



NOTICE OF PUBLIC HEARING
THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA

PROPOSED LAND USE BYLAW AMENDMENT

1:30 p.m., Wednesday, May 13, 2020

By LIVESTREAM ONLY:

<https://www.youtube.com/channel/UCVZxms3RipHOS5smjlwRwNA>

from

The Municipal District of Willow Creek No. 26, Council Chambers

PURSUANT to sections 230, 606, and 692 of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta hereby gives notice of its intention to consider an application submitted by Stacey Russell (consultant with Wood E&I) for registered landowners, Hutterian Br. Church of White Lake, to amend Bylaw No. 1826, being the municipal Land Use Bylaw.

THE PURPOSE of the proposed land use bylaw amendment is to redesignate the following parcels of land:

- NE 18-09-26-W4M 137.55 acres

(as shown on the map in Schedule A), from 'Rural General – RG' to 'Rural Industrial – RI'. The redesignation would accommodate a future development application for extension of the current Class I resource extraction (gravel pit operation) located in SE/SW 18-09-26-W4M (DP 043-12)

THEREFORE, TAKE NOTICE THAT a public hearing to contemplate the proposed land use bylaw amendment will be held in the Municipal District of Willow Creek No. 26 Council Chambers at **1:30 p.m., on the 13th day of May, 2020.**

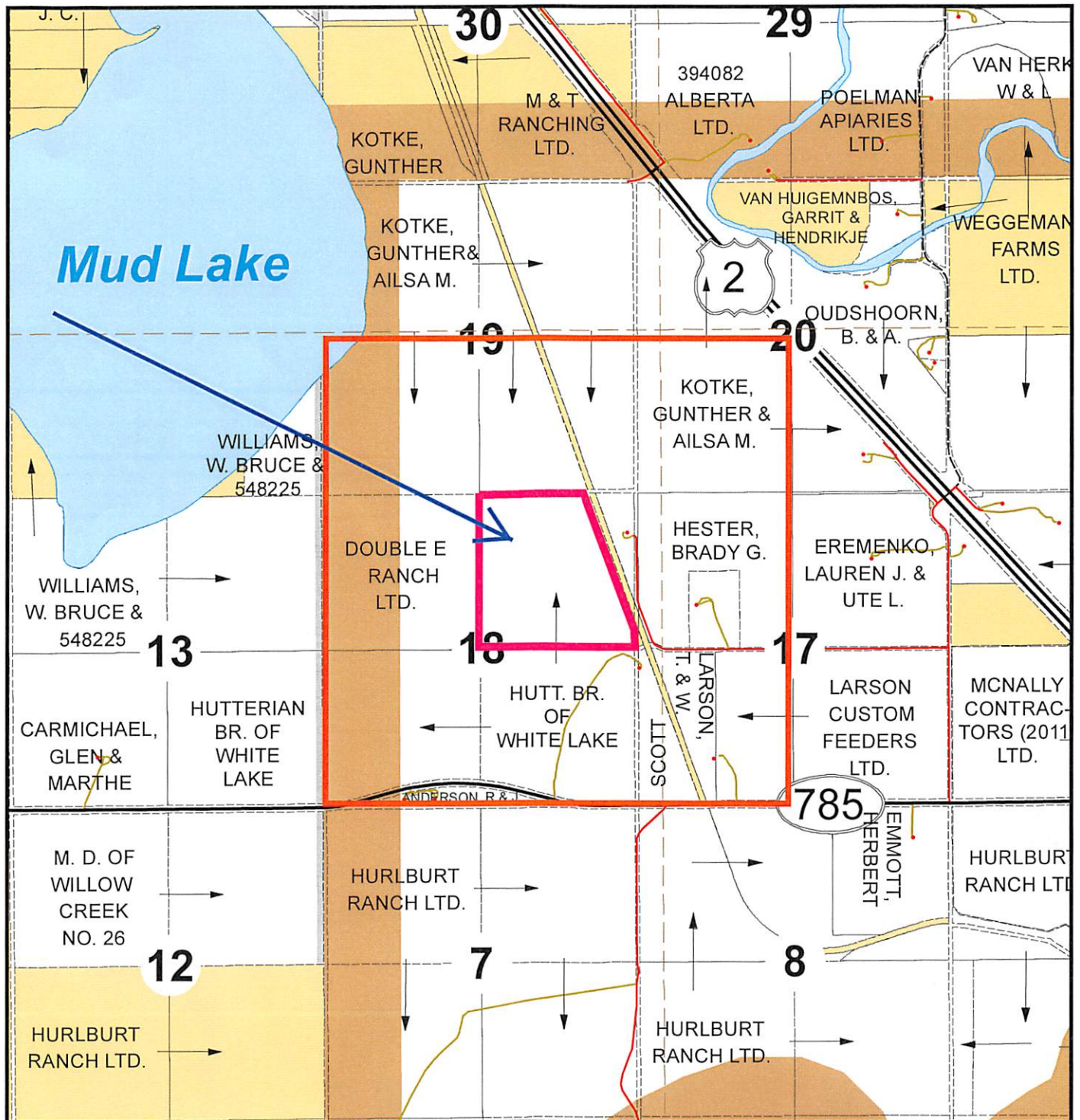
AND FURTHER TAKE NOTICE THAT documents relating to this matter may be viewed on the Municipal District's website. Written submissions must be submitted prior to the public hearing. Written submissions are to be forwarded to the Manager of Planning & Development Services at Box 550, Claresholm, Alberta, T0L 0T0 or via email at development@mdwillowcreek.com, **no later than 4:00 p.m. on the 8th day of May, 2020.** Any information submitted will become available to the public and is subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

DATED at the Town of Claresholm in the Province of Alberta this 25th day of March, 2020.

Cindy Chisholm
Manager of Planning & Development
MD of Willow Creek No. 26

LAND USE BYLAW AMENDMENT

Application No. A-02-20 / Bylaw No. 1867

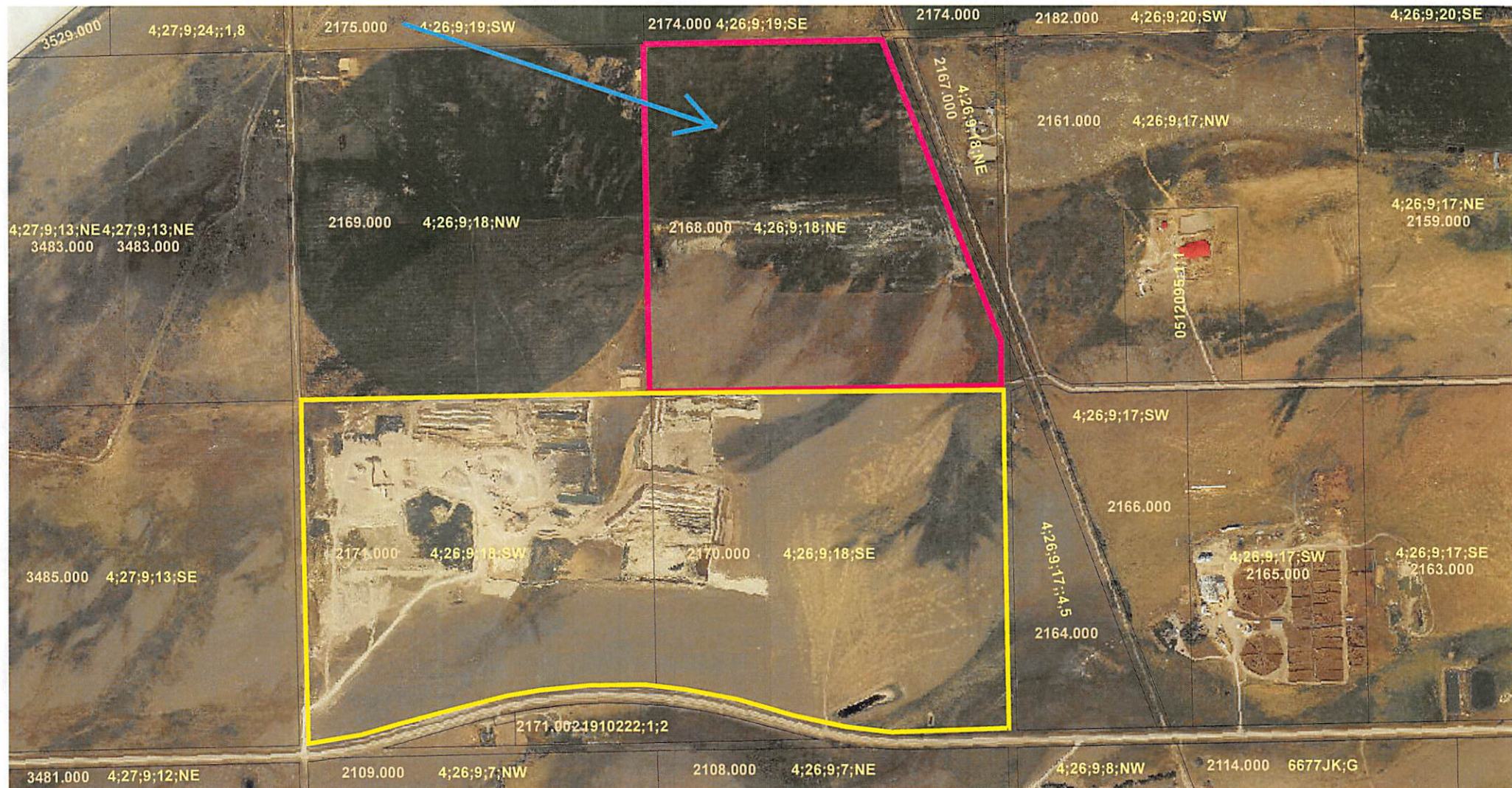


..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL INDUSTRIAL-RI'
 137.55 ACRES NE 18-09-26-W4M



Date: MARCH 25, 2020



THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

Box 550, Claresholm, AB T0L 0T0

Phone (403) 625-3351

Fax (403) 625-3886

www.mdwillowcreek.com

FOR OFFICE USE ONLY

**APPLICATION FOR A
LAND USE BYLAW AMENDMENT**

IMPORTANT: This information may also be shared with appropriate government/other agencies (e.g. Alberta Agriculture, Food and Rural Development; Alberta Environment; the regional health authority), and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact The Municipal District of Willow Creek No. 26.

Application No. A-02-20Fees Submitted: \$ 2,500.00

Site Inspection: _____

Form IAPPLICANT: Stacey Russell (consultant with Wood E&I)

Telephone: _____

ADDRESS: _____

Fax: _____

Bus/Cell: _____

REGISTERED OWNER: Hutterite Brethren Church of White Lake

Telephone: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

OR: Quarter NE Section 18 Township 9 Range 26 W 4 M**PROPOSED AMENDMENT:**From: Rural GeneralTo: Rural Industrial

APPLICANT'S SUBMISSION: Please state your reasons for applying for this amendment and if applicable, supply details of future plans/development, complete with sketches that illustrate the proposal. Attaching separate sheets will be necessary.

Reclamation work is underway at the gravel pit located on S1/2 18-009-26 W4M. The landowner requires material to reclaim the pit a minimum of 1 meter above the water table. The landowner would like to landscape the area shown on the attached image (within NE13-009-26 W4M) to gain fill material. Final grade will be minimum 1m above the water table.

The south half of the quarter section will be used as a working area for the pit. No extraction is expected to occur, but AEP does consider this part of the pit for registration purposes.

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF: I/we agree to the collection and sharing of this information contained in this application, and any other information that may be required to verify and evaluate this application as explained above. I have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. I am aware I may be required to pay for all local improvement costs, which include drainage, sidewalks, road construction, street lighting, water and sewer main extensions, utility connection fees and installation costs at the present established rate.

I have read and understand the terms noted above and hereby apply for that described above and/or on the attached plans and specifications. I further certify the registered owner(s) of the land described above is aware of this application.

DATE: February 27, 2020

SIGNED: _____

Applicant(s)

May 4, 2020

Wood File: BX10620.200

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
P.O. Box 550
Claresholm, AB T0L 0T0

Attention: Ms. Cindy Chisholm:

**Re: Project Activities Plan Overview
 Proposed Gravel Pit Expansion
 NE18-009-26 W4, near Fort Macleod, AB**

As requested, Wood Environment & Infrastructure Solutions (Wood) has carried out a review and evaluation of the above captioned site relative to the expansion of the existing gravel pit within S1/2 18-009-26 W4M, Registration No. 337951-00-00. This letter encompasses the design and reclamation conditions associated with a proposed gravel pit expansion (see Figure 1) by White Lake Colony.

White Lake Colony requires a source of fill material on the adjacent S1/2 18-009-26 W4M as reclaimed conditions are required to be 1m above the water table. Extraction has occurred within that 1m, as a result approximately 155,000 cubic meters are required for reclamation. This extraction depth within S1/2 18-009-26 W4M is permissible as per the Water Act, Alberta Regulation 205/1998 Schedule 1, Section 2 (p), dewatering a sand and gravel pit is exempt from the Water Act.

In order to demonstrate the suitability of NE18-009-26 W4 as a source of earth borrow, ten test holes were advanced at the site on February 12, 2020. The test holes were advanced at the locations illustrated on Figure 1. The North 56.94 acres were determined to be a suitable location for clay borrow for up to 230,400 cubic meters. No disturbance will occur in the south 65.81 aside from an upgraded access road. No viable source of aggregate was discovered in the test holes. Crushing operations will continue on S1/2 18-009-26 W4M, no infrastructure will be moved onto NE18-009-26 W4.

Alberta Environment and Parks (AEP) has advised that an updated activities plan can be developed to expand the current maximum planned pit sized boundary on S1/2 18-009-26 W4M to include NE18-009-26 W4. Once NE18-009-26 W4 is rezoned and a development permit approved, an updated activities plan will be submitted to AEP. This expansion of 56.94 acres will follow the same procedures as the existing pit (hours / days of operation, air quality assessment and control, noise assessment and control, erosion and sediment control, environmental monitoring, hazardous waste plan, reclamation techniques).

The attached Figures 1 and 2 shows the existing and reclaimed cross sections. The reclamation requirements will be followed as outlined in the Code of Practice for Pits. Topsoil and subsoil will be replaced at a minimum 80% of existing, and final ground will be a minimum of 1m above the water table. It is estimated that this reclamation will take place in 10+ years and will be seeded to tame pasture.



Conclusion

Based on the results of the current investigation and our understanding of the site and proposed development at the site, it is Wood's opinion NE18-009-26 W4 is a suitable location for a source of borrow.

We trust that this report satisfies your present requirements. Should you have any questions, please contact the undersigned at your convenience.

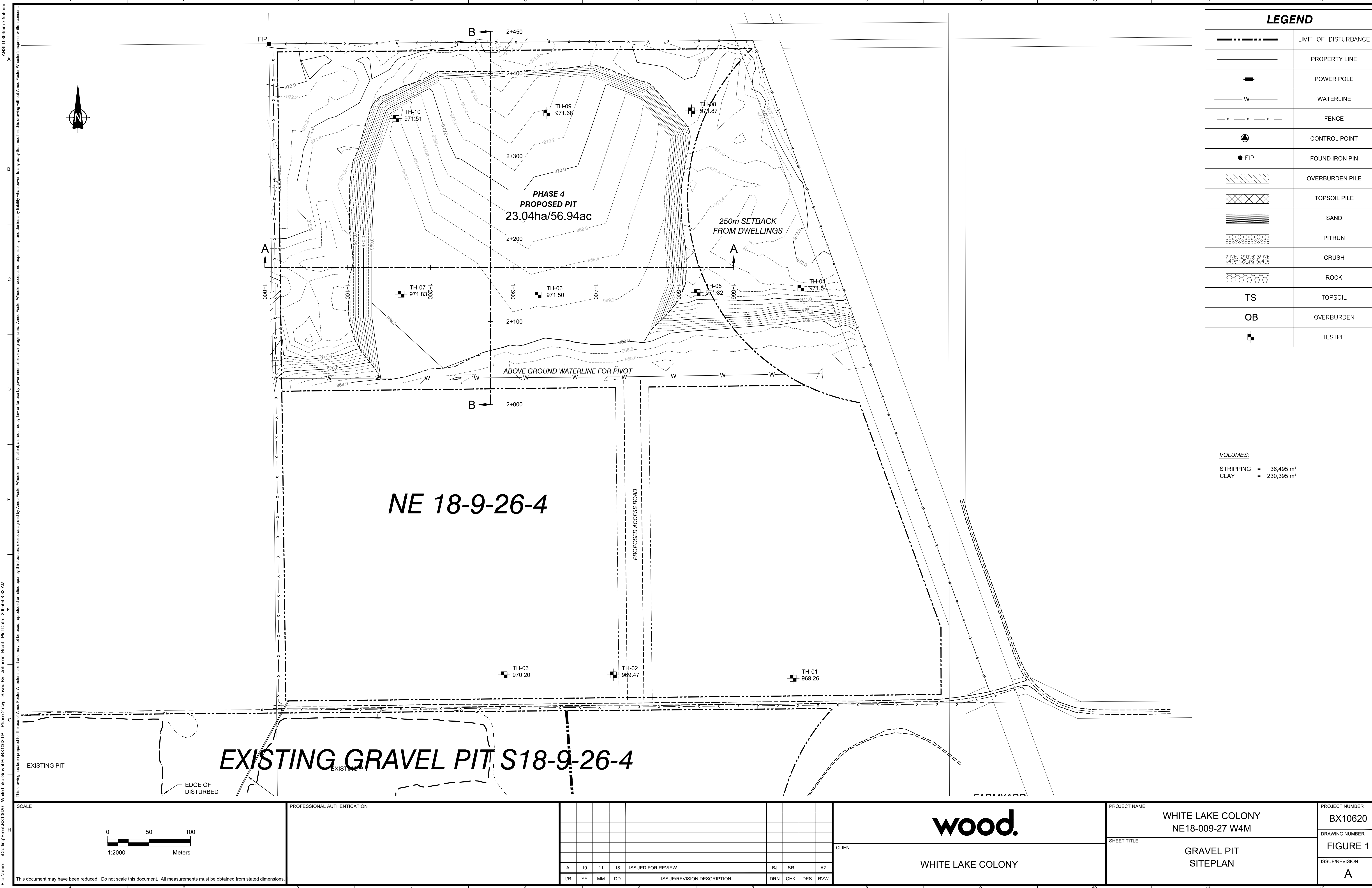
Yours truly,

**Wood Environment and Infrastructure Solutions,
A Division of Wood Canada Limited**

Stacey Russell SR/WA, CTech
Geomatics Technologist

Attachments

Figure 1 Site Plan
Figure 2 Cross Sections



TEST PIT SUMMARY TABLE

Wood File: BX10620.200

White Lake Colony

Expansion into NE¼18-009-26 W4M

February 12, 2020

TP20-01	
Thickness (cm)	TOPSOIL SUBSOIL GRAVEL End of test pit at 145cm depth. Excavation left open for 24 hours, wet at bottom.
15	
10	
120	



Test Pit Summary Table (continued)

TP20-02	
Thickness (cm)	
15	TOPSOIL
10	SUBSOIL
120	GRAVEL
End of test pit at 145cm depth. Excavation left open for 24 hours, wet at bottom.	



TP20-03	
Thickness (cm)	
15	TOPSOIL
10	SUBSOIL
185	GRAVEL
End of test pit at 210cm depth. Excavation left open for 24 hours, wet at bottom.	

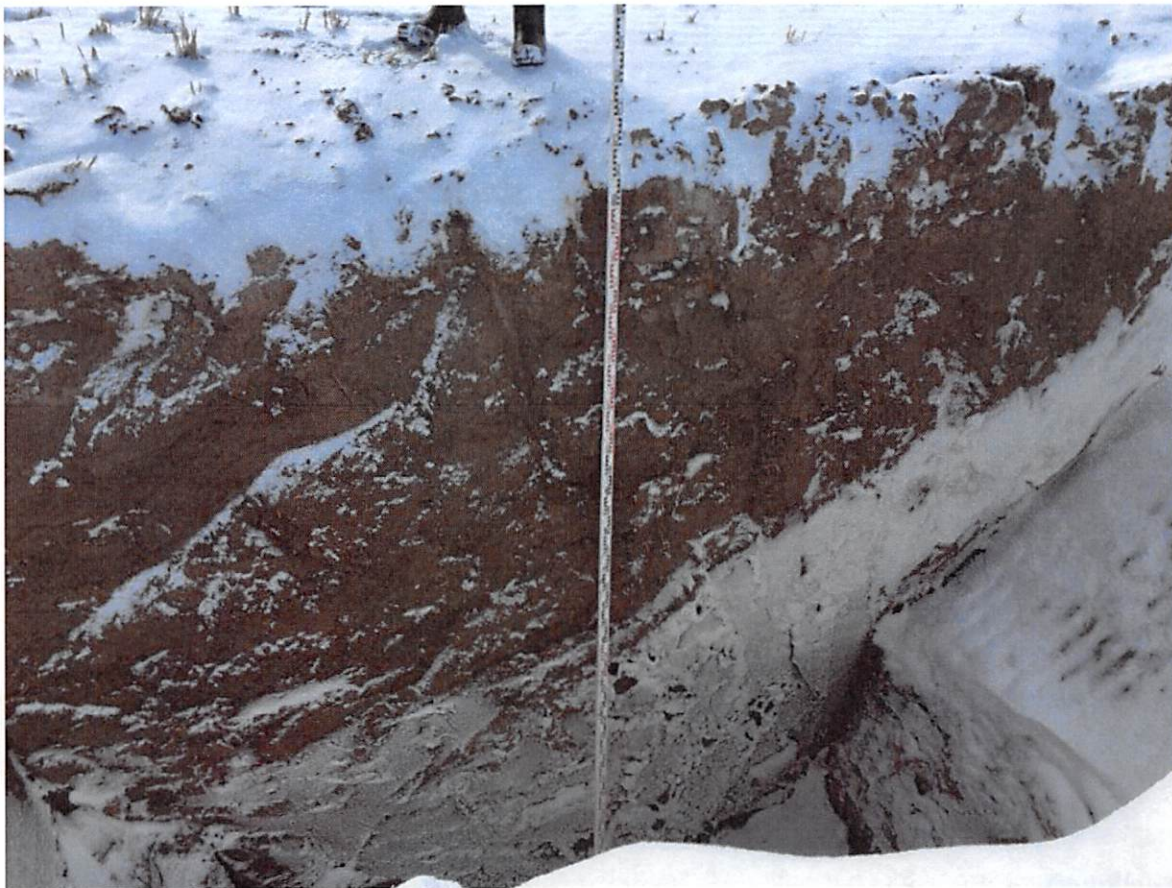


Test Pit Summary Table (continued)

TP20-04	
<i>Thickness (cm)</i> 15 10 405	TOPSOIL SUBSOIL CLAY End of test pit at 430cm depth, Excavation left open for 24 hours, dry at bottom



TP20-05	
Thickness (cm)	
15	TOPSOIL
10	SUBSOIL
585	CLAY
End of test pit at 610cm depth, Excavation dry upon completion of excavation.	

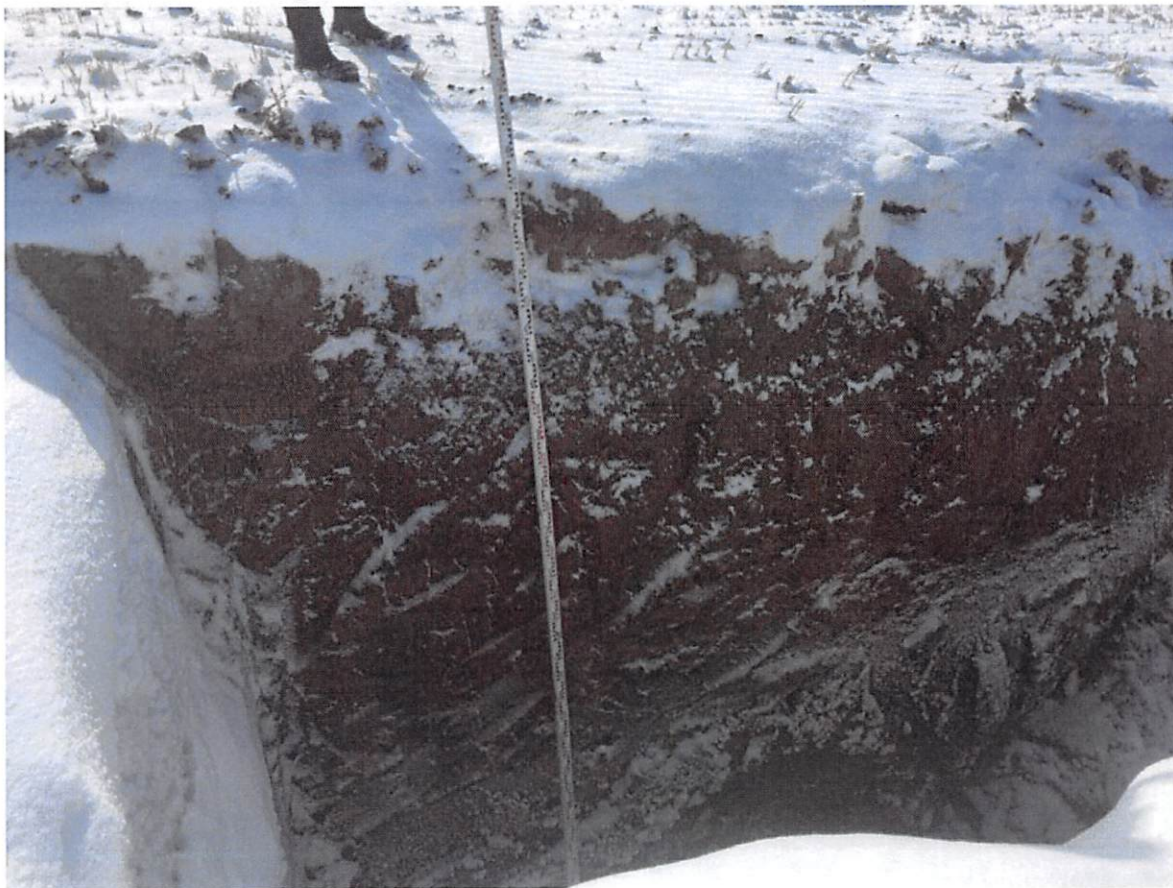


Test Pit Summary Table (continued)

TP20-06	
<i>Thickness (cm)</i> 15 10 445	TOPSOIL SUBSOIL CLAY End of test pit at 470cm depth, Excavation wet upon completion of excavation.



TP20-07	
Thickness (cm)	
15	TOPSOIL
10	SUBSOIL
445	CLAY
End of test pit at 470cm depth, Excavation wet upon completion of excavation.	



Test Pit Summary Table (continued)

TP20-08	
Thickness (cm) 15 10 375	TOPSOIL SUBSOIL CLAY End of test pit at 400cm depth, Excavation wet upon completion of excavation.



TP20-09	
Thickness (cm)	
15	TOPSOIL
10	SUBSOIL
175	CLAY AND SAND
End of test pit at 200cm depth, Excavation wet upon completion of excavation.	



TP20-10	
Thickness (cm)	
15	TOPSOIL
10	SUBSOIL
125	CLAY
End of test pit at 150cm depth, Excavation wet upon completion of excavation.	





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 806 161 4;26;9;18;NE 111 002 290

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 26 TOWNSHIP 9
SECTION 18
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

FIRST:

THAT PORTION WHICH LIES EAST OF THE EAST LIMIT OF THE
RAILWAY RY8 CONTAINING 5.67 HECTARES (14 ACRES) MORE OR LESS

SECONDLY:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
RAILWAY	RY8	1.96	4.84
ROADWAY	1148Q	1.46	3.61

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 741 047 289

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
111 002 290	05/01/2011	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

HUTTERIAN BRETHREN CHURCH OF WHITELAKE.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
111 002 290

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

151 043 122 11/02/2015 UTILITY RIGHT OF WAY
GRANTEE - LETHBRIDGE NORTHERN IRRIGATION DISTRICT.

171 130 147 15/06/2017 CAVEAT
RE : LEASE INTEREST , ETC.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF
FEBRUARY, 2020 AT 10:04 A.M.

ORDER NUMBER: 38899183

CUSTOMER FILE NUMBER: bx10620.200



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
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