

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 27, 2020 **DIVISION:** 1

FILE: 04818004 **APPLICATION:** PRDP20151800

SUBJECT: Copithorne Gravel Pit – Traffic Impact Assessment

EXECUTIVE SUMMARY:

Representatives from the Copithorne Gravel Pit will present to Council regarding their request for support of a revised Traffic Impact Assessment relating to off-site improvements warranted under a previously issued Development Permit for a Gravel Pit near Township Road 242 and Highway 22.

BACKGROUND:

On August 3, 2017, a Development Permit was issued for a gravel pit in Division 1, located approximately 0.81 km (1/2 mile) west of the junction of Township Road 242 and Range Road 45. A condition of approval required that the Applicant/Owner enter into a Development Agreement to upgrade the intersection of Highway 22 and Township Road 242 to a Type III (b) intersection. The agreement was signed August 1, 2017, and allowed two years for completion of the work (later extended to August 1, 2021). As the improvement is to be constructed within the road allowance of Highway 22, a Roadside Development Permit was also issued by Alberta Transportation (DP #2511-1357) with a required completion date of August 1, 2021, aligning with the County's completion timelines.

On September 9, 2020, the Applicant submitted an updated Traffic Impact Assessment, which concluded that a lower level intersectional improvement at this location could support the development, rather than the Type III (b) originally proposed. The Applicant is working with Alberta Transportation to have the intersection requirement reduced and is seeking support from Council at this time.

Since the intersection of Highway 22 and Township Road 242 is under the jurisdiction of Alberta Transportation, Administration will await their comments/conditions on any intersectional upgrade requirements.

At the discretion of Council, Administration could provide a letter of support to the Applicant for the revised TIA. It is to be noted that a final decision on the County's requirements for the intersection will be made through a decision by the Municipal Planning Commission at the time of DP application and amendments to the existing Development Agreement as required.

HISTORY:

March 26, 2019 Council granted an extension to Development Agreement 4445 giving to August 1, 2121.

August 3, 2017 Development Permit PRDP20151800 was issued. Date of expiry January 31, 2021, or until Phase One is complete, whichever is the lesser.

August 1, 2017 Development Agreement 4445 was entered into to satisfy prior to issuance condition 5 of Development Permit PRDP20151800.

Administration Resources

Jessica Anderson, Planning and Development Services

**BUDGET IMPLICATIONS:**

There are no budget implications associated with this request.

OPTIONS:

- Option #1: Motion #1 THAT the presentation be received for information; and
 Motion #2 THAT Administration be directed to prepare a letter in support of the
 Applicant's revised Traffic Impact Assessment for the Province's
 consideration.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

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ATTACHMENTS:

ATTACHMENT 'A' Updated Traffic Impact Assessment
ATTACHMENT 'B': Map Set