

Wheatland County

Request for Decision



Regular Council Meeting

June 2, 2020

Report prepared by: Megan Williams

Bylaw 2020-21: First Reading Agricultural General to Natural Resource Extraction

Recommendation from Administration

Resolution 1: That Council grant First Reading of Bylaw 2020-21, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 156.01 acres of NE-4-22-25-W4M from Agricultural General District to Natural Resource Extraction District as shown on the attached Schedule 'A'.

Resolution 2: That a Public Hearing for Bylaw 2020-21 be scheduled for August 18, 2020 at 9:00AM in Wheatland County Council Chambers. If the office remains closed to the public due to Covid-19, the Public Hearing will be held by conference call in accordance with the Municipal Government Act, Section 199.

Chief Administrative Officer's Comments

N/A

Report

New natural resource extraction proposals are now required to redesignate the area of land to Natural Resource Extraction District. This parcel had a development permit approved for a gravel pit in 1979 that expired as development had not commenced within the year. Currently the parcel is cultivated, the long-term goal for this development is to extract the gravel that is present throughout the whole quarter section. The applicant submitted a phasing plan which is included in the map package. The applicant plans to haul the gravel to the Lafarge Carseland Pit located in Vulcan County. A community consultation plan was completed for the application and concerns were raised regarding traffic, noise, pavement deterioration and drainage. The community consultation package is included with this report. Staff will circulate the same area for the public hearing, and residents will have a second opportunity to voice any comments of concern or support for the application.

Relevant Policies, Practices, and Legislation

As the proposed natural resource extraction will be larger than 12 acres, the applicant is required to obtain a Code of Practice for Gravel Pits through Alberta Environment and Parks. Typically, the Code of Practice is issued at the development permit stage, either with the application or as a condition of the development permit.

The South Saskatchewan Regional Plan speaks to appropriate land uses in the vicinity of natural resource extractions on public lands. Though the objective does not speak to private lands, it is still an important consideration. Southeast of this natural resource extraction proposal is a proposal for a large seniors' complex. An application for the seniors' complex was submitted in 2017; however, due to outstanding studies and reports, the application has not progressed. Measures to mitigate potential nuisances such as unsightliness, noise, dust, or stormwater runoff should be considered at development permit stage.

The Municipal Development Plan discourages new natural resource developments from locating near Hamlets, water bodies, Environmentally Significant Areas, and natural areas, but does not denote what 'close proximity' entails. The Province has designated this quarter section as environmentally significant, and though Speargrass hasn't been designated a hamlet, it is still a residential community which falls within the 1.6km circulation area. Review of the Vulcan/Wheatland Intermunicipal Development Plan, Regional Growth Management Strategy, and Land Use Bylaw has not revealed any pressing concerns. An in-depth analysis will be completed and provided for the public hearing.

Alignment with the Strategic Plan

N/A

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

N/A

Organizational

N/A

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

Staff will advertise and circulate for the public hearing.

Report Approval Details

Document Title:	Bylaw 2020-21, AG to NRE redesignation, 1st reading.docx
Attachments:	- Bylaw 2020-21.docx - 2020-21 Map package.pdf - Comment summary title page.docx - LU2020-11 Community consultation package.pdf
Final Approval Date:	May 25, 2020

This report and all of its attachments were approved and signed as outlined below:



Sherry Baers



Matthew Boscarol



Brian Henderson