>Requirement Summary</b></p> <p>If a site has been inactive for one year, beyond normal seasonal fluctuations, the County may require the submission of an Interim Reclamation Plan to ensure that the extraction area and associated infrastructure do not cause adverse impacts. Once an Interim Reclamation Plan has been approved for five years, the County will require the implementation of the site's Final Reclamation Plan.</p> <p>A Final Reclamation Plan is required for all applications and must detail the proposed final land use following extraction activities.</p>



## Aggregate Resource Plan: Amendments to the Master Rates Bylaw

Electoral Division: All

Project: 1011-175

Date:	July 15, 2025
Presenter:	Colt Maddock, Policy Planner
Department:	Planning

### REPORT SUMMARY

The purpose of this report is to present Council with proposed amendments to the Master Rates Bylaw to account for the costs associated with site inspections under the Aggregate Site Monitoring Bylaw and third-party reviews of aggregate applications as part of the Aggregate Resource Plan (“ARP”) project. The development of the Aggregate Site Monitoring Bylaw and the process for third-party reviews is in response to the recommendations of the ARP Stakeholder Advisory Committee and the subsequent Terms of Reference (“TOR”) approved by Council on October 8, 2024.

One consultant has submitted a proposal demonstrating the capacity to conduct site inspections and complete third-party reviews. To accommodate the estimated costs outlined in the proposal, amendments to the Master Rates Bylaw are proposed to add two new line items: one for aggregate site inspections and another for aggregate third-party reviews. The consultant’s estimated cost for site inspections is \$2,800 per inspection, with varying costs for third-party reviews depending on the technical documents involved.

According to the project TOR, the costs for site inspections and third-party reviews will be largely or wholly funded by the subject aggregate operator or applicant. The proposed amendments reflect the full estimated costs; however, Council may choose to subsidize a portion of these fees to reduce the flat rate charged to aggregate applicants and operators.

Administration is proposing a maximum fee for site inspections in alignment with the consultant’s estimated cost to ensure costs are consistent and reasonable for applicants. In contrast third-party review fees are proposed to be set at actual cost to accommodate the varied level of detail that may be required in a technical review. Administration would expect that in all cases, the applicant would be consulted on the scope of any third-party review to ensure that costs are appropriate for the level of review required.

### ADMINISTRATION’S RECOMMENDATION

THAT Bylaw C-8659-2025 be given first reading.

THAT Bylaw C-8659-2025 be given second reading.

THAT Bylaw C-8659-2025 be considered for third reading.

THAT Bylaw C-8659-2025 be given third and final reading.

## Aggregate Resource Plan: Amendments to the Master Rates Bylaw

### BACKGROUND

In August 2023, the County established the ARP Stakeholder Advisory Committee to provide recommendations on aggregate management. The Committee included representatives from industry and residents to ensure a balanced perspective.

The Committee submitted their final report in spring 2024, which consisted of two parts: six consensus-based recommendations for Council consideration and a summary of key issues where consensus could not be reached. The County hosted public engagement events to gather feedback on the report's recommendations. The six recommendations were:

- Recommendation One:** That the County develop Performance Standards specific to aggregate development in the County.
- Recommendation Two:** That the County actively regulate aggregate operations through proactive site monitoring, timely expert review of submitted operating reports, and take appropriate enforcement action when necessary.
- Recommendation Three:** That the County develop updated Application Requirements specific to aggregate development applications in the County.
- Recommendation Four:** That the County develop a publicly accessible online platform dedicated to aggregate development within the County.
- Recommendation Five:** That the County define a mandatory stakeholder engagement process for all new aggregate applications and renewals.
- Recommendation Six:** That the County write an Aggregate Resource Plan with clear, accessible language.

On July 23, 2024, following a review of the ARP Stakeholder Advisory Committee's recommendations and public feedback, Council directed Administration to analyze the feasibility of implementing the consensus-based recommendations. The analysis was presented on October 8, 2024, alongside a revised TOR identifying next steps to move the project forward. The revised TOR was approved by Council and outlined that the project would consider five of the six recommendations. The TOR also states that Administration would explore limited-scope locational criteria and third-party technical reviews—two items identified as non-consensus matters.

Currently, Rocky View County ("the County") conducts inspections of commercial aggregate sites on a complaint-driven basis. In alignment with Recommendation Two of the ARP Stakeholder Advisory Committee Report, the Aggregate Site Monitoring Bylaw ("the Bylaw") aims to establish a proactive monitoring approach to ensure compliance with approved development permit conditions.

The project TOR also directed Administration to explore third-party reviews of aggregate applications when necessary. These reviews would be conducted by a Council-appointed third party and initiated by Administration for high-profile aggregate applications. The objective of these reviews is to provide certainty to both Administration and Council during the application evaluation process. Following public feedback, Administration has identified several key technical areas where additional third-party reviews may be warranted.

### ANALYSIS

#### Aggregate Site Inspections

To meet Recommendation Two of the Aggregate Resource Plan Stakeholder Advisory Committee Report, Administration has developed the Aggregate Site Monitoring Bylaw. The Aggregate Site Monitoring Bylaw would authorize a designated officer of the County to conduct up to four inspections of an active aggregate site within a 12-month period to ensure compliance with the conditions of the

## **Aggregate Resource Plan: Amendments to the Master Rates Bylaw**

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approved development permit. In addition, a site deemed inactive — beyond expected seasonal fluctuations — may be inspected once during the same period. However, it is not anticipated that every site will be inspected to the full extent of the Bylaw.

Currently, the County does not have the internal capacity to implement the Aggregate Site Monitoring Bylaw as written. As a result, a procurement process was initiated to secure a consultant capable of conducting site inspections. Although no proposals were submitted in response to the initial Request for Proposal (“RFP”), Administration was able to obtain a proposal by directly contacting potential consultants. The proposal has estimated a cost of \$2,800.00 per site inspection.

The Aggregate Site Monitoring Bylaw stipulates that aggregate site operators are responsible for paying the applicable fee under the Master Rates Bylaw for each inspection conducted. Currently, the Master Rates Bylaw includes a fee of \$200.00 for general inspections conducted that are not related to a development agreement. To better reflect the specific nature of aggregate site inspections, a new line item is being proposed.

In line with the project’s TOR, which indicates that the cost of site inspections will be largely or fully funded by the aggregate site operator, the proposed fee for this proposed line item for aggregate site inspections reflects the consultant’s full estimated inspection cost. However, Council may choose to subsidize a portion of this cost to reduce the flat rate charged to aggregate site operators.

### **Third-party Technical Reviews**

The project TOR stated that Administration would explore a process for Council to appoint a consultant to conduct independent, third-party reviews of technical documents submitted by applicants for Master Site Development Plan (“MSDP”) and redesignation applications. In response to concerns raised by residents, Administration has identified several subject areas where further review of technical documents may be required. These reviews would not be initiated for every aggregate application received or every technical study submitted. Instead, it is expected reviews would be focused on areas of dispute or sensitivity, as raised by external agencies, Administration or affected residents. The utilization of a third-party review is intended to provide added certainty for both Administration and Council in determining applications.

As noted above, Administration initiated a procurement process to identify third-party consultants capable of conducting these reviews on behalf of the County. Although no proposals were submitted in response to the RFP, the same consultant who submitted a proposal to conduct site inspections also provided cost estimates for completing third-party reviews.

Currently, the Master Rates Bylaw includes a line item for general third-party reviews, which charges applicants the full cost of the review plus an additional ten percent. The project TOR states that aggregate applicants would be largely or wholly responsible for the cost of any third-party reviews conducted. To help reduce costs for these applicants, a new line item is being proposed as part of the amendment, specifically for third-party reviews associated with aggregate applications. Under this new line item, applicants would be required to pay only the cost to complete the third-party reviews, with the additional ten percent removed.

As the consultant’s proposal outlines unique costs for each type of review, a single general line item is being proposed to capture all associated costs, rather than listing them as separate items.

## **COMMUNICATIONS / ENGAGEMENT**

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No communication or engagement is anticipated with the proposed amendments.

## Aggregate Resource Plan: Amendments to the Master Rates Bylaw

### IMPLICATIONS

#### Financial

It is anticipated that all costs associated with required site inspections and third-party reviews will be wholly funded by the aggregate applicant/operator. However, Council may choose to subsidize a portion of these costs in order to reduce the flat rate charged to applicants/operators.

### STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Services with defined service levels	An amendment to the Master Rates Bylaw is another step to establish the intent of the Aggregate Resource Plan project.
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.3: Services achieving defined service level targets	New line items within the Master Rates Bylaw would provide clarity for the costs associated with the Aggregate Resource Plan project.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	The cost to conduct both inspections and reviews will be reviewed annually between the consultant and County.

### ALTERNATE DIRECTION

#### Option 1

THAT Council approve Bylaw C-8635-2025 with amendments.

#### Option 2

THAT Council refuse Bylaw C-8659-2025.

### ATTACHMENTS

Attachment A: Bylaw C-8659-2025

### APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer





# BYLAW C-8659-2025

**A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8609-2025 being the *Master Rates Bylaw*.**

**WHEREAS** section 191 of the *Municipal Government Act*, RSA 2000, c M-26, allows Council to amend bylaws;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

## Title

- 1 This bylaw may be cited as *Bylaw C-8659-2025*.

## Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the following:
- (1) **“Chief Administrative Officer”** means the Chief Administrative Officer of Rocky View County pursuant to the *Municipal Government Act* or their authorized delegate; and
  - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

## Effect

- 3 The Planning & Development section in Schedule ‘A’ of *Master Rates Bylaw C-8609-2025* be amended to include a new line under Administrative that reads as follows:
- |      |                           |                       |
|------|---------------------------|-----------------------|
| 403. | Aggregate Site Inspection | Maximum of \$2,800.00 |
|------|---------------------------|-----------------------|
- 4 The Planning & Development section in Schedule ‘A’ of *Master Rates Bylaw C-8609-2025* be amended to include a new line under Administrative that reads as follows:
- |      |                               |              |
|------|-------------------------------|--------------|
| 404. | Aggregate Third Party Reviews | Actual costs |
|------|-------------------------------|--------------|
- 5 That the *Master Rates Bylaw C-8609-2025* be reformatted and renumbered as required.



ROCKY VIEW COUNTY

**Repeal and Effective Date**

- 6      *Bylaw C-8659-2025* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act, RSA 2000, c M-26*.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed