

# INFORMATION UPDATE: GRAVEL PIT RELOCATION



The south side of the Bow River is experiencing significant changes: stripping and grading for Precedence (new community), the start of bridge construction, the relocation of gravel pit operations and preparation for the new gravel extraction area.



## Background

Community connectivity is one of Council's top priorities. Specifically: "Focus on multi-modal transportation solutions that achieve positive traffic and pedestrian flows throughout the community." And "Design and construct Bow River Bridge and connecting road network to ensure safe pedestrian and cycling connectivity" (cochrane.ca/Priorities). In order to achieve this priority, the south connection for the bridge and James Walker Trail realignment required the acquisition of lands through an existing business on private property.

- This alignment was the final selection after a comprehensive study of various alignment options.
- As part of the negotiations for the acquisition of this land, an agreement was negotiated for Green Drop Rock Products (the landowner) to dedicate the land needed for the James Walker Trail right of way and to relocate the existing gravel operation.
- A development permit submitted by Green Drop to expand the gravel extraction operations was approved by the Town as the lands held the appropriate land use designation for the proposed use.

## Current Status/Next Steps

- The gravel operation centre (wash plant, offices and weigh scale) is currently being relocated to the east and slightly north; the move is anticipated to take at least until the end of 2018.
- The Town approved a development permit application for the expansion of Green Drop Rock Products' current gravel extraction operation in Fall of 2017; Green Drop is currently expanding as part of the approved development permit.

## Questions and Answers

Is gravel extraction a permitted use for this location?  
Yes, gravel extraction is a permitted use on this property.

## Town contacts

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This land use has been in place since the 1980s. In addition to Town development permit approval, Green Drop also has the required provincial approvals to proceed with this development.

When are the gravel operations moving?  
Preliminary work to move the gravel pit operations has already begun. It will take until the end of 2018 to complete.

Will this have any impact on traffic?  
The gravel pit is not located near any through roads. Gravel trucks will continue to use the current gravel haul route from Highway 22 via James Walker Trail.

Does this have any impact on multi-use pathway users?  
No, this operation does not have any impact on pathway or off-leash area users.

What are the hours of operation?  
The gravel pit operations are permitted in accordance with the Town's Noise Control Bylaw. Green Drop typically works 12-hour shifts between am and 6pm, Monday to Friday. On occasion, Green Drop may work weekends, but must adhere to the Town Noise Control Bylaw. In accordance with the Bylaw, 7am is the permitted start time on Saturday and 9am on Sunday.

## Timeline

- Road dedication agreements: Summer 2017
- DP Approval: Fall 2017
- Gravel pit operations relocation: 2018
- Bridge construction: August 2018 - Fall 2020

## Related information

- Cochrane.ca/Bridge
- Cochrane.ca/Construction

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