



Local Plan & Redesignation Item: Aggregate Extraction

Electoral Division: 5

File: PL20230088/90 /
07201004

Date:	March 25, 2025
Presenter:	Jasmine Kaur, Planner 2
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess the proposed Rocky Ridge Gravel Pit Master Site Development Plan and redesignation of the subject lands (Attachment A).

- PL20230090: To approve the Rocky Ridge Gravel Pit Master Site Development Plan, which provides a non-statutory policy framework to guide and evaluate aggregate extraction on the site.
- PL20230088: To redesignate ±15.34 hectares (± 37.9 acres) within NE-01-27-27-W04M from Agricultural, General District (A-GEN) and Business, Agricultural District (B-AGR) to a Direct Control District (DC) to accommodate aggregate extraction operations.

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 South Saskatchewan Regional Plan, 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) of the County Plan.

It should be noted that the proposed MSDP and Direct Control Bylaw limits the disturbed area to 20 acres at any given time, which would be enforceable through a future Development Permit.

ADMINISTRATION'S RECOMMENDATION

PL20230090 (Master Site Development Plan)

THAT the Rocky Ridge Gravel Pit Master Site Development Plan (MSDP) be approved, in accordance with Attachment 'F'.

PL20230088 (Direct Control Bylaw)

THAT Bylaw C-8597-2025 be given first reading.

THAT Bylaw C-8597-2025 be given second reading.

THAT Bylaw C-8597-2025 be considered for third reading.

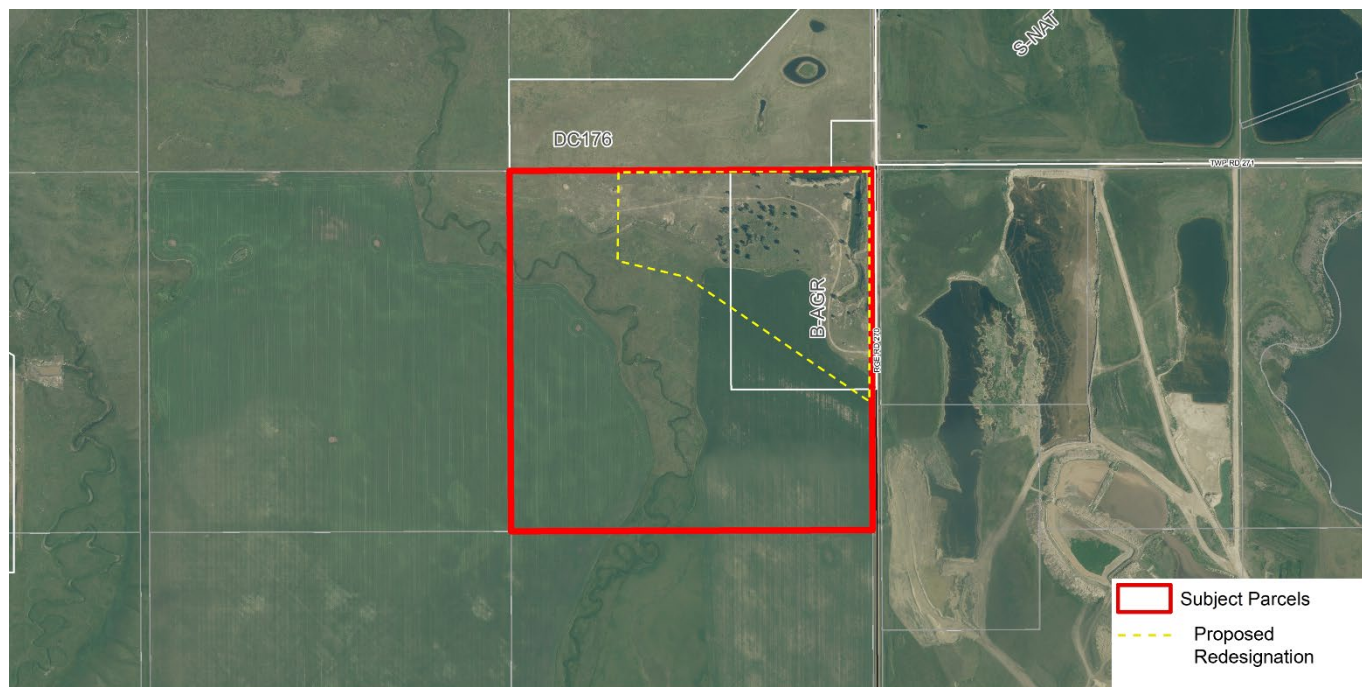
THAT Bylaw C-8597-2025 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located approximately 0.41 kilometres (0.25 miles) west of Township Road 271 and on the west side of Range Road 270.



Site Context (Attachment B)

Bylaw C-6248-2006 was approved in 2006 to redesignate approximately 40 acres of land from Recreation Business District to Agricultural Business District to facilitate processing and retailing agricultural products (Biodiesel Plant). Under the same application, the remainder lands were approved to be redesignated to Ranch and Farm District to provide for agricultural activities as the primary land use.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies. This application is not within an area guided by intermunicipal policy or requirements.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application.

Landowner Circulation (Attachment D)

The application was circulated to 17 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support or opposition were received.

ANALYSIS

MSDP Overview

Site Overview

The area is located on the south-west side of the Range Road 270 and Township Road 271 intersection, directly across from the approved Roe Gravel Pit and BURNCO Irricana Gravel Pits. The subject lands were previously disturbed for aggregate extraction but have not had an active operation on them for some years. The Applicant is looking to remove the remainder of the aggregate on site and reclaim the

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lands. Although the entire lease lands of 59.80 acres, the aggregate extraction portion is only proposed on a total of 37.90 acres.

A desktop Environmental Screening Report identified no negative impacts to the project and surrounding areas as it relates to groundwater, soils, surface drainage, vegetation, wetlands, and wildlife; therefore, a Biophysical Impact Assessment (BIA) was not required.

Development Concept & Phasing

The project would include two phases that are anticipated to be completed under one development permit. The first phase would include the construction of a berm for screening, stripping and extracting aggregate along with crushing. Once Phase 1 is complete, Phase 2 will begin as an extension of Phase 1. The overburden stripping will be used to reclaim Phase 1. It is anticipated that only 20 acres of land would be open excavation at one time.

Operational Plan

The pit is expected to commence operations once approvals are granted and is expected to continue for approximately four years. The fourth year is anticipated for final reclamation of the lands.

Hours of Operation

The Rocky Ridge Gravel Pit is proposing to operate Monday through Saturday between the hours of 7 a.m. and 7 p.m., with no activity on Sundays or Statutory Holidays. Allowable operations include stripping of overburden, aggregate extraction, operation of the crusher, and stockpiling. All crushing will take place in the first season of operation for a duration of up to 12 weeks.

Hours of operation would be conditioned into the future Development Permit.

Stormwater Management

A Stormwater Management Plan, prepared by SweetTech Engineering (May 2023), indicates that there is no existing discharge from the on-site pond. During operations, runoff will be directed towards and confined within the site and runoff produced within the undisturbed areas are allowed to flow overland to the existing water body. A detailed stormwater management plan for Phase 1 may be requested at the Development Permit stage.

Erosion and Sediment Control Plan

A detailed Erosion & Sedimentation Control Plan would be required at the Development Permit stage.

Ground and Surface Water

A Geotechnical Report was completed by SweetTech Engineering (October 2023), which included a hydrogeological assessment and concluded that no negative impacts to the near surface groundwater table are anticipated.

However, at the Development Permit stage, the Applicant would submit a water testing plan and take monthly groundwater elevations and annual water quality tests from the residential water wells within an 800-meter radius of the site.

Transportation

A Transportation Impact Assessment was prepared by JCB Engineering Ltd. (April 2023), which concluded that the anticipated daily trips are well within the capacity of Range Road 270; therefore, no upgrades to County roadways are warranted.

Access to the site is proposed to be directly off Range Road 270. As a condition of the Development Permit, the Applicant would be required to upgrade the access to a commercial/industrial standard and enter into a Road Use Agreement.

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Landscaping

The proposed MSDP outlines the use of a berm along the north and east property boundaries. A detailed landscaping plan would be submitted at the Development Permit stage that outlines the locations of the berms. The berms would be temporary and removed when operations are complete.

Noise

As outlined in the proposed MSDP, it is not anticipated that the project would result in excess noise levels. The Applicant included policies in the MSDP to commit to following any additional measures outlined in the Environmental Screening Report.

Air Quality

Given the scope and scale of the project, no air quality assessment is required at this time. However, the Applicant will follow measures outlined in the MSDP to reduce the amount of dust.

Reclamation

The reclamation plan for the subject lands is to return the lands back to pasture for livestock grazing. Furthermore, the existing 2-acre pond would be expanded to include another 4-acres to provide an agriculture water body.

Public Engagement

The Applicant contacted landowners within a 1 mile radius of the site to discuss the project. The main concerns from the landowners were dust, noise and safety as it relates to the proposal.

Policy Review (Attachment E)

The application was reviewed pursuant to the Municipal Development Plan (County Plan) and the *Land Use Bylaw*, and was found to generally align.

Section 15.0 (Natural Resources) of the County Plan states that the County is responsible for approving land use and issuing development permits for all aggregate extractions. Additionally, aggregate pits of all sizes are subject to Provincial legislation and pits larger than five hectares are subject to the Code of Practice for Pits.

The goals of the Natural Resource policies are to support the extraction of natural resources in a manner that balances the needs of residents, industry, and society, and to support environmentally responsible management.

Administration is currently developing the Aggregate Resource Plan; however, until the plan is implemented, the application is to be assessed against the County Plan, which outlines the required criteria to be included in the Master Site Development Plan (MSDP).

Technical assessments provided and the resulting policies presented in the MSDP effectively address how the adverse impact of aggregate extraction on existing residents, adjacent land uses, and the environment would be managed and mitigated to an acceptable level. In accordance with Policies 15.1 and 15.6, the MSDP provides specific policies to address potential offsite impacts of the operation, including an operational plan, dust control, noise mitigation, ground and surface water quality monitoring, stormwater management, and an acceptable access plan.

Policy 15.2 requires collaboration between the County, the aggregate extraction industry, and affected residents to develop mutually agreeable solutions to mitigate the impacts of extraction activities. The Applicant contacted residents surrounding the land and considered stakeholder input to develop policies to address or mitigate the concerns of adjacent landowners.

Policy 15.4 relates to transportation and minimizing impacts on the transportation network. The submitted Transportation Impact Assessment concluded that the additional traffic was well within the road capacity for Range Road 270.

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Sections 297(f) and 464 of the *Land Use Bylaw* require the proposal to be accommodated through a Direct Control district that would provide a customized site-specific district for the parcel with regulations that are specifically catered to the site and surrounding area. The Applicant has proposed a Direct Control Bylaw to this effect.

Additional Considerations

Water Act Approvals

All pits where groundwater is intercepted and disturbed requires *Water Act* approval prior to undertaking the activity and resource removal (i.e. excavation below the water table). The Applicant has obtained *Water Act* approval for the proposed operations. It would be the Applicant's responsibility to ensure compliance with provincial requirements throughout the duration of operations.

Alberta Environment and Protected Areas (Code of Practice for Pits)

All pits greater than 5.0 hectares (12.4 acres) on private land require approval from Alberta Environment and Protected Areas through the Code of Practice for Pits. The Code of Practice for Pits addresses pit operations, reclamation, and environmental monitoring. The Applicant has confirmed their Activity Plan with Alberta Environment under the Code of Practice for Pits and has received Code of Practice Registration; it would be the Applicant's responsibility to ensure compliance with the approved Activity Plan throughout the duration of operations.

Alberta Culture Historic Resources

The Applicant has received *Historic Resource Act* approval from Alberta Culture. It would be the Applicant's responsibility to follow all conditions and requirements of the approval.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

Administration is currently developing the Aggregate Resource Plan to ensure aggregate development is appropriately located and developed in a responsible and sustainable manner that minimizes impacts on residents, adjacent land uses, and the environment. If Council wishes the subject applications be placed on hold pending the adoption of the ARP, another alternate direction has been provided below.

PL20230090 (Master Site Development Plan)

THAT Application PL20230090 be referred back to Administration until Council has rendered a decision on the Aggregate Resource Plan, or until Q3 of 2025, whichever comes first.

PL20230088 (Direct Control Bylaw)

THAT Application PL20230088 be referred back to Administration until Council has rendered a decision on the Aggregate Resource Plan, or until Q3 of 2025, whichever comes first.

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ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions [No Letters Received]
- Attachment E: Policy Review
- Attachment F: Proposed Rocky Ridge Gravel Pit Master Site Development Plan
- Attachment G: Draft Bylaw C-8597-2025

APPROVALS

Manager:	Dominic Kazmierczak
Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough