



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	DIVISION:	9
DATE:	September 1, 2020	APPLICATION:	PL20200066
FILE:	06818002, 06818003, 06818004, 06913001, 06913003, 06914001, 06914002, 06915001		
SUBJECT:	First Reading Bylaw – Special – Natural Resources Redesignation		

PURPOSE: To redesignate portions of three parcels, and five whole parcels totaling \pm 391.10 hectares (\pm 966.43 acres) from Agricultural - General District to Special – Natural Resources for aggregate extraction.

GENERAL LOCATION: Located on the south side of Highway 1A, beginning at 0.81 kilometres (0.5 mile) from the intersection of Range Road 53 and Highway 1A to approximately 1.61 kilometres (1.0 mile) east of Range Road 50; with the exception of NW-13-26-05-W05M.

APPLICANT: Burnco Rock Products Ltd. (Travis Coates)

OWNERS: David H. McDougall Ranch Ltd., Tricycle Lane Ranches Ltd.

POLICY DIRECTION: The County Plan, Town of Cochrane/MD of Rocky View IDP and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8073-2020 be given first reading.

Option #2: THAT application PL20200066 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply in accordance with the County Plan and County Servicing Standards.

Respectfully submitted,
"Theresa Cochran"

Concurrence,
"Al Hoggan"

Executive Director
Community and Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX 'A': Bylaw C-8073-2020 & Schedule A

APPENDIX 'B': Map Set

Administration Resources

Oksana Newmen, Planning and Development Services



BYLAW C-8073-2020

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

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8073-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (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.

Effect

- 3 THAT Schedule B, Land Use Maps No. 68, 68-SW, 69 of Bylaw C-8000-2020 be amended by redesignating portions of NE-15-26-5-W5M, NW/NE-14-26-5-W5M, SE/NW/NE-13-26-5-W5M, SW/NW/E-18-26-4-W5M from Agricultural, General District (A-GEN) to Special, Natural Resources (S-NAT) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT portions of NE-15-26-5-W5M, NW/NE-14-26-5-W5M, SE/NW/NE-13-26-5-W5M, SW/NW/E-18-26-4-W5M are hereby redesignated to Special, Natural Resources (S-NAT) as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8073-2020 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 IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

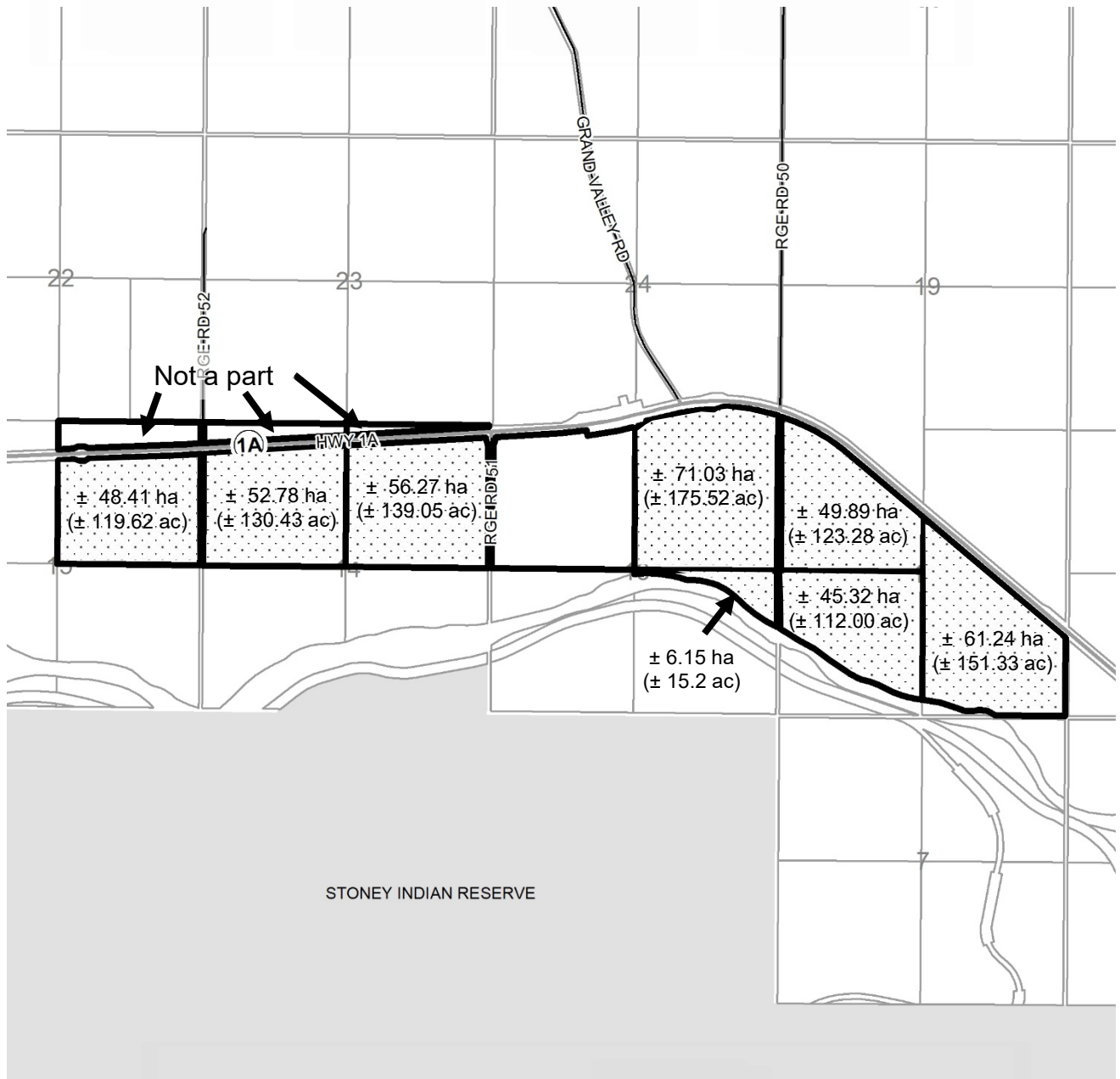
READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

BYLAW: C-8073-2020



FROM Agricultural, General District (A-GEN) **TO** Special, Natural Resources (S-NAT)



Subject Land _____

LEGAL DESCRIPTION: NE-15-26-5-W5M, NW/NE-14-26-5-W5M, SE/NW/NE-13-26-5-W5M, SW/NW/E-18-26-4-W5M

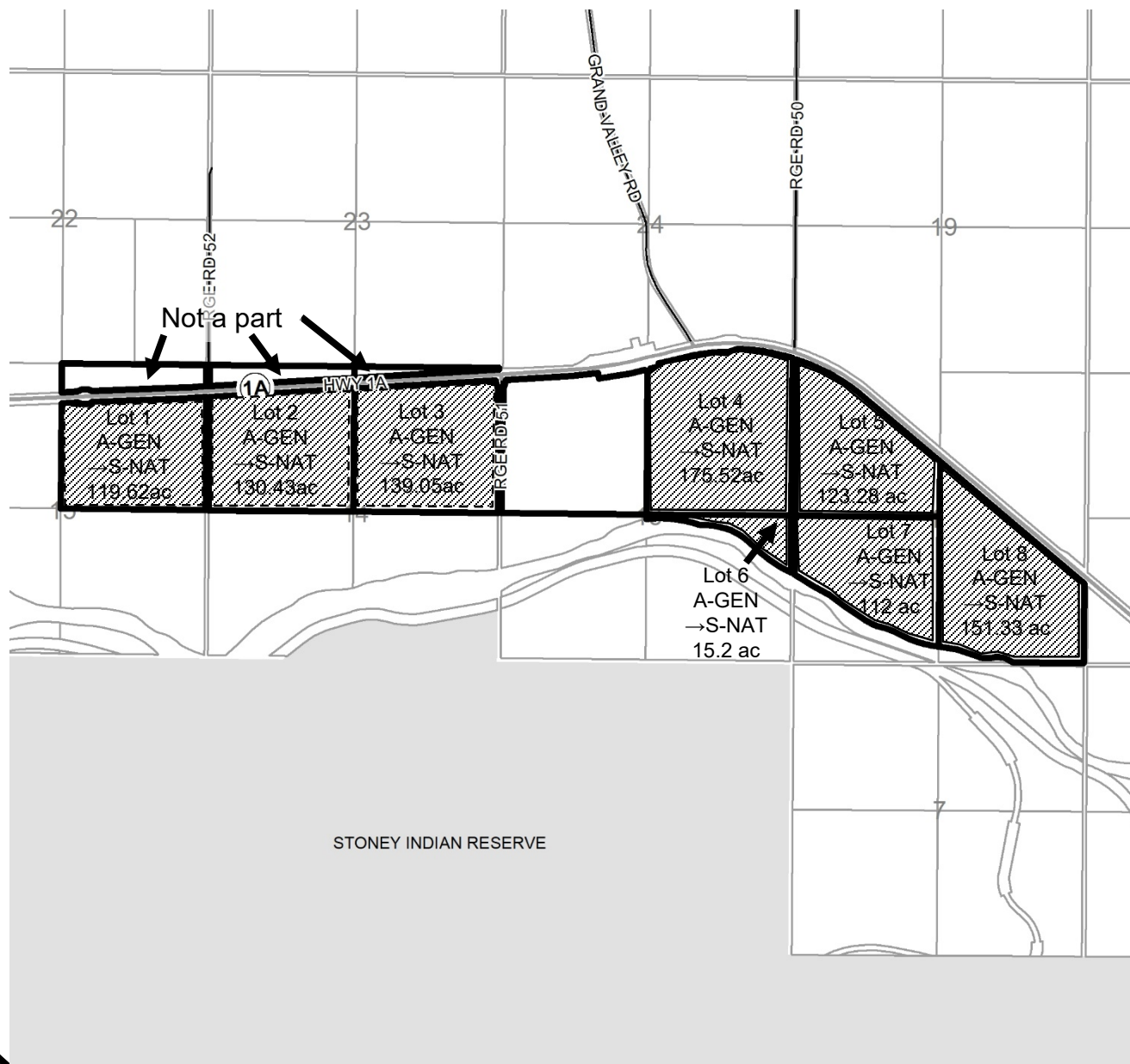
FILE: 06818002, 06818003, 06818004,
06913001, 06913003, 06914001,
06914002, 06915001 - PL20200066



File: 06915001/06914002/06914001/06913001
06913002/06913003/06818002/06818003/06818004

Development Proposal: To redesignate portions of 3 parcels, and 5 whole parcels totaling ± 391.10 hectares (± 966.43 acres) from Agricultural - General District to Special - Natural Resources for aggregate extraction (File: PL20200066)

A **Master Site Development Plan** has been submitted in support of this development proposal (File: PL20200067) for aggregate extraction, to include the existing S-NAT parcel.



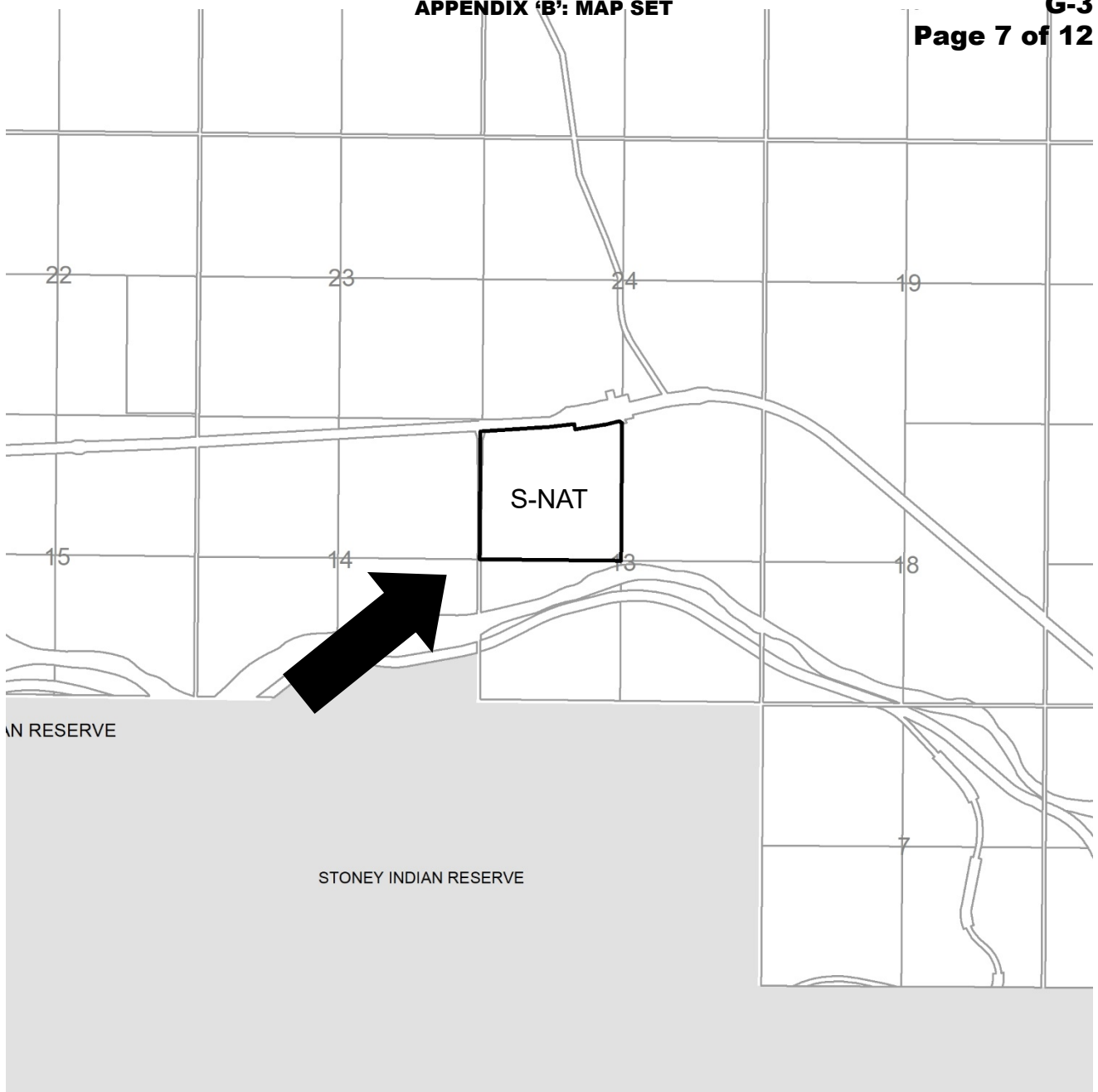
DEVELOPMENT PROPOSAL

**NE-15-26-05-W05M, NW/NE-14-26-05-W05M
SE/NW/NE-13-26-05-W05M, SW/NW/E-18-26-04-W05M**

Date: July 9, 2020

Application: PL20200066

File: 06915001/06914002/06914001/06913001
06913002/06913003/06818002/06818003/06818004



LAND USE MAP

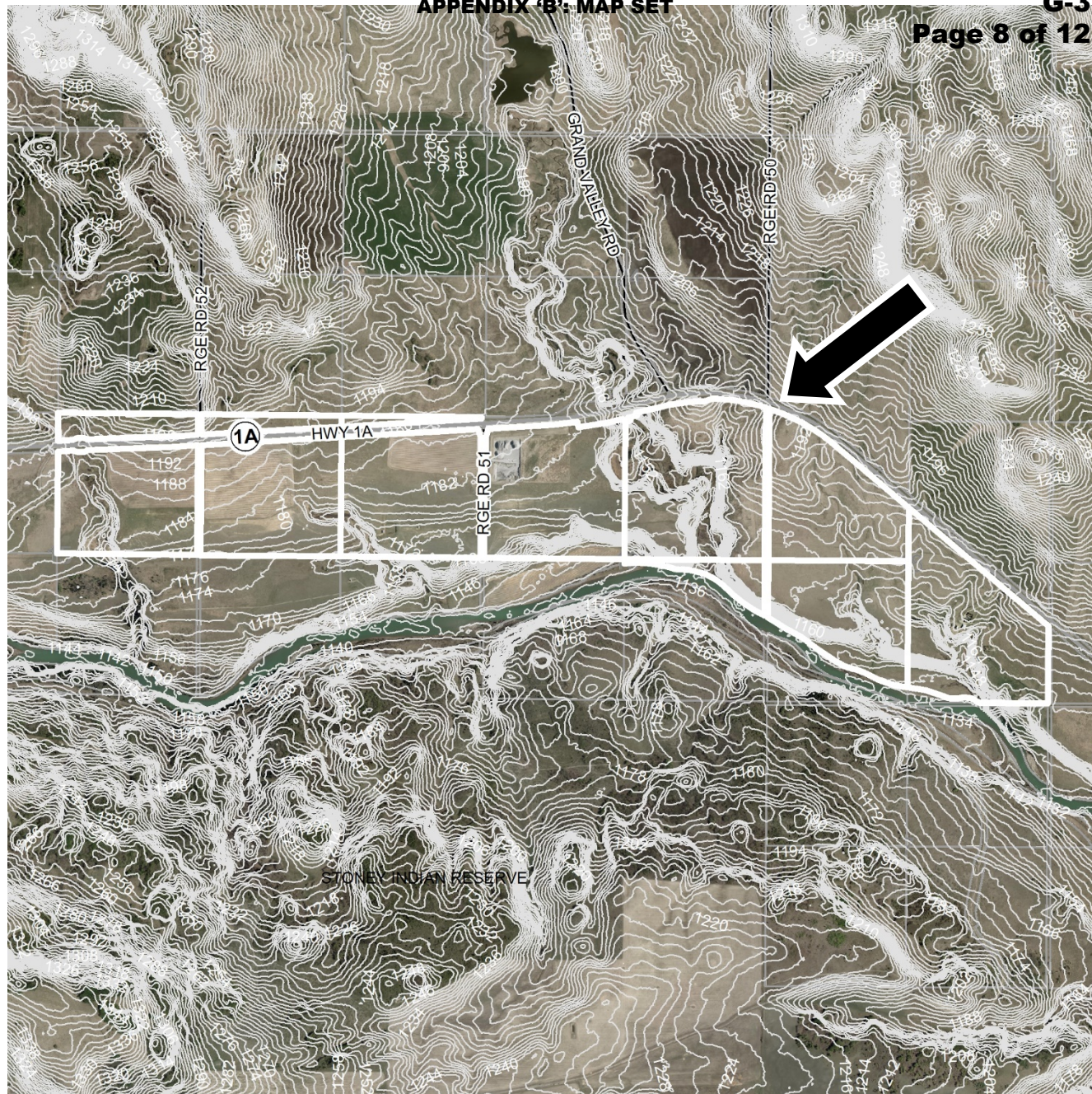


**NE-15-26-05-W05M, NW/NE-14-26-05-W05M
SE/NW/NE-13-26-05-W05M, SW/NW/E-18-26-04-W05M**

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06913002/06913003/06818002/06818003/06818004



Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

**NE-15-26-05-W05M, NW/NE-14-26-05-W05M
SE/NW/NE-13-26-05-W05M, SW/NW/E-18-26-04-W05M**

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06913002/06913003/06818002/06818003/06818004





Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

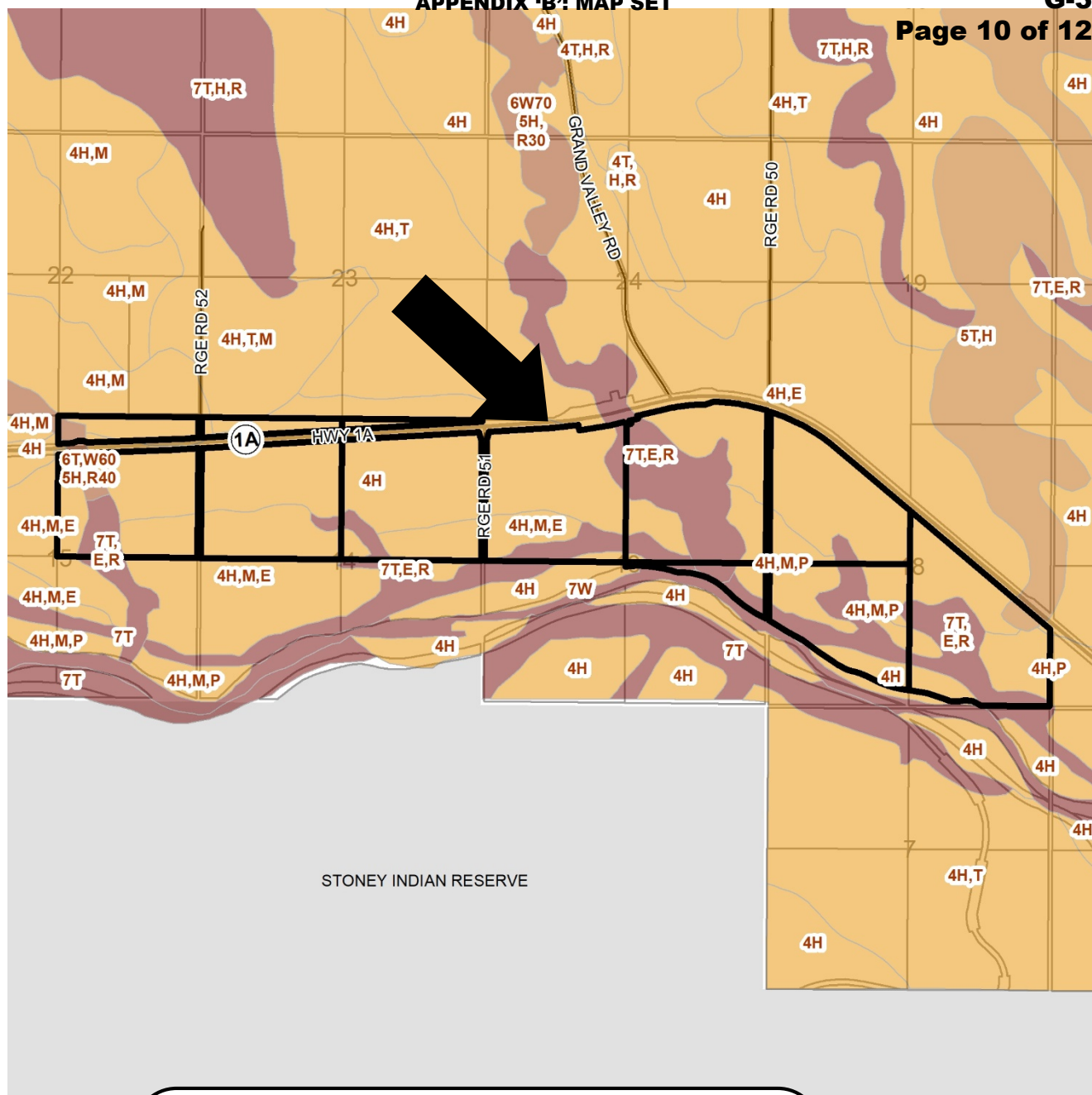
**NE-15-26-05-W05M, NW/NE-14-26-05-W05M
SE/NW/NE-13-26-05-W05M, SW/NW/E-18-26-04-W05M**

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LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

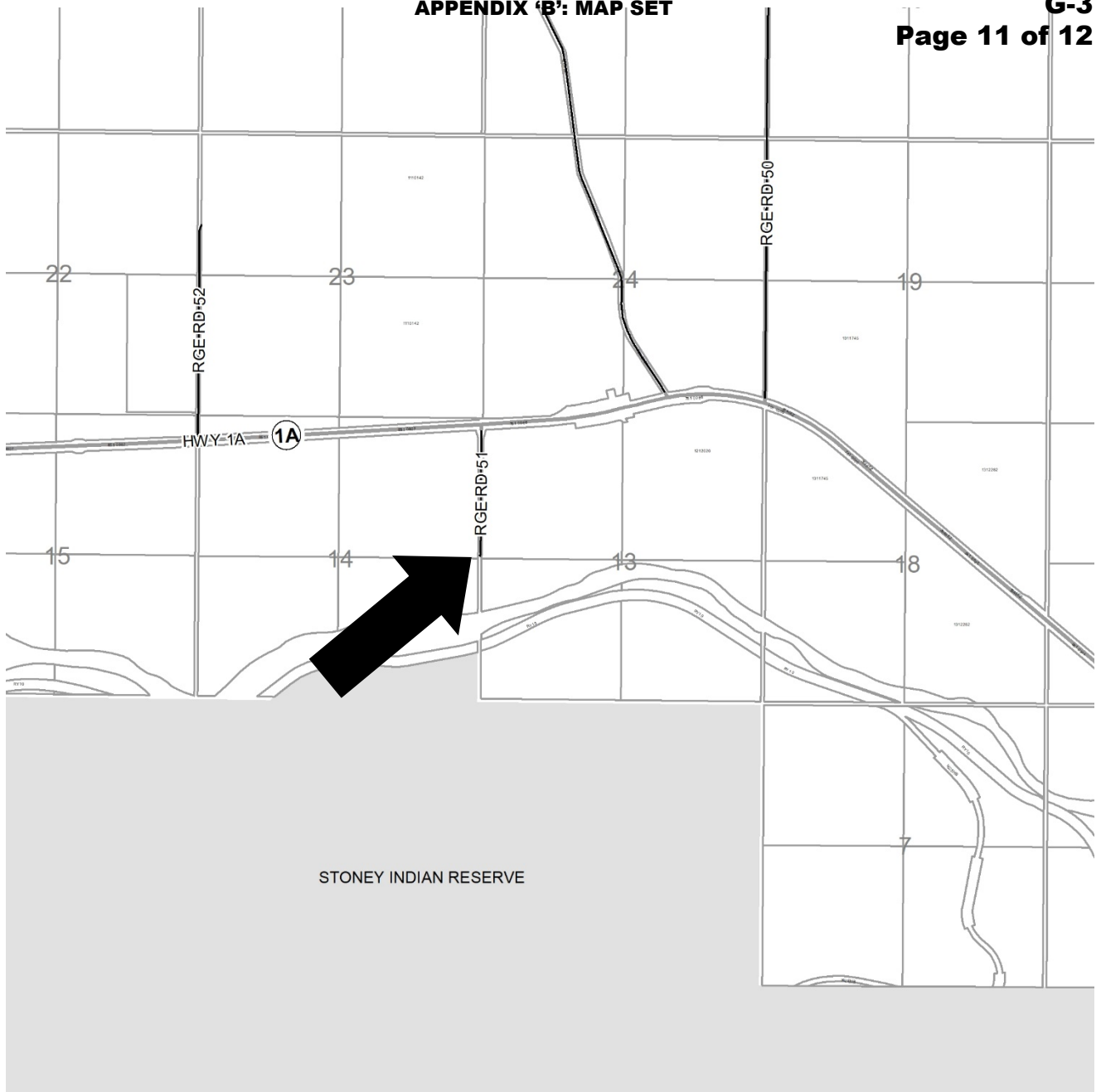
SOIL MAP

**NE-15-26-05-W05M, NW/NE-14-26-05-W05M
 SE/NW/NE-13-26-05-W05M, SW/NW/E-18-26-04-W05M**

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 06913002/06913003/06818002/06818003/06818004

**Legend – Plan numbers**

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

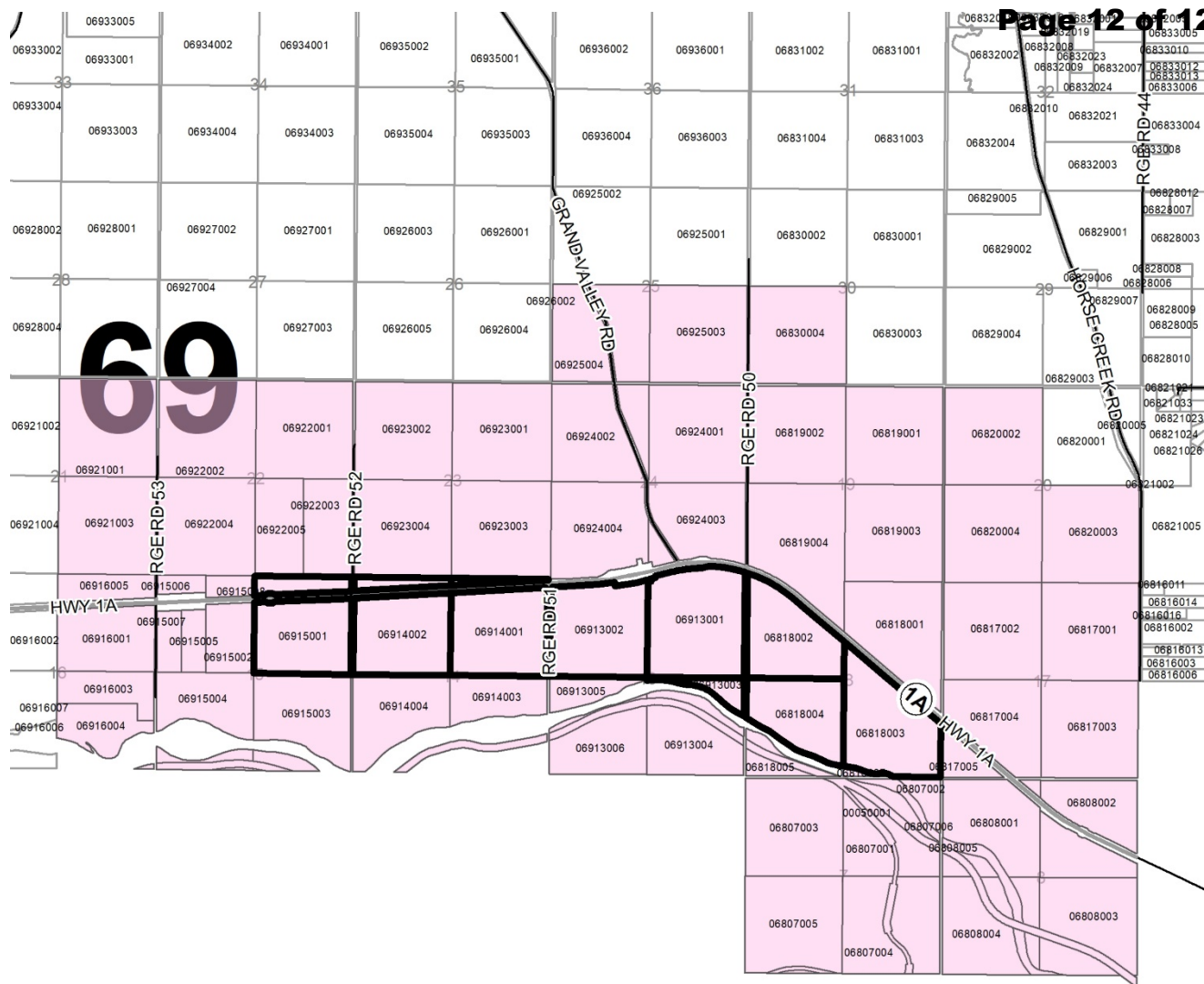
**NE-15-26-05-W05M, NW/NE-14-26-05-W05M
SE/NW/NE-13-26-05-W05M, SW/NW/E-18-26-04-W05M**

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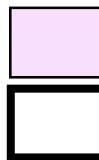
EY INDIAN
VE NO.145



Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

NE-15-26-05-W05M, NW/NE-14-26-05-W05M
SE/NW/NE-13-26-05-W05M, SW/NW/E-18-26-04-W05M

Date: July 9, 2020

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