

Wheatland County

Request for Decision

Regular Council Meeting

June 2, 2020

Report prepared by: Graham Allison



Bylaw 2020-23 Agricultural General to Naturally Resource Extraction

Recommendation from Administration

Resolution 1: That Council grant First Reading of Bylaw 2020-23, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 62.53 acres of NE-23-25-17-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 2020-23 be scheduled for July 7, 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

This application is to redesignate 62.53 acres within NE-23-25-17-W4M from Agricultural General District to Natural Resource Extraction District to accommodate the construction of a Municipal Gravel Pit for the Wheatland County Public works department. The subject lands were subdivided from the parent parcel in 2019. There is currently no road access to the parcel, Transportation and Agricultural Services have submitted plans to construct a road to access the parcel along the right-of-way on the north side of the site.

A tentative plan, reclamation plan and haul route have been submitted by the Transportation and Agricultural Services department. The requirement of submission of a drainage study and environmental study have been deferred until the development permit stage as Transportation and Agricultural Services do not expect to apply for a development permit in the near future.

Relevant Policies, Practices, and Legislation

Preliminary review of this application found that it is in alignment with the policies outlined in the South Saskatchewan Regional Plan, Municipal Development Plan, and Regional Growth Management Strategy. The proposed natural resource extraction will be larger than 12 acres, and as a result, 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.

Gravel Pits fall under the Natural Resource Extraction / Processing definition in the Land Use Bylaw. Natural Resource Extraction / Processing is listed as a discretionary use in the Natural Resource Extraction district. More thorough review of relevant policy will be conducted prior to 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:	Bylaw2020-23 AG to NRE Redesignation, 1st Reading.docx
Attachments:	- Schedule 'A' Map Set.docx - Bylaw 2020-23 WLC_Sandum.docx
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