



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 22, 2020	DIVISION: 6
FILE:	07134005 / 07134012	APPLICATION: PRDP20200843
SUBJECT:	Development Permit Renewal of Aggregate Extraction	

POLICY DIRECTION:

County Plan, Direct Control District 52 Bylaw (C-4876-98) [DC 52] and Land Use Bylaw (C-4841-97).

EXECUTIVE SUMMARY:

The proposal of this application is to obtain a renewal for Aggregate Processing, Extraction and Stockpiles, owned by Wheatland County.

Section 15 of the County Plan requires Aggregate Extraction operations be developed in accordance with a number of requirements that have been satisfied previously through submissions during earlier stages of development. The proposal is consistent with previous applications with no new changes proposed at this time.

The proposal meets the development regulations as stated in DC 52, and all previous technical requirements provided remain adequate for this application and adhere to County requirements. The extraction of aggregate resources is a necessary component of maintaining municipal infrastructure, and the continued operation of this site is in the public interest of the residents in the region.

This Development Permit application was circulated to 29 adjacent properties. No letters were received in support or opposition to this application.

ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

DISCUSSION:

The parcel size is ± 27.23 hectares (± 67.30 acres), with the current gravel pit size approximately ± 10.08 hectares (± 26.80 acres). The gravel extraction operation is located on the east side of Range Road 263 and is approximately 0.41 km (1/4 mile) north of Highway 9. Surrounding land uses include a combination of Special, Natural Resources Districts and agricultural properties. The subject property is within the Beiseker and Irricana Notification Zones. The Village of Beiseker was circulated and have no comments on the application. The Town of Irricana was circulated and no response was received.

The subject lands consist of the existing gravel operation, which was active prior to Wheatland's ownership. The existing infrastructure also consists of an access road that crosses the CN Rail line at the south end of the site and fencing. There are no permanent water bodies within the subject lands; however, the Rosebud River binds the north end of the site.

Wheatland County is the exclusive user of this site with the primary purpose to replenish existing stockpile sites within their boundaries. Stockpiles include raw, uncrushed materials until crushed. Wheatland County crushes the gravel once every two (2) years, and hauls the gravel stockpiles during the winter months to sites within their County. No new haul routes are proposed at this time.

Administration Resources

Jacqueline Targett, Planning and Development Services



It is to be noted that this application is for the Thurn Pit #2 gravel pit and is the fourth renewal request for this site.

BACKGROUND:

The subject lands are designated Direct Control District 52 (DC 52) which names Council as the responsible body for the issuance of Development Permits for the lands subject to this bylaw.

The Community Aggregate Payment Levy (CAP) is not applicable for this gravel operation, as the pit is owned and operated by a government body.

For this renewal application, an updated site plan, existing pit condition cross section drawings, and an updated activities list were submitted, to the satisfaction of Administration. These plans, as well as the previously submitted plans, adhere to the regulations and technical requirements of the County. The Thurn Pit #2 operation has long existed within the County, with no major concerns from Administration or adjacent landowners. Life expectancy of the operation is expected to last until approximately 2029.

BUDGET IMPLICATIONS:

There are no budget implications associated to this request.

OPTIONS:

- Option #1: THAT Development Permit No. PRD20200843 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRD20200843 be refused as per the reasons noted (as determined by Council).
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

- ATTACHMENT 'A': Development Permit Conditions
- ATTACHMENT 'B': Application Referrals
- ATTACHMENT 'C': Alberta Environment and Parks Approval
- ATTACHMENT 'D': Map Set