



February 16, 2024

Wheatland County has received an application for land use redesignation of lands in your vicinity and is informing you in accordance with the *Municipal Government Act*. Please see the enclosed sketch and additional information below.

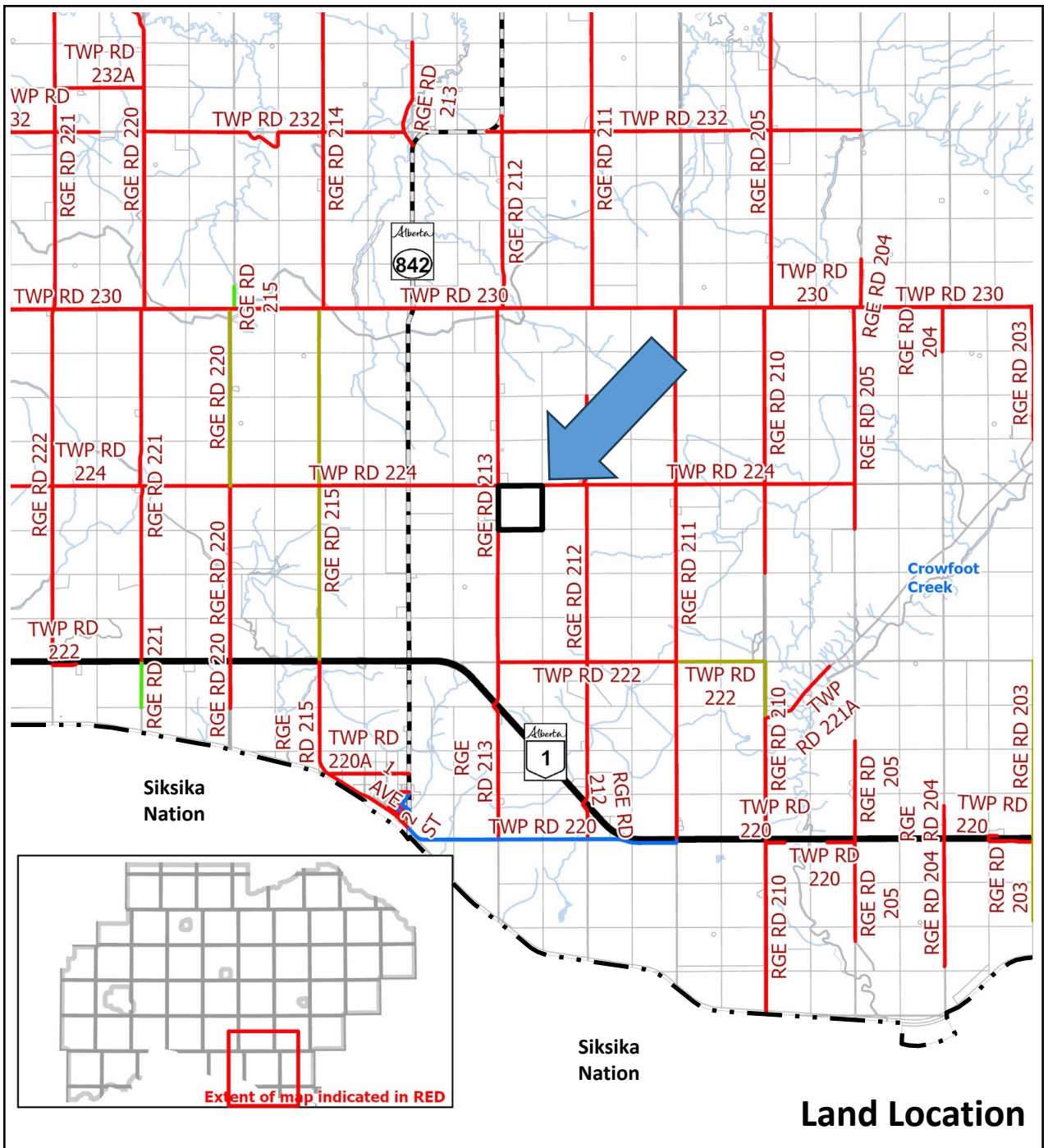
**File Number:** LU2024-002  
**Bylaw Number:** 2024-06  
**Legal Description:** NW-22-22-21-W4M  
**Division:** 1  
**Applicant/Owner:** Donald, Diane, and Douglas Brown / McNair Sand & Gravel Ltd.  
**Area:** ± 64.70 hectares (± 160.00 acres)  
**Existing Land Use District:** Agricultural General (AG)  
**Proposed Land Use District:** Agricultural General (AG) & Natural Resource Extraction/Processing (NRE)  
**Location:** Located approximately 5.5 km (3.4 miles) northeast of the Hamlet of Cluny, immediately southeast of the intersection of Township Road 224 and Range Road 213.  
**Proposal:** To redesignate a ± 32.00 hectare (± 79.07 acre) portion of the subject lands from Agricultural General (AG) District to Natural Resource Extraction / Processing (NRE) District to facilitate the development of an aggregate extraction and processing operation.  
**Reply By:** March 18, 2024

If you wish to provide comments regarding this application, please submit them in writing via email, post, or fax. All submissions will become part of the public record and may be released to Council, the applicant or third parties upon request.

Sincerely,

Taylor Felt, Planner II  
Planning & Development Services  
Wheatland County

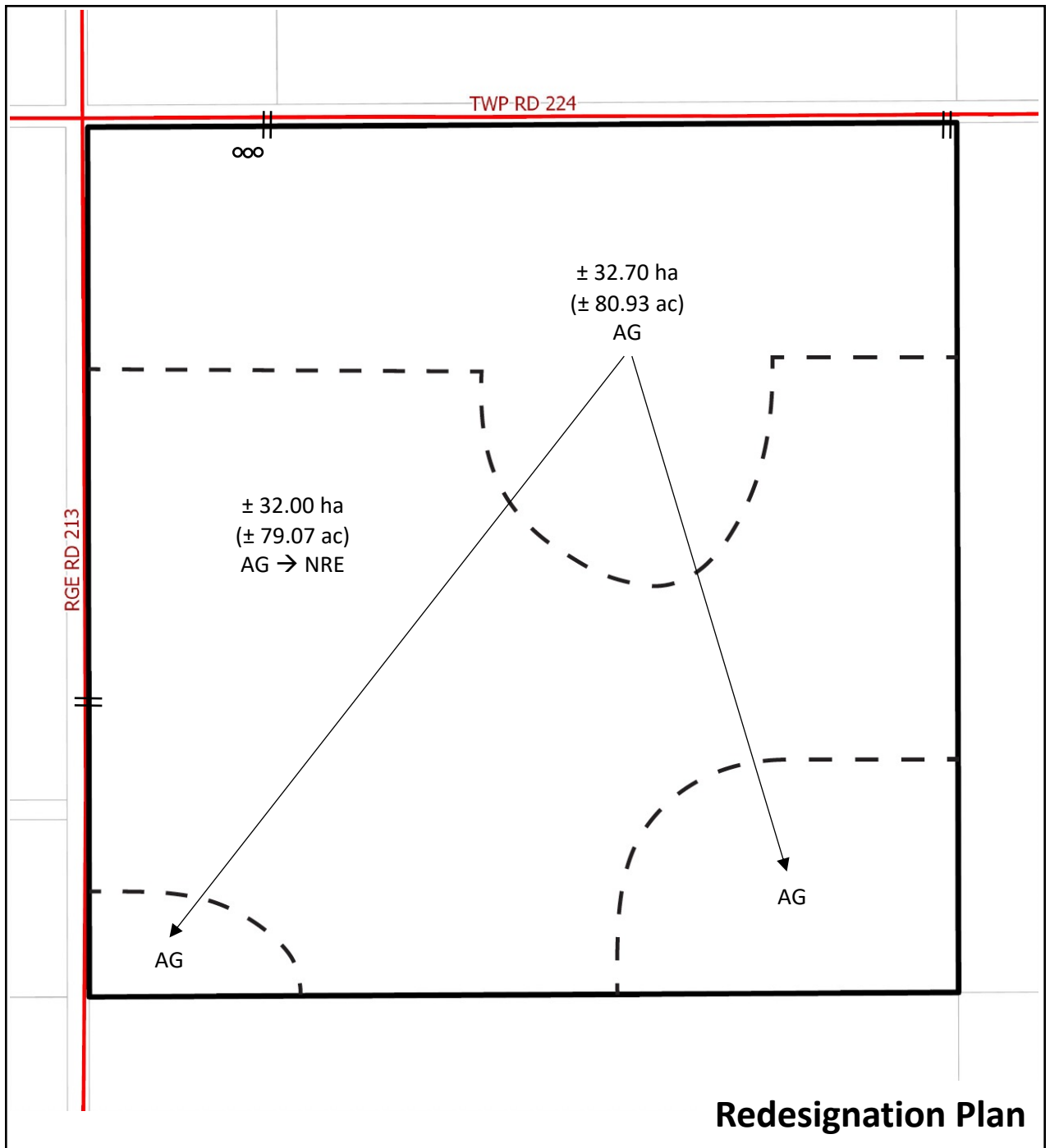
[taylor.felt@wheatlandcounty.ca](mailto:taylor.felt@wheatlandcounty.ca)



## Land Location

### NW-22-22-21-W4M

**Proposal:** To redesignate a ± 32.00 hectare (± 79.07 acre) portion of the subject lands from Agricultural General (AG) District to Natural Resource Extraction / Processing (NRE) District to facilitate the development of an aggregate extraction and processing operation.



### NW-22-22-21-W4M

Existing Approach   
 Structure

**Proposal:** To redesignate a ± 32.00 hectare (± 79.07 acre) portion of the subject lands from Agricultural General (AG) District to Natural Resource Extraction / Processing (NRE) District to facilitate the development of an aggregate extraction and processing operation.



File: LU2024-002  
 February 6, 2024



Note: Post processing of aerial photography may cause visual distortion.

**Air Photo**

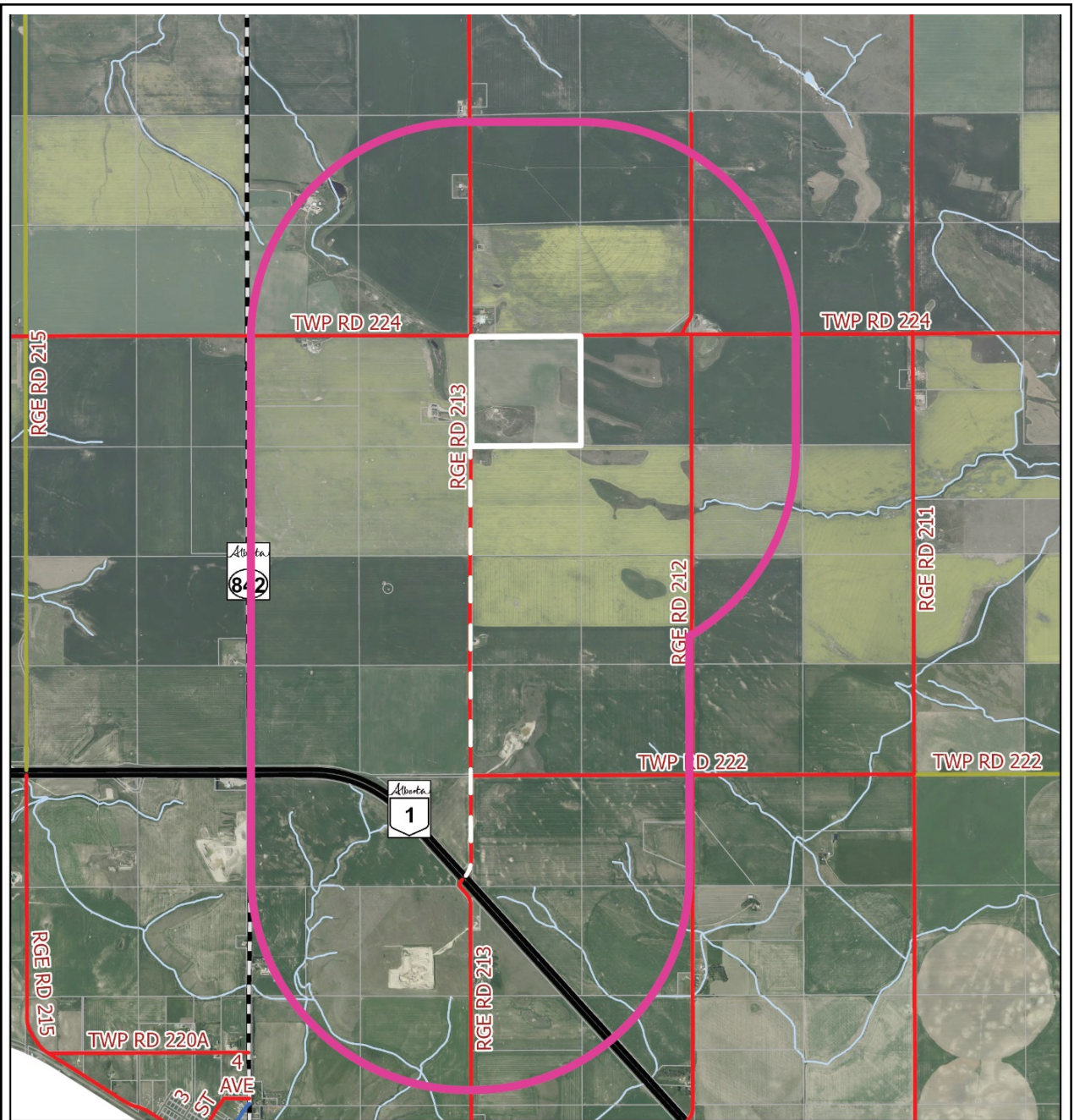
## NW-22-22-21-W4M

**Proposal:** To redesignate a ± 32.00 hectare (± 79.07 acre) portion of the subject lands from Agricultural General (AG) District to Natural Resource Extraction / Processing (NRE) District to facilitate the development of an aggregate extraction and processing operation.



File: LU2024-002  
February 6, 2024





**Adjacent Landowners**

**NW-22-22-21-W4M**

**Proposal:** To redesignate a ± 32.00 hectare (± 79.07 acre) portion of the subject lands from Agricultural General (AG) District to Natural Resource Extraction / Processing (NRE) District to facilitate the development of an aggregate extraction and processing operation.



Wheatland County  
Taylor Felt  
Planning Department  
Via email submission

May 24, 2023

**RE: McNair Sand & Gravel Ltd. - Brown Pit (NW 22-22-21-W4)**  
**Application for Redesignation**

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McNair Sand & Gravel Ltd. has retained Amisk Creek Aggregate Consulting Ltd. to provide an application for land redesignation to re-engage activity and expand the Brown Pit. The original disturbance has been abandoned and left unreclaimed. McNair aims to complete the historical excavation, expand the pit footprint, and reclaim the entire area to agricultural land. The attached application is to redesignate the site from Agricultural - general to Natural Resource Extraction district (NRE).

Attached are supplemental documents for the application including,

- Signed Wheatland County Redesignation application form
- Reclamation Plan (includes Drainage discussion) – Amisk Creek Aggregate Consulting Ltd.
- Wetland Assessment and Impact Report with Wildlife discussion – EDI Environmental Dynamics Inc.
- Phase 1 Environmental Site Assessment – Earthmaster Environmental Strategies

Thank you for your time and consideration. Please feel free to contact me at 403-896-6073 if you have any questions or concerns.

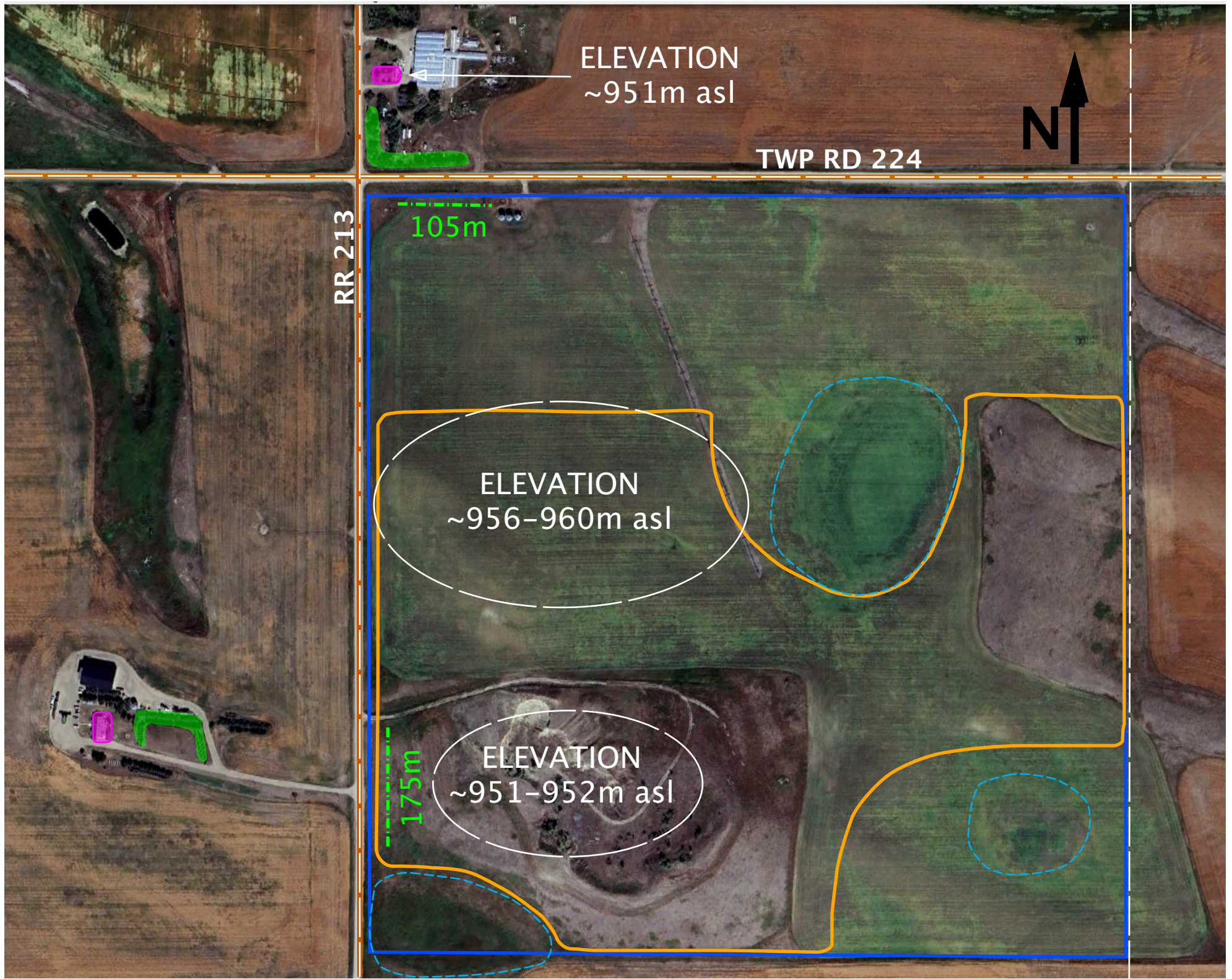
Regards,



Meghan Soehn, P.Ag., B.Sc.  
Amisk Creek Aggregate Consulting Ltd.







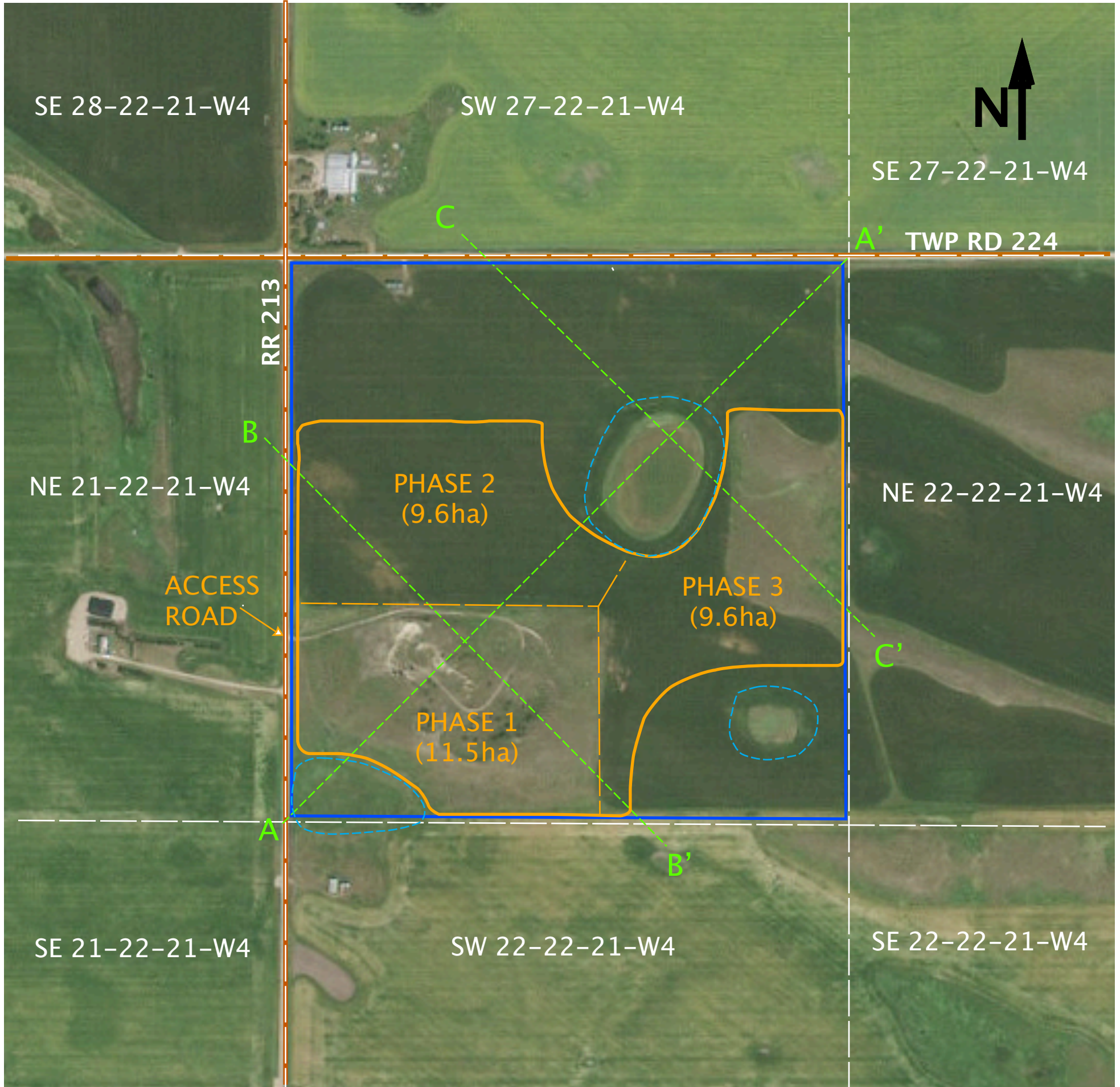
\*IMAGE OBTAINED FROM GOOGLE EARTH PRO, PHOTO TAKEN AUG 2023.

**LEGEND:**

- NW 22-22-21-W4
- PROPOSED BROWN PIT (32.0HA)
- NEIGHBOURING RESIDENCES
- CURRENT, MATURE TREE STANDS
- PROPOSED PARTIAL LANDSCAPING SCREEN

**BERM PLAN**





\*IMAGE OBTAINED FROM ALBERTA ENERGY REGULATOR

- PROPOSED BROWN PIT (32.0HA)
- PROPOSED PHASES
- WETLAND BUFFER
- CROSS SECTION LOCATIONS

## SITE PLAN





\*IMAGE OBTAINED FROM ALBERTA ENERGY REGULATOR

**LEGEND:**

- NW 22-22-21-W4
- PROPOSED BROWN PIT (32.0HA)
- RECLAIMED CULTIVATION
- WETLAND BUFFER
- CROSS SECTION LOCATIONS
- DRAINAGE DIRECTION

**RECLAMATION PLAN**

**McNAIR SAND & GRAVEL LTD.  
BROWN PIT  
NW 22-22-21-W4**

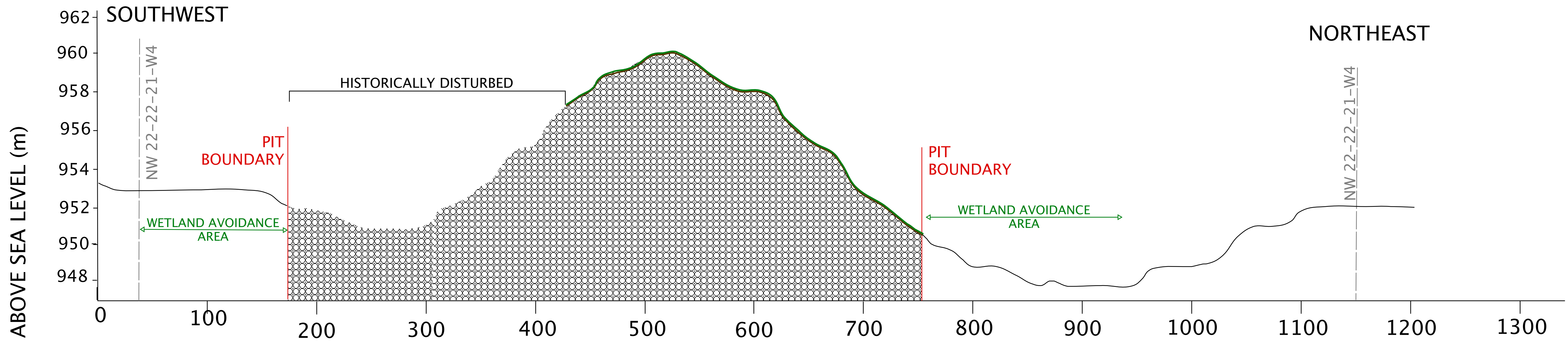


Registration No.:  
TBD

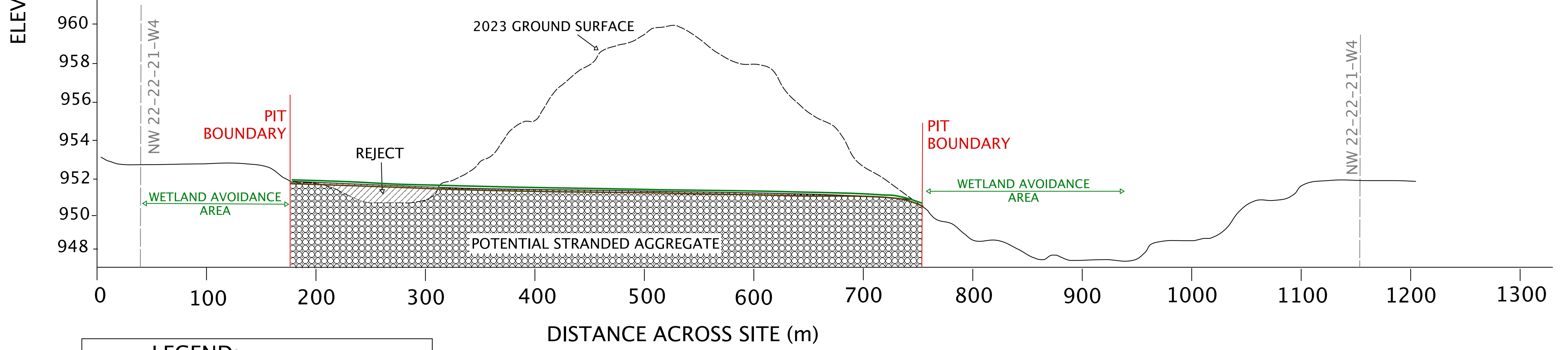
Date:  
08 - MAR - 2023

Figure:  
3

**CURRENT A-A'**



**RECLAIMED A-A'**



**LEGEND:**

- TOPSOIL
- SUBSOIL
- OVERBURDEN
- AGGREGATE

\*SOIL DEPTHS ARE APPROXIMATE

**CURRENT & RECLAIMED  
CROSS SECTION A-A'**

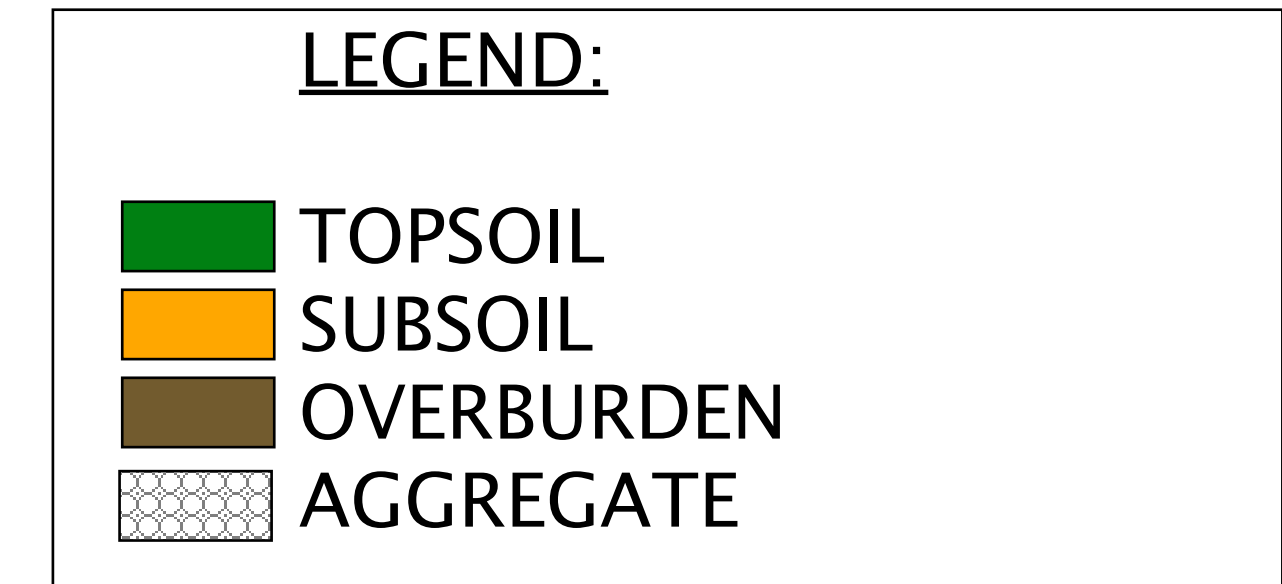
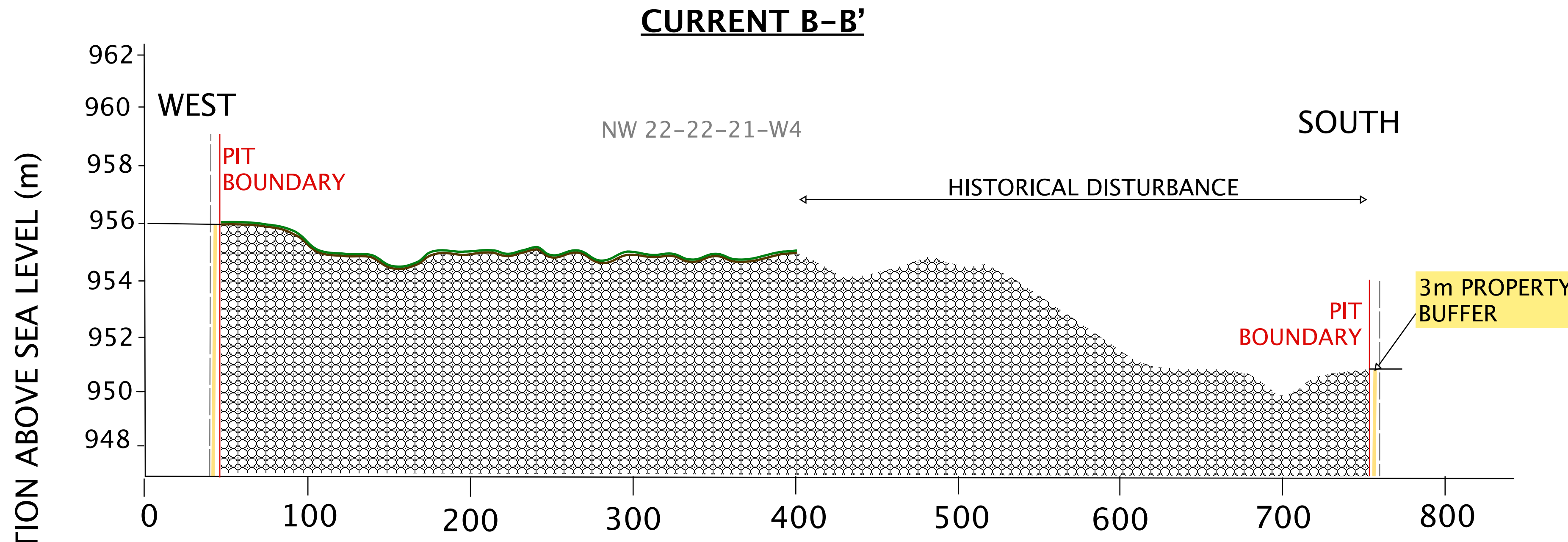


Date:	14 - MARCH - 2023
File No.:	TBD

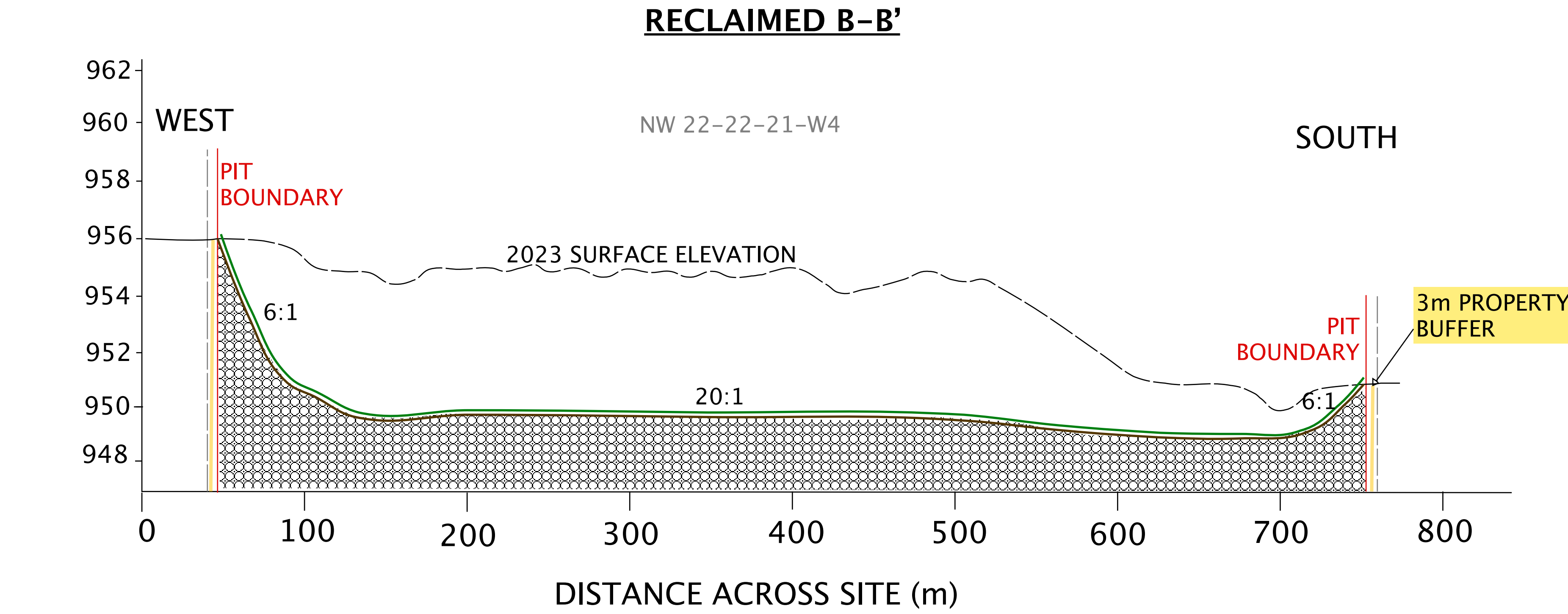
MC NAIR SAND & GRAVEL  
BROWN PIT  
NW 22-22-21-W4

Figure:  
4





\*SOIL DEPTHS ARE APPROXIMATE



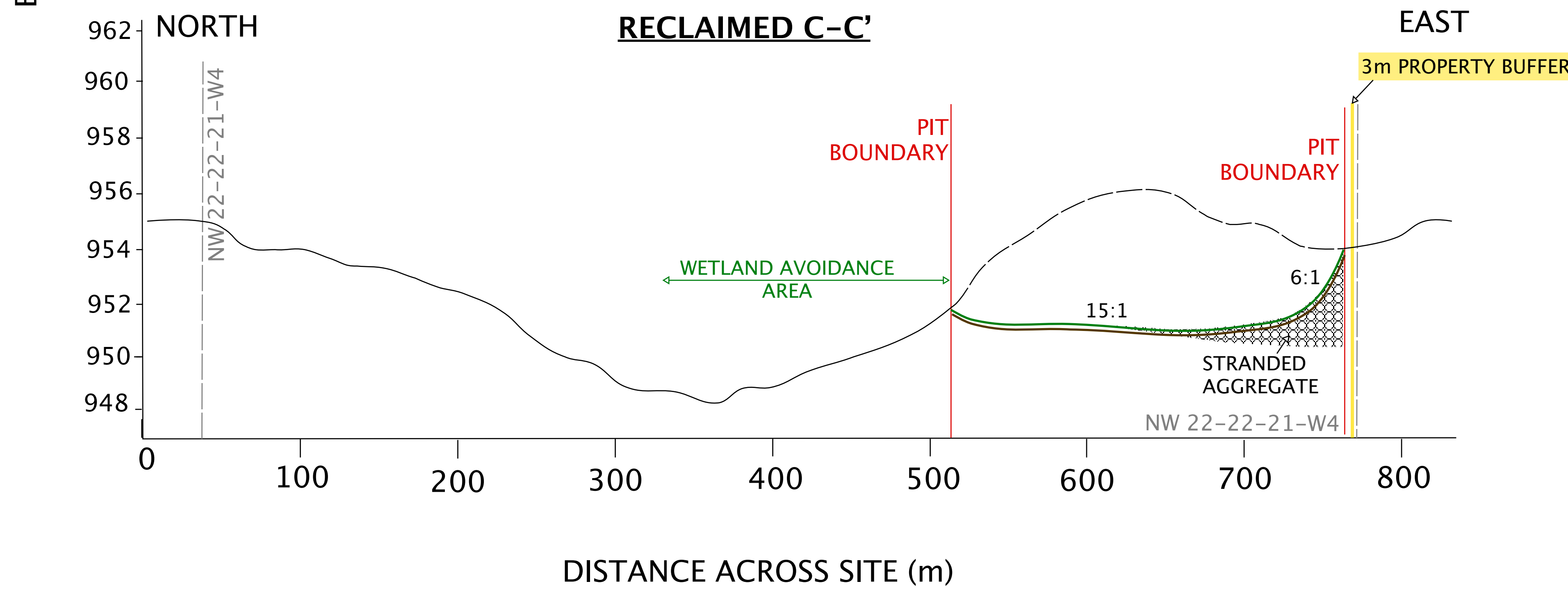
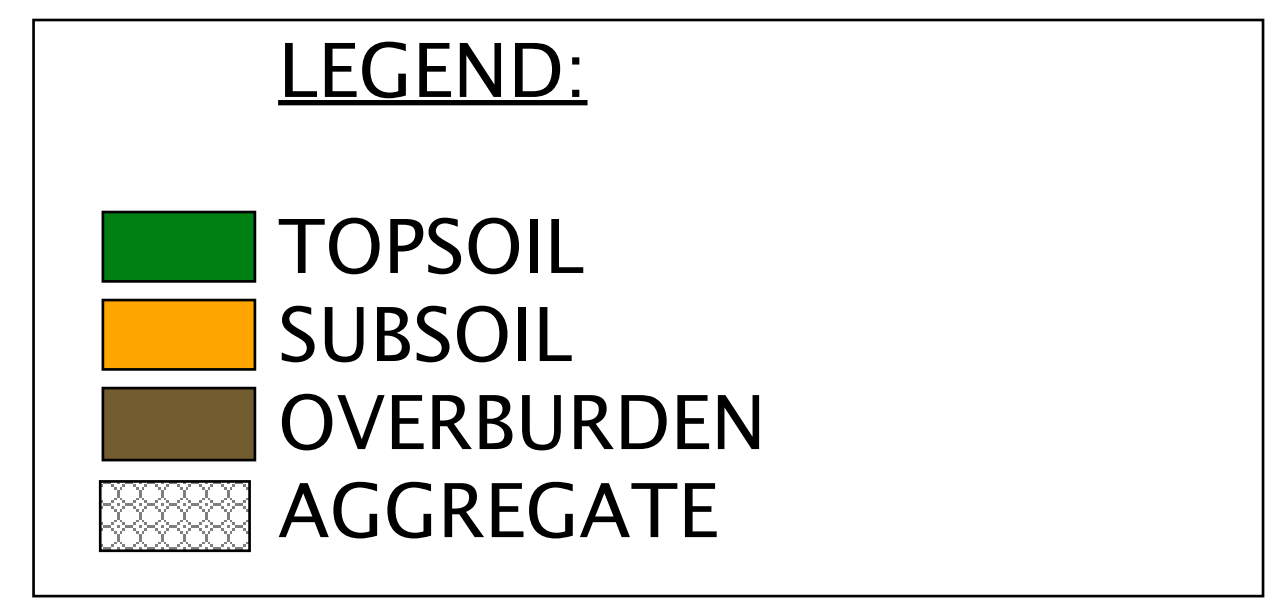
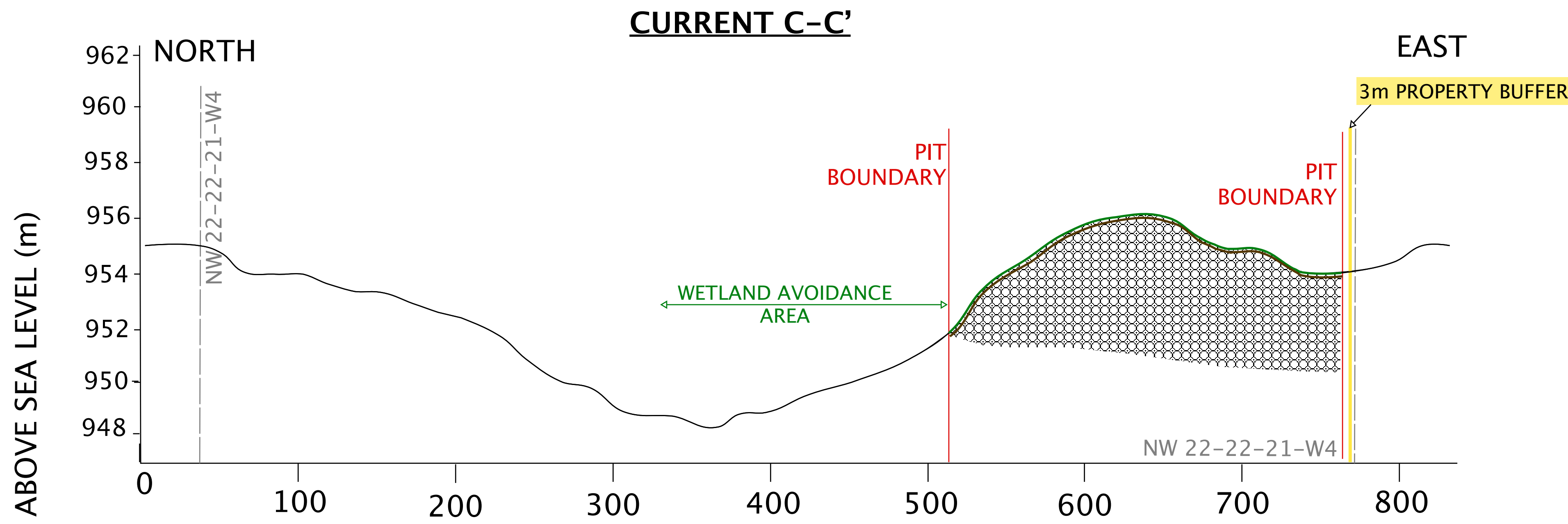
## CURRENT & RECLAIMED CROSS SECTION B-B'



Date:	14 - MARCH - 2023
File No.:	TBD

MC NAIR SAND & GRAVEL  
BROWN PIT  
NW 22-22-21-W4

Figure:  
5



**CURRENT & RECLAIMED  
CROSS SECTION C-C'**

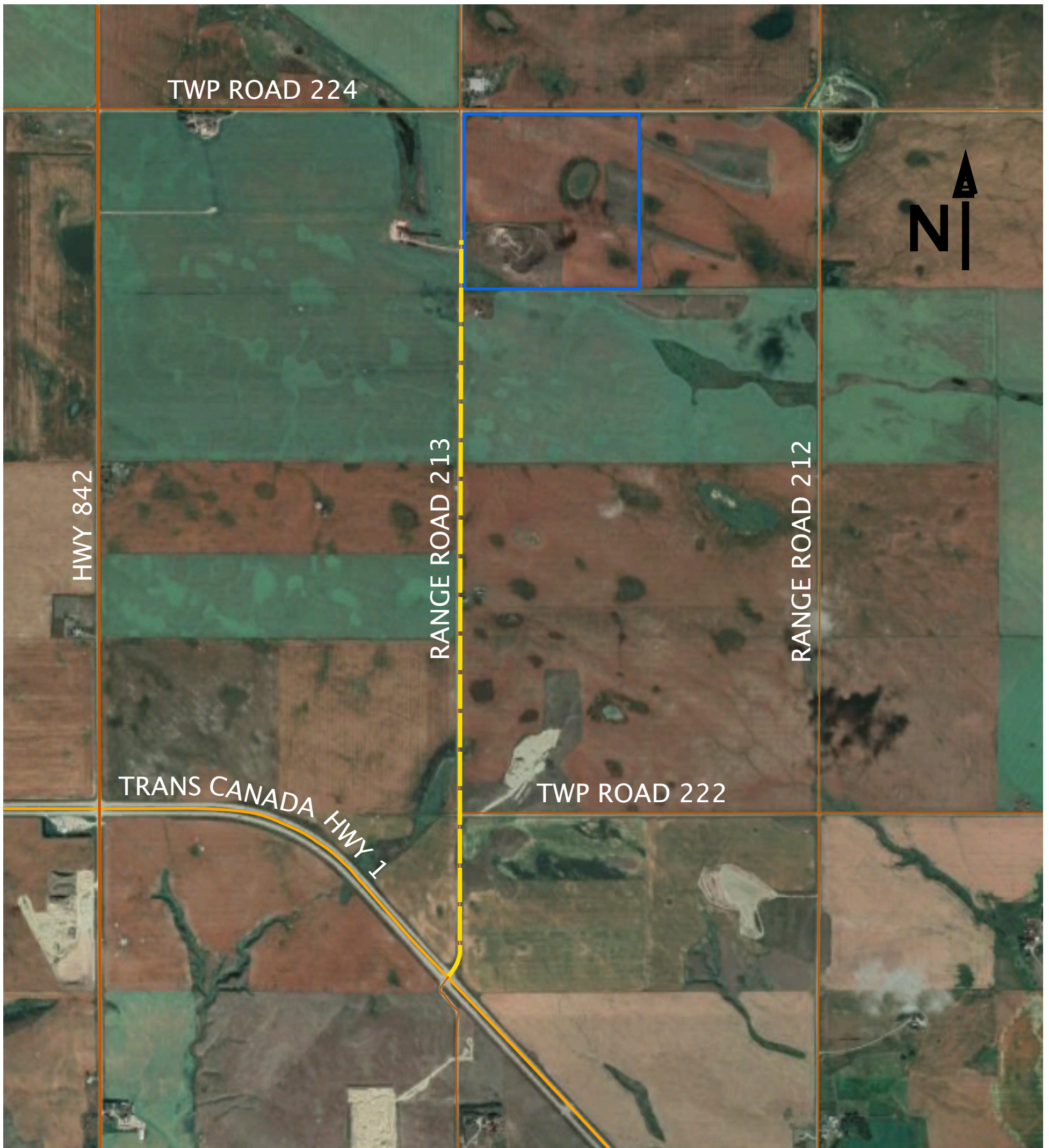


Date:	14 - MARCH - 2023
File No.:	TBD

MC NAIR SAND & GRAVEL  
BROWN PIT  
NW 22-22-21-W4

Figure:  
6





\*IMAGE OBTAINED FROM GOOGLE EARTH PRO

- PROPOSED BROWN PIT
- HAUL ROUTE

## PROPOSED HAUL ROUTE



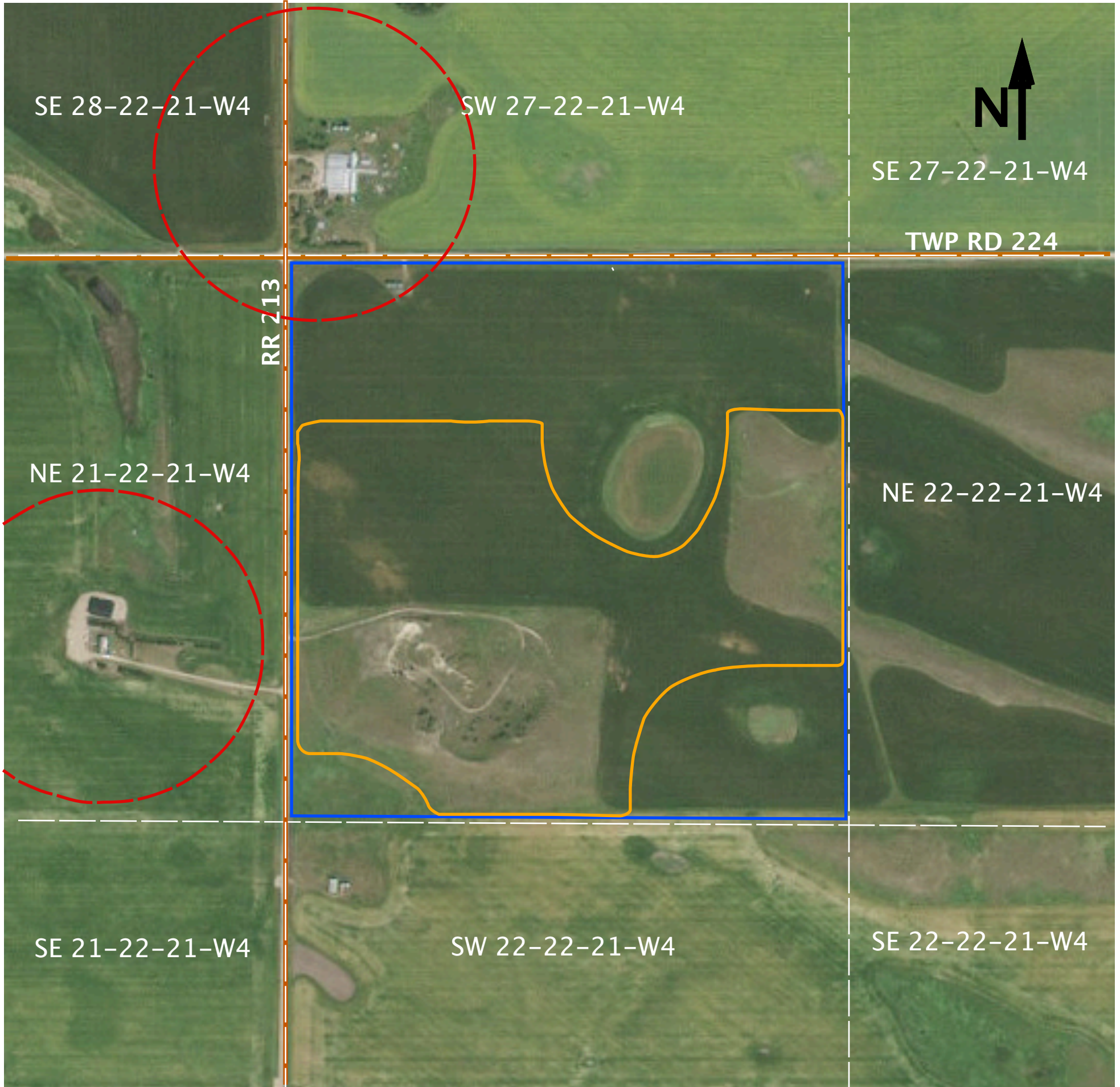
McNAIR SAND & GRAVEL LTD.  
 BROWN PIT  
 NW 22-22-21-W4

Registration No.:  
 TBD

Date:  
 FEB 10, 2022

Figure:  
 7





\*IMAGE OBTAINED FROM ALBERTA ENERGY REGULATOR

**LEGEND:**

- NW 22-22-21-W4
- PROPOSED BROWN PIT (32.0HA)
- 198.12m RESIDENTIAL BUFFER

**RESIDENTIAL BUFFERS**



**McNAIR SAND & GRAVEL LTD.  
BROWN PIT  
NW 22-22-21-W4**

Registration No.: TBD	Date: 08 - MAR - 2023	Figure: 8
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