



COUNCIL REPORT

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

Electoral Division: All

Project: 1011-175

Date:	June 18, 2025
Presenter:	Colt Maddock, Policy Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to present Council with amendments to the Municipal Development Plan (“MDP”) and the Land Use Bylaw (“LUB”), forming part of the Aggregate Resource Plan (“ARP”) project. The amendments are in alignment with the recommendations provided by the ARP Stakeholder Advisory Committee and the subsequent project terms of reference approved by Council on October 8, 2024.

The full amendments to the MDP (Attachment A), LUB (Attachment B), and an analysis of the amendments (Attachment C), are appended to this report. However, the principal amendments are summarized below.

Application Requirements and Performance Standards

In response to recommendations 1 (Performance Standards), 3 (Application Requirements), and 5 (Public Engagement) of the ARP Stakeholder Committee report, MDP and LUB amendments have been prepared that:

- Establish application requirements that ensure the potential impacts from aggregate development are addressed comprehensively and consistently.
- Refer to a supporting Aggregate Development Performance Standards Policy (for Council's consideration as Item F-1 of the agenda) which would standardize requirements for public engagement and assessment of noise, air quality, groundwater and other impacts associated with aggregate proposals.

To provide a proportionate approach to aggregate development according to the varied landscape of Rocky View County (“the County”), Administration has also included policies that would allow applicants to submit a Terms of Reference (“TOR”) for Council’s consideration prior to applying for approval to relax the application requirements and performance standards, if specified criteria in the MDP and LUB is met.

Provisions are also proposed within the LUB to exempt certain sites from certain application requirements where the site is of a small-scale or close to reclamation.

Locational Criteria

In accordance with the direction of the ARP terms of reference approved by Council, MDP amendments are proposed which restrict aggregate development from being proposed within:

- 2.00 kilometres (1.24 miles) of designated provincial parks;
- 1.60 kilometres (1.00 mile) of residential lands within approved area structure plans (“ASP”).

Municipal Development Plan and Land Use Bylaw Amendments

Although not a recommendation of the ARP Stakeholder Advisory Committee or included within the project terms of reference, Administration has included an additional policy for Council's consideration to avoid future conflict between aggregate operations and new residential development. The policy proposes that new residential development within 500 metres (0.31 miles) of an approved aggregate site to be required to acknowledge the presence of that aggregate site on the proposed lots' land title and to provide mitigation where appropriate to limit the impacts of the aggregate site on the future owners of the proposed residential properties.

ADMINISTRATION'S RECOMMENDATION

Municipal Development Plan (County Plan) Amendments

THAT Bylaw C-8633-2025 be given first reading.

THAT Bylaw C-8633-2025 be given second reading.

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

THAT Bylaw C-8633-2025 be given third and final reading.

Land Use Bylaw Amendments

THAT Bylaw C-8634-2025 be given first reading.

THAT Bylaw C-8634-2025 be given second reading.

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

THAT Bylaw C-8634-2025 be given third and final reading.

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.

Municipal Development Plan and Land Use Bylaw Amendments

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, along with two items identified in the areas of non-consensus.

ANALYSIS

Analysis of Proposed Amendments

A complete analysis of the proposed amendments is included within Attachment C: Analysis of Proposed Amendments.

Intermunicipal Circulation (Attachment D)

The proposed amendments were circulated to all adjacent municipalities and First Nation bands as required by the Municipal Government Act. Administration received four responses to the circulation from adjacent municipalities. All four responses indicated no concerns or objections to the proposed amendments and can be found as Attachment D.

Agency Circulation (Attachment E)

The proposed amendments circulated to all relevant agencies. Two responses were received indicating no concerns or objections to the proposed amendments. Alberta Environment and Protected Areas indicated they would no longer provide additional comments due to concerns about overlapping jurisdiction. All responses can be found as attachment E.

Public Circulation (Attachment F)

The proposed amendments were posted on County's website following the public notice being issued and the same notice was relayed via the project's mailing list. The message encouraged residents to provide comments on the proposed MDP and LUB amendments along with Aggregate Site Monitoring Bylaw. As the proposed amendments will impact lands County-wide, mailouts of the public notice were not issued.

All responses to notice of public hearings can be found as attachment F.

Municipal Development Plan Consideration

Administration is expected to present a new Municipal Development Plan (MDP) for Council's consideration in Q3 2025. Policies related to aggregate extraction were not included in the public engagement phase of the MDP project; instead, residents with related interests were directed to participate in the ARP project. Should Council approve the proposed amendments at the Special Council Meeting on June 18, 2025, Administration will incorporate the amended aggregate policies into the draft MDP prior to being considered by Council. Given the differences in formatting between the current MDP and the proposed version, reformatting of the aggregate policies will be required to ensure consistency and proper integration.

COMMUNICATIONS / ENGAGEMENT

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.

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	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 Site Monitoring Bylaw.
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 <i>Land Use Bylaw</i> as part of the ARP project.

ALTERNATE DIRECTION

Alternate Direction 1

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

AND THAT Administration returns to present Bylaws C-8633-2025 and C-8634-2025, and Council's proposed amendments, for consideration at a public hearing held no later than July 17, 2025.

ATTACHMENTS

Attachment A: Bylaw C-8633-2025, Amendments to the Municipal Development Plan

Attachment B: Bylaw C-8634-2025, Amendments to the Land Use Bylaw

Attachment C: Analysis of Proposed Amendments

Attachment D: Intermunicipal Circulation Responses

Attachment E: Agency Circulation Responses

Attachment F: Public Responses

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