



# COUNCIL REPORT

## Local Plan and Direct Control District Item: Natural Resource Extraction

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Electoral Division: 5

File: PL20230007/8 /  
08105004

Date:	March 26, 2024		
Presenter:	Oksana Newmen, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

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The purpose of this report is to assess Bylaw C-8505-2024 to redesignate a ± 10.52 hectare (± 26.00 acre) portion of SE-05-28-26-W04M from Agricultural, General District (A-GEN) to Direct Control District (DC) to facilitate aggregate extraction. The application also includes a Master Site Development Plan (MSDP).

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The application was found to align with the policies of Section 15.0 (Natural Resources), Section 29 (Technical Requirements and Submissions) of the County Plan, and with Sections 299-302 of the *Land Use Bylaw*.

### ADMINISTRATION'S RECOMMENDATION

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#### Master Site Development Plan (PL20230007)

THAT the Olsen Gravel Pit Master Site Development Plan be approved as presented in Attachment G.

#### Direct Control District (PL20230008)

THAT Bylaw C-8505-2024 be given first reading.

THAT Bylaw C-8505-2024 be given second reading.

THAT Bylaw C-8505-2024 be considered for third reading.

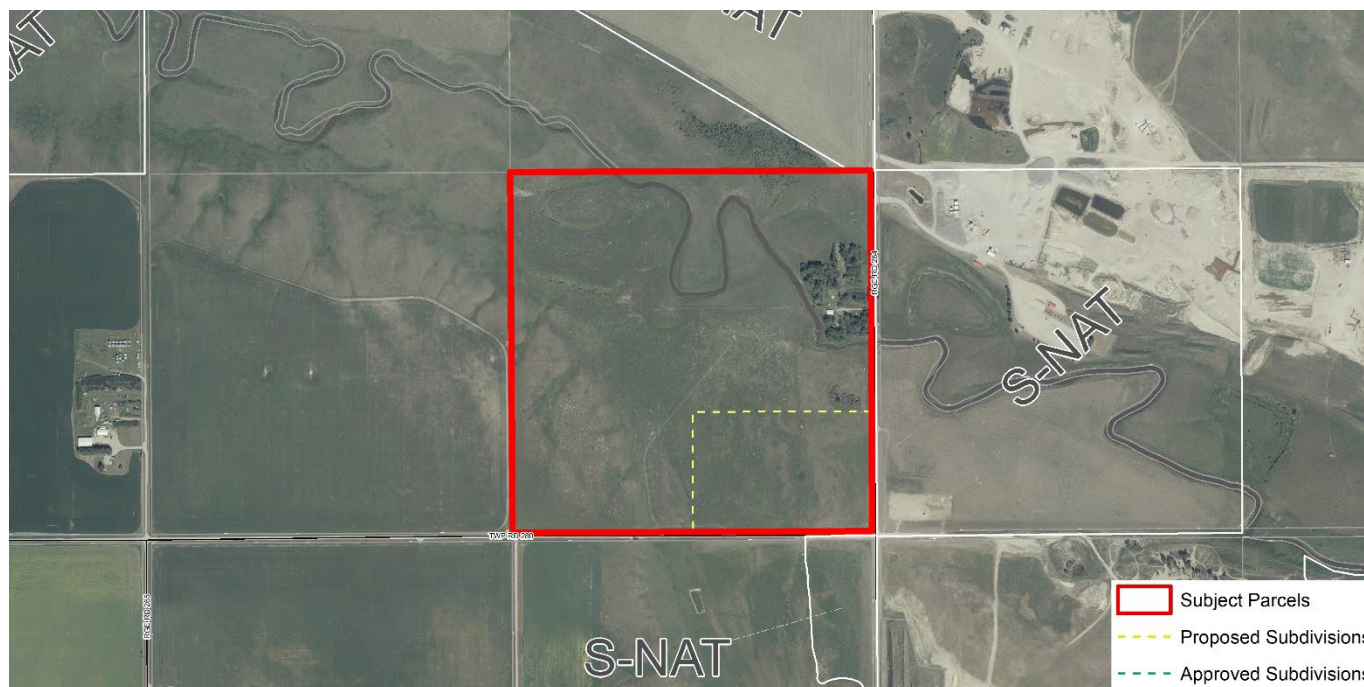
THAT Bylaw C-8505-2024 be given third and final reading.

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### BACKGROUND

#### Location (Attachment A)

Located at the northwest junction of Township Road 280 and Range Road 264.



#### Site Context (Attachment B)

The parcel is an unsubdivided quarter section, and no subdivision is proposed as part of the application. The land is designated Agricultural, General District (A-GEN), and only a  $\pm 10.52$  hectare ( $\pm 26.00$  acre) portion is being redesignated to Direct Control District, as required by the land use bylaw.

The surrounding area is primarily agricultural in nature; however, McNair Rock Products Ltd. has been engaged in aggregate extraction on the adjacent parcel to the east (Beiseker Gravel Pit). That operation has an active development permit (PRDP20214344), under its fourth renewal, permitting operations for gravel and asphalt, with an expiry of September 20, 2026.

#### Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

This application is not within an area guided by intermunicipal policy or requirements. Agency comments were primarily noting lack of concerns, with main input related to Engineering considerations.

#### Landowner Circulation (Attachment D)

The application was circulated to 27 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters were received.

### ANALYSIS

#### MSDP Overview (Attachment G)

The proposed land use amendment and Master Site Development Plan (MSDP) would facilitate aggregate extraction across an area of  $\pm 10.52$  hectares ( $\pm 26.00$  acres) in the southeastern portion of the wider quarter section (SE-05-28-26-W04M). The quarter section is currently designated as Agricultural, General District (A-GEN) and is largely undeveloped except for some accessory buildings in the eastern

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portion of the quarter section. The house was removed, and lands confirmed vacant by the County.

The Olsen Pit would operate as a satellite operation to serve the nearby McNair Beiseker pit with an estimated 500,000 tons of aggregate over a ten year period.

The site would proceed through eight phases, operating and hauling Monday through Saturday, 7:00 a.m. to 7:00 p.m., with no activity on Sundays or Statutory holidays. Extraction would occur in strips of east to west extraction, beginning along the northernmost boundary of the DC, and moving southward. No more than 11 acres will be disturbed at any one time. No washing or asphalt activities are included as part of the proposed operations.

Extraction is expected to occur beginning in April each year, and continue until the expected tonnage of gravel for the season has been stockpiled. Extraction and crushing will typically conclude after one or two months, with activities after that time to be limited to stockpile maintenance and loading of trucks. Extraction operations are expected to be completed over a period of approximately 10 years.

The MSDP sets out the policy and technical guidelines for the future development permits that would be required.

### **Direct Control District Overview (Attachment F)**

The DC reflects the Special, Natural Resources District (S-NAT), with the exception of allowing zero setbacks along the south and eastern portions of the mining area. All other regulations conform to the land use bylaw for the district.

### **Policy Review (Attachment E)**

The application was reviewed pursuant to the County Plan and was found to generally align.

County Plan Appendix C, Section 4 outlines the submission requirements of an Aggregate MSDP, providing guidance on key policy areas and listing several technical studies and plans required to determine the viability of aggregate extraction within the County. Administration concludes that the submitted MSDP adequately addresses major policy considerations and the submitted technical studies and plans are sufficient to effectively evaluate the project.

After working alongside the Applicant to review the technical aspects of the proposal, Administration concludes that the Applicant has provided sufficient supporting documentation to recommend adoption of the proposed MSDP.

## **COMMUNICATIONS / ENGAGEMENT**

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Consultation was conducted in accordance with statutory requirements and County Policy C-327.

## **IMPLICATIONS**

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### **Financial**

No financial implications identified at this time.

## **STRATEGIC ALIGNMENT**

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This report is a statutory obligation under the *Municipal Government Act*.

## **ALTERNATE DIRECTION**

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No alternative options have been identified for Council's consideration.

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### ATTACHMENTS

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Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions [None Received]

Attachment E: Policy Review

Attachment F: Draft Bylaw C-8505-2024 (Direct Control District)

Attachment G: Master Site Development Plan Proposed Olsen Gravel Pit