



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 25, 2021 **DIVISION:** 8
FILE: 06604002/06604003/06604004/06604005/
 06604006 **APPLICATION:** PRDP20202785
SUBJECT: Development Permit: Aggregate Exploration Extractive Industry /
 Listed DC Use, with no Variances

APPLICATION: renewal of an Aggregate Exploration Extractive Industry & Accessory Buildings, (Natural Extraction/Processing) and a portable aggregate testing lab building and portable office building.

GENERAL LOCATION: Located approximately 1.61 km (1 mile) south of Twp. Rd. 261A and on the east side of Rge. Rd. 24.

LAND USE DESIGNATION: Direct Control District 34 Bylaw C-4375-1994 (DC 34)

EXECUTIVE SUMMARY: This Development Permit application is for the renewal of Aggregate Exploration Extractive Industry, for natural resource extraction (gravel pit) and accessory buildings, including a portable aggregate testing lab building and a portable office building.

The extraction area is adjacent to riparian areas on the western and eastern boundaries. All activities within this phase, are occurring outside of these Riparian Protection Areas.

There is no relevant enforcement history on the subject properties. There are no changes to the proposed extraction activities. The site is expected to remain in operation until 2041. Extraction for the next five years is planned to total 30.00 acres, focused within the southern portion of NW-04-26-02-W5M and the northern portion of SW-04-26-25-W5M. The proposed extraction areas remain consistent with the DC 34 regulations and phasing plan. Registration #17439-01-03 remains valid with Alberta Parks & Environment (AEP).

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20202785 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20202785 be refused as per the reasons noted (as determined by Council).
- Option #3: THAT alternative direction be provided.

Administration Resources

Jacqueline Targett, Planning & 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>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • DC 34 • Land Use Bylaw C-1725-84; and • County Servicing Standards. 	<p>UPDATED TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Updated Activities Plan 2020, as prepared by BURNCO, amended May 2021 • Updated Phasing Plans, as prepared by BURNCO, dated February 2021 • Environmental Noise Study for Burma Gravel Pit, prepared by ACI Acoustical Consultants Inc., dated April 1, 2020 • Traffic Impact Assessment (update), as prepared by Watt Consulting Group, File: 3292.T01; dated December 1, 2015 • BURNCO Road Gravel Pit Stormwater Report, as prepared by Matrix Solutions Inc., File: Matrix 22811-522; dated February 1, 2015 • Erosion and Sediment Control (ESC) plan, as prepared by Matrix Solution Inc., dated December 15, 2015.
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<p>DIRECT CONTROL PERMITTED USES:</p> <ul style="list-style-type: none"> • Aggregate Resource Extractive Industry • Accessory Building 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Council
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POLICY CONSIDERATIONS:

County Plan

Section 15 of the County Plan (CP) supports aggregate extraction with the proper master site development plan or land use regulations.

Bearspaw Area Structure Plan

The subject property falls within the Bearspaw Area Structure Plan policy area. The subject parcels are identified within Figure 4: Distribution of Natural Resource Aggregates as tertiary gravel.

The plan provides planning guidance under Natural Resource Extractive Industry - General in sections 8.3.14 through 8.3.23, including the requirement of Direct Control District land use. The application appears to be compliant with these regulations.

DC 34

DC 34 requires that Council be the Development Authority for the issuance of all Development Permits. It provides regulations and requirements concerning the development of Natural Resource Processing. The application is consistent with the regulations of DC 34 and is aligned with the purpose and intent to provide for the exploration, extraction, processing, stockpiling, and marketing of in-situ aggregate resources on the subject lands.

ADDITIONAL REVIEW CONSIDERATIONS

A Development Agreement (#1997-824), approved by Council, remains active as a long-term agreement between Rocky View County and BURSCO Rock Products Ltd., detailing a complete outline of the proposed extraction areas and several requirements including dust control and sound control. The proposed end date of the agreement is determined once full site reclamation is completed. Annual Noise and Dust Monitoring reports are required to be submitted and have been received yearly.

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JT/lt



ROCKY VIEW COUNTY

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps & Other Information

ATTACHMENT 'C': Application Referrals

ATTACHMENT 'D': Applicant Response to Public Submissions