

On June 18, 2025, Council considered the proposed amendments to the Municipal Development Plan and Land Use Bylaw as part of the Aggregate Resource Plan project at a public hearing. Following the public hearing, Council directed Administration to compile proposed revisions to the amendments from Council and Administration and return on July 15, 2025. The following are the proposed revisions to the amendments as of June 27, 2025. Further amendments may be proposed prior to the July 15, 2025 public hearing. If you would like to provide any comments or feedback please consider the public notice for further details ([July 15, 2025 Public Notice for Special Council Meeting and public hearing](#)).

MDP Amendments

| A. Policy Amendments | |
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| Reference Number | Proposed Motion |
| A(1) | <p>THAT Policy 15.1 be removed and replaced with the following:</p> <p>All traffic related to aggregate extraction and/or processing shall be directed to provincial highways wherever possible. Where the use of County roadways is necessary, a formal agreement shall be established outlining designated haul routes and any required mitigation measures. Failure to adhere to the terms of the agreement may result in appropriate enforcement actions.</p> |

| Reference Number | Proposed Motion |
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| A(2) | <p>THAT Policy 15.6 be amended to read as follows:</p> <p>No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan or a master site development plan makes specific provision for the development of aggregate development in such areas.</p> |

| Reference Number | Proposed Motion |
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| A(3) | <p>THAT Policy 15.6 be amended to read as follows:</p> <p>No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 500 metres 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas.</p> |

| Reference Number | Proposed Motion |
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| A(5) | THAT Policy 15.7 be removed. |

B. Minor Text Amendments

| Reference Number | Proposed Motion |
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| B(1) | <p>THAT Policy 15.2 is amended to read as follows:</p> <p>Where aggregate extraction and/or processing developments are located in proximity to an adjacent municipality, the County shall co-operate with that jurisdiction to ensure co-ordination of major haul routes and mitigation of impacts on adjacent land uses.</p> |

| Reference Number | Proposed Motion |
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| B(2) | <p>THAT Policy 15.12(a) be amended to read as follows:</p> <p>The application is for a new aggregate extraction and/or processing development or the renewal of an existing operation that is limited in scale and the surrounding area has been long-established for natural resource extraction development within the County's East Agricultural Area District;</p> |

| Reference Number | Proposed Motion |
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| B(3) | <p>THAT Policy 15.12(c) be amended to read as follows:</p> <p>The proposed site is classified as a Class II pit as defined by the Alberta Code of Practice for Pits under the Environmental Protection and Enhancement Act; or</p> |

| Reference Number | Proposed Motion |
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| B(4) | <p>THAT Policy 15.14 be amended to read as follows:</p> <p>In accordance with the Aggregate Development Performance Standards, the County may request third party review of technical documents submitted in support of an aggregate extraction and/or processing development to ensure adequate County assessment of the development's impacts.</p> |

| Reference Number | Proposed Motion |
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| B(5) | <p>THAT Part 4 of Appendix C be further amended to add a new 5(i) which reads as follows:</p> <p>projected haul routes.</p> |

| Reference Number | Proposed Motion |
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| B(6) | <p>THAT item 14 of Part 4 of Appendix C be removed and replaced with the following:</p> <p>Requirements as outlined in the County's Aggregate Development Performance Standards, including:</p> <ul style="list-style-type: none"> a. An Engagement Summary of pre-application consultation with surrounding landowners; b. An Engagement Plan; c. Confirmation of proposed hours of operation; d. A Noise Impact Assessment, Noise Mitigation Plan and Noise Monitoring program; e. A Blast Mitigation Plan (as applicable); f. An Air Quality Impact Assessment, Emissions Mitigation Plan and Air Quality Monitoring Program; g. A Traffic Impact Assessment and Traffic Management Plan; h. A Visual and Landscape Impact Assessment; i. A Landscaping Plan; j. An assessment of potential impacts on agricultural land; k. A Historical Resource Impact Assessment; n. An assessment of light spread (as applicable); o. A conceptual-level Stormwater Management Report; |

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| | <p>p. A Geotechnical Evaluation Report;</p> <p>q. A Groundwater Impact Assessment Report and Groundwater Monitoring Plan;</p> <p>r. A Surface Water and Groundwater Mitigation Plan;</p> <p>s. An Erosion and Sediment Control Strategy;</p> <p>t. A Site Security Plan and Emergency Management Plan; and</p> <p>u. A Reclamation Plan.</p> |
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| C. Clerical | |
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| Reference Number | Proposed Motion |
| C(1) | THAT the entirety of the Municipal Development Plan amendments be renumbered and reformatted as required. |

LUB Amendments

A. Minor Text Amendments

| Reference Number | Proposed Motion |
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| A(1) | <p>THAT Section 95.1 be further amended to add a new i(ix) which reads as follows:</p> <p>projected haul routes.</p> |

| Reference Number | Proposed Motion |
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| A(2) | <p>THAT item r of Section 95.1 be removed and replaced with the following:</p> <p>r. Requirements as outlined in the County's Aggregate Development Performance Standards, including:</p> <ul style="list-style-type: none"> 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 Traffic Management Plan, vii. acknowledgment that the County may require the applicant enter into a Road Use or Development Agreement, or any other necessary 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. a Historical Resource Impact 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 Evaluation Report (if application is not considered a renewal), xv. a Groundwater Impact Assessment and Groundwater Monitoring Plan (if application is not considered a renewal), |

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| | <ul style="list-style-type: none">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, andxxi. a Reclamation Plan, |
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