

# APPENDIX A



## BACKGROUND REPORT

April 8, 2025

### DEVELOPMENT PERMIT #2025-D-048

**Applicant:** Jay Reid Trucking Ltd  
**Owner:** Jay Reid Trucking Ltd  
**Land Location:** SW-6-62-5-W4M – 62007 Hwy 41  
**Roll:** 6205064001  
**Zoning:** Agriculture “A”      **Size:** 144.15 acres  
**Statutory Plans:** Highway 28 and Highway 41 Area Structure Plan

### DESCRIPTION OF APPLICATION:

The applicant is applying for a Natural Resource Extraction Facility for a clay pit.

### ADJACENT PROPERTY:

The property is located northeast of highway 41 and township road 620, in the northeast corner of the quarter section. Adjacent properties are two country residential lots, two industrial lots and quarter section remnants.

### CONSIDERATIONS:

The applicant operates Rockslide Gravel Ltd and would like to add clay to their deliverables. They constructed a test pit in the northeast corner of the quarter section which with the road equals approximately 2 acres. They will mine the clay on demand during the daylight hours during the summertime. There could be an average of 3 loads per day with a max up to 20 depending on orders. The max size of the pit will be up to 12 acres with reclaiming occurring as the pit proceeds. The applicant was finalizing an activities plan that will provide further details regarding buffer zones, erosion control and safety during pit inactivity at the time of report generation.

A Class II pit, which is a pit under 5 hectares (12 acres) including pit, road, stockpiles and associated facilities does not require approval from Alberta Environment and Protected Areas,

but it requires a reclamation certificate at the end of the life of the pit. The applicant supplied a Reclamation Plan prepared by Silver Sage Enterprises Ltd.

A referral was sent to Infrastructure Services, and the applicant has a blanket heavy haul agreement for the business.

Adjacent Landowner letters were sent out on March 12, 2025, and we have not received any concerns at the time of report generation.

**RECOMMENDATION:**

Recommendation for development permit application no. 2025-D-048 is **approve** the request for a natural resource extraction use for a clay pit as per Part 6, Section 62, and Part 7, Section 69.2 of the Land Use Bylaw with the following Conditions:

1. Shall comply with all Provincial and Federal Regulations
2. The pit shall be operated as per the submitted Reclamation Plan
3. Shall comply with Consolidated Public Safety Bylaw No. 1812 regarding noise control and nuisance
4. As per section 52 of the Land Use Bylaw No. 1667:  
Outdoor lighting shall be located so that rays of light:
  - (a) are not directed at an adjacent site;
  - (b) do not adversely affect an adjacent site; and,
  - (c) do not adversely affect traffic safety.
5. This permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become non-compliant, detrimental, or a nuisance to the character and amenities of the neighbourhood.