



- 1 The *Land Use Bylaw* is amended to insert new section header following Section 85 which reads as follows:

**AGGREGATE EXTRACTION AND/OR PROCESSING DEVELOPMENT RE-APPLICATION INTERVAL**

- 2 The *Land Use Bylaw* is amended to insert new section 85.1 which reads as follows:

If a redesignation application intending to facilitate an aggregate extraction and/or processing development is refused by Council, the submission of another application for redesignation for the same or similar use on the same subject land shall not be made for a period of 18 months from the date of issue of the refusal, except where Council has, by resolution, waived the 18 month waiting period.

- 3 The *Land Use Bylaw* is amended to insert new section 85.2 which reads as follows:

If two successive similar redesignation applications intending to facilitate an aggregate extraction and/or processing development are refused by Council on the same subject land, the submission of another application for redesignation for the same or similar use on the same subject land shall not be made for a period of three years from the date of issue of the latest relevant refusal on the land, except where Council has, by resolution, waived the three year waiting period.

- 4 The *Land Use Bylaw* is amended to insert new section 85.3 which reads as follows:

The determination of what constitutes same or similar use shall be made by Council.

- 5 Section 95 of the *Land Use Bylaw* is amended as follows:

**Notwithstanding Section 95.1, a**An applicant applying for a Development Permit in accordance with the Bylaw shall use the Application Form provided by the County, and include the following

- 6 The *Land Use Bylaw* is amended to insert new section 95.1 which reads as follows:

Applicants applying for a Development Permit for new or expanding, and/or existing Aggregate Resource Extraction/Processing use in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:

- a) A completed application form,
- b) An application fee as established within the 'Master Rates Bylaw C-8386-2023,' as amended or replaced from time to time,
- c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,
- d) Current copies of any restrictive covenants or easements (within 30 days of submission),
- e) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,
- f) An introduction to the proposed development, including the site area affected, current land use, and assessment of the character and key features of the surrounding area;
- g) A Site Production Assessment that provides the following information:



- i. the total volume (cubic metres) and weight (tonnes) of the aggregate resource that has been extracted from the aggregate development since commencement of operations,
  - ii. a forecast of the volume (cubic metres) and weight (tonnes) of the remaining identified aggregate resource that is to be extracted from the site over the course of the intended operations, and
  - iii. a forecast of production rates for a period of five years subsequent to the date of the renewal submission,
- h) A Location Plan, to an appropriate scale, showing:
  - i. all dwellings within one mile of the boundary of the site,
  - ii. all existing hydrological, landscape and environmental features, both within the site and within one mile of the boundary of the site, and
  - iii. the roads and highways surrounding the site,
- i) Site Operations and Phasing Plans showing:
  - i. the location and extent of extraction areas,
  - ii. buildings, plant, and machinery,
  - iii. stockpiling areas,
  - iv. internal haul roads, approaches and vehicle parking,
  - v. wheel wash facilities,
  - vi. berms and other overburden/soil storage areas,
  - vii. applicable setbacks, and
  - viii. existing and proposed landscaping,
- j) When a building or structure is proposed:
  - i. building floor plans, elevation drawings and a description of exterior finishing materials,
  - ii. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and
  - iii. building floor plans, elevation and exterior finishing materials,
- k) A topographical survey plan of the site,
- l) Cross sectional drawings of the site pre-extraction and throughout phases, showing the proposed depth of extraction,
- m) A summary of all relevant provincial and federal approvals required and a commitment to obtaining the required approvals,
- n) A statement of commitment to operating under the County's Aggregate Site Monitoring Bylaw together with details of how any complaints received against the site will be handled and reported to the County and/or Province,
- o) Information (including plans where appropriate) on any pipelines, wells, utilities or other infrastructure within or adjacent to the site,
- p) A Biophysical Impact Assessment, and/or other environmental impact assessment agreed by the County, together with any required mitigation strategy,
- q) Information on water usage and storage within the site;
- r) Requirements as outlined in the County's Aggregate Development Performance Standards, including:
  - i. an Engagement Plan (if amended from redesignation stage),
  - ii. confirmation of proposed hours of operation,
  - iii. a Noise Impact Assessment, Noise Mitigation Plan and Noise Monitoring program,
  - iv. a Blast Mitigation Plan (as applicable),



- v. an Air Quality Impact Assessment, Emissions Mitigation Plan and Air Quality Monitoring Program,
  - vi. a Traffic Impact Assessment and Management Plan,
  - vii. acknowledgment that the County may require the applicant enter into a Road Use or Development Agreement as a condition of the development permit,
  - viii. a Visual and Landscape Impact Assessment (if application is not considered a renewal),
  - ix. a Landscaping Plan,
  - x. an assessment of potential impacts on agricultural land and an agricultural impact assessment (if applicable),
  - xi. an environmental assessment and where applicable, identified mitigation measures (if application is not considered a renewal),
  - xii. an assessment of any historical resources affected by the development (if application is not considered a renewal),
  - xiii. a comprehensive Stormwater Management Report,
  - xiv. a Geotechnical Investigation Report (if application is not considered a renewal),
  - xv. a Groundwater Investigation Report and Groundwater Monitoring Plan (if application is not considered a renewal),
  - xvi. a Surface Water and Groundwater Mitigation Plan,
  - xvii. an Erosion and Sediment Control Report,
  - xviii. a Lighting Plan (if applicable),
  - xix. a Weed Control Plan,
  - xx. a Site Security Plan and Emergency Management Plan, and
  - xxi. a Reclamation Plan,
- s) Any other information deemed necessary by the Development Authority.

- 7 The *Land Use Bylaw* is amended to insert a new section 95.2 which reads as follows:

Any of the items listed in Section 95.1 may be varied, in accordance with a terms of reference approved by Council.

- 8 The *Land Use Bylaw* is amended to insert new section header following Section 124 which reads as follows:

#### **AGGREGATE EXTRACTION AND/OR PROCESSING DEVELOPMENT**

- 9 That *Land Use Bylaw* is amended to insert new section 124.1 which reads as follows:

Development permit applications for aggregate extraction and/or processing development shall be determined based on the extent to which they demonstrate an ability to meet and/or exceed the application submission requirements, Aggregate Development Performance Standards, and any overarching master site development plan or policy document.

- 10 The *Land Use Bylaw* is amended to insert new section 124.2 which reads as follows:

Any master site development plan that is approved by Council shall provide the framework for the development permit application and conditions imposed upon any development permit approval. However,

- a) development permit applications shall also include additional and/or updated information to what may have been provided previously in connection with any



previous application to meet current County information requirements for aggregate extraction and/or processing development applications, and

- b) where an aggregate development master site development plan has been approved by Council prior to adoption of the Aggregate Development Performance Standards, the development permit application shall be required to also meet the Aggregate Development Performance Standards. An amendment may be required to the master site development plan if the development no longer substantially complies with the master site development plan in meeting the new requirements and standards.

- i. Notwithstanding 124.2(b), development permit applications for NE-1-27-27-W04M shall be assessed in alignment with the Rocky Ridge Master Site Development Plan if an application is submitted prior June 1, 2026.

- 11 The *Land Use Bylaw* is amended to insert new section 124.3 which reads as follows:

In accordance with Section 15 of the Municipal Development Plan, no development permit shall be approved for the continuation of any aggregate extraction and/or processing development until a master site development plan has been approved by Council.

- 12 The *Land Use Bylaw* is amended to insert new section header following section 124.3 which reads as follows:

#### **AGGREGATE SITES NEARING COMPLETION OF OPERATIONS**

- 13 The *Land Use Bylaw* is amended to insert new section 124.4 which reads as follows:

Development permit renewal applications for existing aggregate development that is to be completed in a period of three years or less shall be exempt from meeting the County's and standards stated in the Aggregate Development Performance Standards and shall continue operating in accordance with the approved master site development plan or development permit conditions of approval. In addition to the application requirements set out within Section 95 of this Bylaw, the development permit renewal application shall include a final reclamation plan detailing:

- a) proposed gradients across the site, final surface elevations, landscaping, wetlands, and drainage,
- b) proposed measures to help reclaimed land establish, including maintenance of the reclaimed lands,
- c) any potential impacts of reclamation upon groundwater resources (including quality and groundwater rebound), and
- d) the phased removal or alteration of buildings, structure, and internal roads, together with access provisions for the reclaimed site, and proposals for the decommissioning of any water wells on-site.

- 14 The *Land Use Bylaw* is amended to insert new section 124.5 which reads as follows:

Aggregate extraction and/or processing development that receives a development permit renewal approval under the terms of Section 124.4 shall not be considered for further development permit renewal approvals, unless the submitted application complies with Section 95.1 of this Bylaw.



- 15 The *Land Use Bylaw* is amended to insert new section header following Section 124.5 which reads as follows:

**SMALL-SCALE AGGREGATE OPERATIONS**

- 16 The *Land Use Bylaw* is amended to insert new section 124.6 which reads as follows:

At the Development Authority's discretion, applications for aggregate extraction and/or processing for the use of aggregate extracted and processed within the same site, or on an adjoining site, and with a cumulative area of less than 5 hectares ( $\pm 12.35$  acres) may be exempt, in part, from meeting the County's requirements and standards under Section 95.1 and in the Aggregate Development Performance Standards.

- 17 Section 236 of the *Land Use Bylaw* is amended to insert a new row in Table 5 which reads as follows:

Aggregate Resource Extraction/Processing	N/A
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- 18 Section 465 of the *Land Use Bylaw* is amended as follows:

PURPOSE: to provide for the development of industrial uses related to non-renewable natural resource extraction and processing. ~~This District shall not be applied to new parcels upon Bylaw C-8000-2020 coming in to full force and effect.~~

- 19 Section 466 of the *Land Use Bylaw* is amended to add the following to the Discretionary Uses column:

Aggregate Resource Extraction/Processing

- 20 Section 466 of the *Land Use Bylaw* is amended as follows:

- a) For Aggregate Resource Extraction/Processing, minimum setbacks apply to permitted activities associated with the use including buildings, machinery, extraction areas, processing areas and stockpile areas, but do not apply to berms or landscaping.

- 21 The *Land Use Bylaw* is amended to insert new section 467.1 which reads as follows:

**ADDITIONAL REQUIREMENTS**

- a) A development permit for an Aggregate Resource Extraction/Processing use can only be approved on lands that are supported by a Council-approved master site development plan for the same use.
- 22 Part 8 of the *Land Use Bylaw* is amended to include the following new definitions:
- "Aggregate Extraction and/or Processing"** means development for the removal, extraction, or primary processing of any peat, sand, silt, gravel, shale, clay, marl, limestone or gypsum



that is excavated from the surface of a site, whether in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale.

**“Aggregate Development Performance Standards”** means Rocky View County’s Aggregate Development Performance Standards, approved by Council resolution no. XXX-XX on Month Day, 2025, as amended from time to time

23 The following definition from Part 8 of the *Land Use Bylaw* is amended as follows:

“Natural Resource Extraction/Processing” means a use where raw materials are removed, extracted or processed. Typical resources and raw materials would include oil and gas, peat, ~~sand, silt and gravel, shale, clay, marl, limestone, gypsum or other minerals,~~ and timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.