

## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council  
**DATE:** February 23, 2021 **DIVISION:** 9  
**FILE:** 06836002 **APPLICATION:** PL20180105  
**SUBJECT:** Master Site Development Plan – Hillstone Aggregates

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**APPLICATION:** To update the existing Big Hill Springs Gravel Pit Master Site Development Plan.

**GENERAL LOCATION:** Located immediately south of Highway 567, approximately 1.69 kilometres (1.05 miles) east of Highway 22, approximately 4.5 km northeast of the Town of Cochrane.

**LAND USE DESIGNATION:** Agricultural, Small Parcel District and Special, Natural Resource District

**EXECUTIVE SUMMARY:** The application is consistent with the relevant policies of the Municipal Development Plan and the Land Use Bylaw:

- The MSDP provides for a comprehensive overview of the proposed development addressing matters such as noise, air quality, stormwater, groundwater, visual and landscape impacts, reclamation, and traffic impacts.
- The submitted MSDP sufficiently demonstrates that impacts associated with the proposed aggregate development can be controlled to levels according with existing regulations, policies and standards established by the County and provincial government;
- All technical concerns, including consideration of the cumulative effects of several aggregate sites operating in close proximity to one another, have been addressed; and
- The permanent site access location has been relocated to the western property boundary.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #2.

**OPTIONS:**

- OPTION # 1:      Motion #1      THAT the Big Hill Springs Gravel Pit Master Site Development Plan (approved December 11, 2012) be rescinded.
- Motion #2      THAT the Hillstone Pit Master Site Development Plan be approved as per Attachment 'C'.
- OPTION # 2:      Motion #1      THAT the Big Hill Springs Gravel Pit Master Site Development Plan (approved December 11, 2012) be rescinded.
- Motion #2      THAT the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D'.
- Motion #3      THAT the Hillstone Pit Master Site Development Plan be approved as per Attachment 'C', as amended.

OPTION # 3:      THAT application PL20180105 be refused.

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**Administration Resources**

Jessica Anderson, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Air Quality Assessment prepared by Millennium EMS Solutions dated January 2021;</li> <li>• Transportation Impact Assessment prepared by Bunt &amp; Associates dated August 31, 2020;</li> <li>• Intersection Technical Memo prepared by Sedulous Engineering Inc. dated December 2019;</li> <li>• Noise Impact Assessment prepared by Patching Associates Acoustical Engineering Ltd. dated September 18, 2020;</li> <li>• Stormwater Management Plan prepared by Westhoff Engineering Resources Inc. dated September, 2013;</li> <li>• Erosion and Sediment Control (ESC) Plan prepared by Aggers Technical Services Ltd dated August 25, 2018; and</li> <li>• Wetland Assessment and Impact Report prepared by Ghostpine Environmental Services, dated September 17, 2018.</li> </ul>
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## **POLICY ANALYSIS:**

### County Plan

As directed by the County Plan, the MSDP continues to provide a comprehensive policy and technical framework for the aggregate extraction and processing development, addressing matters such as noise, air quality, stormwater, groundwater, visual and landscape impacts, reclamation and traffic impacts.

### Land Use Bylaw

The relevant portion of the lands is currently designated Special, Natural Resource District. No redesignation is proposed at this time.

## **MASTER SITE DEVELOPMENT PLAN OVERVIEW:**

### Proposed Updates

#### *Update #1 - Format*

The format and mapping within the document have been revised to accurately reflect current operations and a more modern document format. The purpose, intent and function of the MSDP remain the same. In addition, additional policies have been added to clarify the framework for future Development Permit approvals.

#### *Update #2 – Transportation*

The MSDP proposes an update to the access arrangements to eventually close the existing access and construct a new Type II intersection at the junction of Hwy 567 and the western property boundary. Based on consultation with Alberta Transportation, the new access is supported, as it would be an acceptable distance from the future proposed access to the anticipated but not currently operational aggregate resource developments to the east. Roadside Development Permits would be required from Alberta Transportation for any changes to access and signage.

#### *Update #3 – Hours of Operation*

Hours have been updated to be consistent with the hours approved for the aggregate operations proposed adjacent to the site .

#### *Update #4 - Big Hill Springs Aggregate Producers Group (BHSAPG) & Cumulative Impacts*

It is noted that there are three (3) other Council adopted Master Site Development Plans (MSDPs) for gravel pits near the subject lands. Each of these were adopted after the subject pit. In 2017, the Applicant, together with the other gravel operators in the area, created a group called the Big Hill Springs Aggregate Producers Group (BHSAPG) in which all operators were to share a joint set of operating standards. Despite the subsequent Court of Queen's Bench decisions revoking the land use approvals for these projects, the adopted MSDPs remain in place committing the operators to the joint operating standards. Section 6.0 of the proposed MSDP does not incorporate any of the joint commitments to which the other operator's must adhere. To ensure the Applicant provides for mitigation of cumulative effects, Administration has provided an option for Council to amend the proposed MSDP to include these joint commitments.

## **ADDITIONAL CONSIDERATIONS:**

The lands are currently developed with an active mining operation; there are active Development Permits for gravel extraction in Phase 1. Access is provided by way of an existing approach from Highway 567. The lands are located in an area of the County that is primarily agricultural in nature; however, there are three other mining operations to the east and north with Council approvals that have yet to begin operations.



Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

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Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS:**

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Hillstone Master Site Development Plan
- ATTACHMENT ‘D’: Joint Commitments
- ATTACHMENT ‘E’: Map Set