



Application for Amendment to Land Use Bylaw

Foothills County
309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880
Email: planning@foothillscountyab.ca

Note: An Application Fee of \$ shall accompany this application.
Date Received: Receipt No.

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Matt Loscher and Kari Loscher
Name of Registered Owner (please print)
hereby certify that I am the registered owner of the land described above and authorize
Jeff Badke and/or Badke Consulting Ltd. to act as agent in the matter.
Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All part of the SW 1/4 sec. 27 twp. 20 range 5 west of 5 meridian.
Being all parts of lot block Reg. Plan No. C.O.T. No. 251 253 847

TO: (Choose One)
[] Redesignate from Natural Resource Extraction (INR) to Agriculture (A)
[] Amend the Land use Bylaw by
Size of existing parcel(s) 42.32-hectares (104.7-acres) Size of proposed parcel(s) no change in size

The reasons for the (redesignation) (amendment) are as follows:
Alberta Environment and Protected Areas has issued reclamation certificate 00510102-00-00 confirming that the gravel pit located on the subject lands, known as the Matheson Pit,
and operated by Aecon Transportation West Ltd., has been reclaimed and certified as such. The purpose of this application is to redesignate the subject lands, from Natural
Resource Extraction District (INR) to Agricultural District (A) now that mining operations have ceased, the pit area has been reclaimed by Aecon, and certified by AEPA.

I certify that the information given on this form and attachment hereto are full and complete and is to the best of my knowledge a true statement of the facts concerning this application and I am the registered owner and/or the duly authorized agent.

Date March 16, 2026 Signed
Landowner Information Agent Information
Phone No. Phone No. (403)982-7773
Address: Address: PO BOX 238, Okotoks, AB, T1S 1A5
I consent to receive documents by email: X Yes No I consent to receive documents by email: X Yes No
Email Address: Email Address: info@badkeconsulting.com

Right of Entry
I, being the owner or person in possession of the above described land and any buildings thereon consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.
March 16, 2026
Date Signature of Owner

Is there an access or safety concern with respect to a site inspection: Yes X No
If yes, please clarify:

**Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. 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 and use of this information, please contact the Municipal Planner at 403-652-2341.

Land Use Redesignation

Natural Resource Extraction (INR) to Agricultural District (A)

Aecon Matheson Gravel Pit – within PTN SW27 20 – 2 – W5M

EPEA Registration No. 253632

Prepared By:



Prepared For:

Aecon Transportation West Ltd.

March 2026

Civil Engineering · Planning · Surveying

March 19, 2026

Foothills County
P.O. BOX 5695,
High River, Alberta
T1V 1M7**Attention: Samantha Payne, Planning Applications Manager**Re: Land Use Redesignation – INR to A
Aecon Matheson Gravel Pit - 253632
within PTN SW27-20-2-W5M, Foothills County, Alberta

The attached application is being made on behalf of Aecon Transportation West Ltd., operator of the Matheson Gravel Pit, and Matthew and Kari Loscher, landowners of the subject lands, which are 42.32-hectares (104.7-acres) more or less in area.

Mining activities and reclamation of the Matheson Pit have been completed. Alberta Environment and Protected Areas has issued a Reclamation Certificate for the Aecon Matheson Pit. The purpose of this application is to redesignate the subject lands from Natural Resource Extraction (INR) to Agricultural (A).

As supportive information, we are enclosing the following:

1. Application form for Land Use Redesignation plus credit card authorization form for the \$1,600 application fee; that is, \$1,500 municipal fee, plus \$100 filing fee,
2. Application report, including:
 - a. Site plans,
 - b. Current Land Title,
 - c. Letter of Authorization from the landowners,
 - d. Letter of Authorization from the pit operator,
 - e. EPEA Pit Registrations,
 - f. EPEA Reclamation Certificate.
3. Abandoned well site form and map.

Additional background information regarding this application is included in the attached report. We trust the foregoing to be in order; please feel free to contact the undersigned should you have additional questions with respect to this application.

Yours truly,
Badke Consulting Ltd.

Jeff Badke, Principal Consultant

Introduction

A Class I Sand and Gravel pit was located within a portion of the SW Quarter, Section 27, Township 20, Range 2, West of the 5th Meridian (Subject Lands). The pit is referred to as the Aecon Matheson Pit, operated by Aecon Transportation West Ltd. (Aecon), previously known as South Rock Ltd.

Pit operations and reclamation activities were conducted while the lands were owned by Rodrick and Germaine Matheson. The gravel reserves within the Aecon Matheson Pit area have been depleted in their entirety and the pit area reclaimed in coordination with the Mathesons. The lands have since changed ownership to Matthew and Kari Loscher.

A reclamation certificate has now been issued by Alberta Environment and Protected Areas (AEPA) and the lands are to be returned to Agricultural District zoning. AEPA is in the process of cancelling the pit's Environmental Protection and Enhancement Act (EPEA) registration now that reclamation certificate has been issued.

With mining activities within the pit complete and reclamation certificate issued, redesignation from Natural Resource Extraction District (INR) to Agricultural District (A) is the last step in the process of returning the lands its previous land use.

The mined and reclaimed gravel pit area and surrounding lands are identified on the included drawings found in Appendix A.

Location

The Subject Lands are located within the central region of Foothills County, Alberta, approximately 20km west of the Town of Okotoks, within Foothills County, Alberta. The lands are bounded by the Sheep River to the west and private lands to the north, east and south. Regional access is by way of Highway 7 and paved municipal road 128 Street West.

Legal Description

The Subject Lands are legally described as:

MERIDIAN 5 RANGE 2 TOWNSHIP 20
SECTION 27
QUARTER SW
CONTAINING 64.7 HECTARES(160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
HECTARES (ACRES) MORE OR LESS
A) PLAN 9012371 SUBDIVISION 22.38 55.3
EXCEPTING THEREOUT ALL MINES AND MINERALS

These lands are identified on the attached plans and stand in the name of **Matthew** and **Kari Loscher**. A copy of the current Land Title Certificate for the Subject Lands is included in Appendix B.

Subject Lands Description

The subject lands are set within gently rolling terrain emblematic of the Foothills region. This area is mainly agricultural, with higher-quality soils supporting cultivated cropland, while more rugged parcels are used for pasture. Scattered country residential lots dot the landscape, highlighting a mix of productive farmland and rural residences. The land's rolling contours reflect its glacial history, with granular deposits shaped by ancient water flows from the Sheep River, which runs west of the mining area at an approximate distance of 200 to 250 metres.

Soil profiles across the site are predominantly Orthic Black Chernozem, featuring loam to clay loam textures. Closer to the Sheep River, the soils shift to silt loam and sandy loam, revealing the influence of historic river activity and resulting in a varied substrate throughout the property.

A building site is located near the northeast corner of the property, which includes a barn style outbuilding (35-ft x 40-ft). Access is granted from 128th Street West via a shared gravel driveway located within Access Right of Way Plan 931 1553.

The operational area for the Aecon Matheson Pit was historically accessed through the adjacent Aecon Thomson Pit, whose main entrance is positioned on the west side of 128th Street West. This established route enabled efficient vehicle and equipment movement between the two pits, reducing disturbances to neighbouring land and residences.

Beyond the building site and areas disturbed by pit operations, the lands feature heavily treed sections, seasonal drainage channels connected to the Sheep River corridor, and smaller patches of open pasture.

Operational Approvals

The Aecon Matheson Pit operated under the oversight of provincial regulations (Alberta Environmental Protection and Enhancement Act - EPEA) and Foothills County's Municipal Land Use Bylaw.

Approval Process

In 2009, applications were submitted to redesignate the property from Agricultural to Natural Resource Extraction District and for Code of Pits registration. The County approved the redesignation and development permit by early 2010, contingent on provincial registration. The EPEA registration was finalized in June 2011, allowing operations to proceed.

Later, the operational area slightly exceeded its registered size, mainly due to repairs after the 2013 Sheep River flood and minor changes in stockpile locations. The Activities Plan was updated in 2025 to reflect the final 13.52-acre pit area.

Application for the Reclamation Certificate was made in September 2025. Following a site inspection, the certificate was granted in November 2025, confirming successful reclamation.

Approval Timeline:

- 2009: Applications for Redesignation, Development Permit and EPEA registration
- 2010: Development permit approved
- 2011: EPEA registration issued

- 2025: Activities Plan updated, Reclamation Certificate issued
- 2026: Pit registration scheduled for cancellation

Table 1: Registration Timeline

Pit Operations History

Operations Summary

Mining at the pit occurred from 2011–2015, primarily on unforested open grazing land. Gravel was extracted, processed offsite at the adjacent Aecon Thomson Pit, and reject sand materials hauled back to rebuild slopes and contour the mined-out pit area. The area was impacted by the 2013 Sheep River flood, which caused significant erosion and temporarily halted operations.

Operations Timeline

- 2011–2012: Initial operations (5 acres)
- 2012–2013: Expansion to 10 acres
- 2013: Major flood event, erosion
- 2014–2015: Final mining and start of reclamation
- 2016 and onward: Seeding and site stabilization, with minor repairs through 2025

2013 Sheep River Flood

The 2013 flood affected the pit and surrounding lands, causing extensive erosion and altering the site's surface profile. During the flood event, water overtopped and breached the main Sheep River channel at the locations depicted in Drawings A and B, included in Appendix A. In consultation with the Matheson's some areas were left as seasonal drainage corridors, as infilling was not practical. The most affected section remains as a low-lying seasonal drainage area. This area is identified on Drawings 1 and 2, included in Appendix A.

Land Use

Pre-Disturbance and Adjacent Uses

Prior to mining, the land was used for agriculture and grazing. The EPEA registration designated post-reclamation use as tame pasture, matching historical and adjacent land uses. The subject parcel was rezoned from Agricultural to Natural Resource Extraction District for mining, with the intent to return to agricultural use after reclamation.

Reclaimed Land Use

The 13.52-acre site is now primarily tame pasture (86%), with small portions as waterbody (3%) and flood-damaged seasonal drainage (10%). Reclamation achieved 4:1 slopes and pit bottom grades between 0.5%–1%, suitable for pasture, as required by the EPEA registration. A drainage swale and dugout (capacity ~500 m³) were constructed to support agricultural operations at the request of the Mathesons. The swale also channels overland drainage, with water flowing into adjacent lands and the neighboring Aecon Thomson Pit to the east.

Pit Reclamation

Reclamation activities began in 2014 and were substantially completed by the end of 2016, including contouring, soil replacement, and seeding. Overseeding in 2019 and minor slope repairs in 2024–2025 further improved vegetation cover and slope stability.

Visual inspections and survey-based assessments verified that landforms and slopes were consistent with EPEA standards, affirming their appropriateness for pasture use and effective drainage. Following flood-related losses, topsoil and overburden materials were replaced using all remaining material stockpiles. Subsequent field evaluations demonstrated uniform material distribution and established optimal rooting conditions for pasture grasses.

Pasture style grass blends were seeded in 2016, with overseeding performed in 2019 to further enhance species diversity and promote resilience. Assessments conducted in 2025 confirmed satisfactory vegetation establishment and stable growth patterns compatible with pasture utilization.

Aecon's reclamation activities fulfilled all provincial requirements, resulting in the issuance of a Reclamation Certificate in November 2025, confirming the site's readiness for agricultural reuse.

Closure

In light of Aecon's reclamation of the Matheson Pit and issuance of Reclamation Certificate by AEPA, we respectfully request the County's approval for the redesignation of this parcel from Natural Resource Extraction District (INR) back to Agricultural District (A) zoning. This action will restore the property's original land use designation, consistent with its current condition and long-term landowner goals. We trust foregoing provides a strong foundation for your support of this application.

Please contact the undersigned should you have any questions.

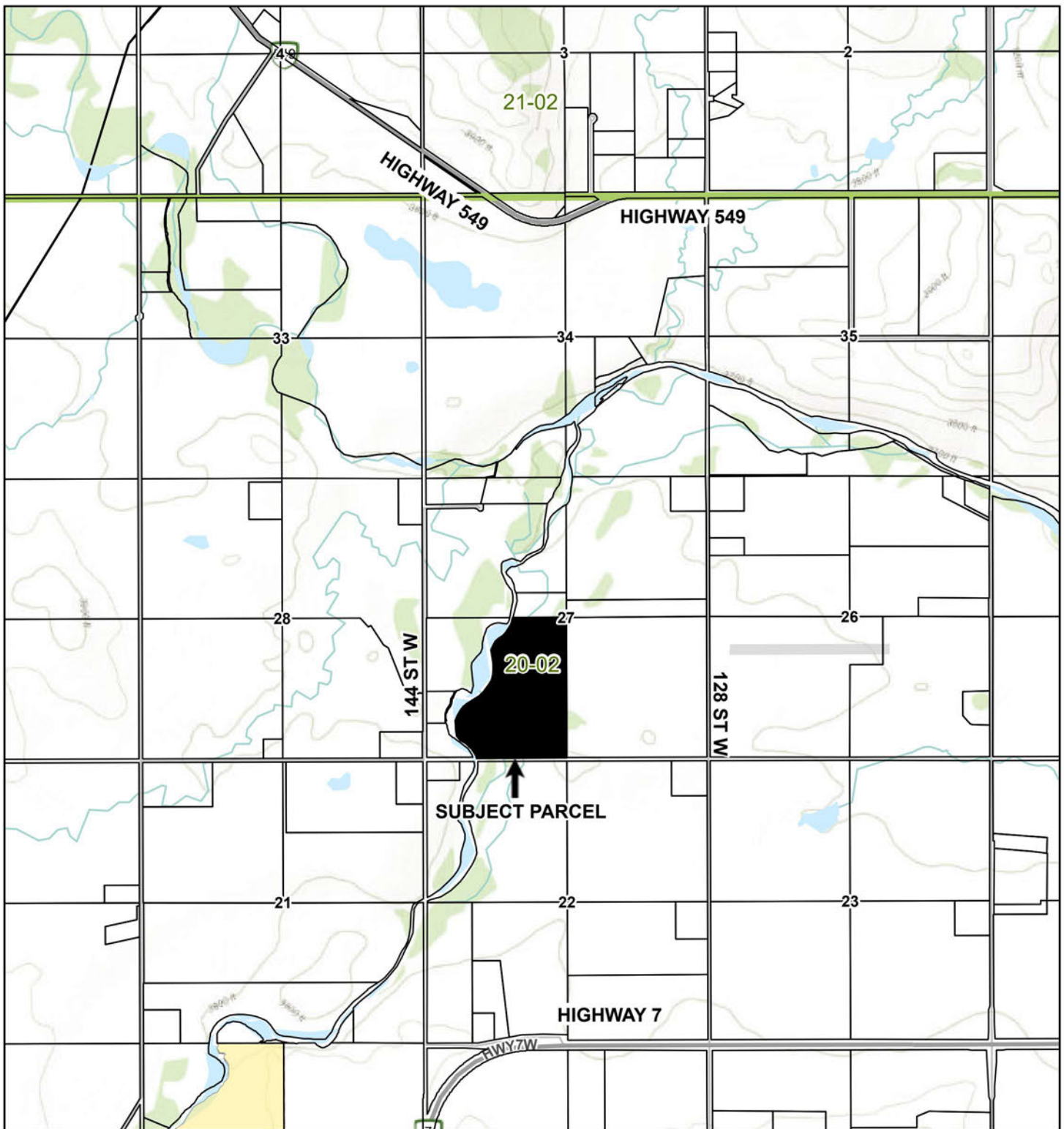
Yours truly,
Badke Consulting Ltd.



Jeff Badke, Principal Consultant

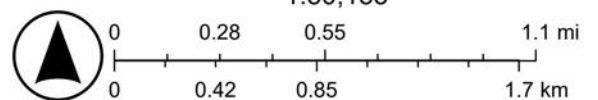
Appendix A: Site Plans and Figures

Location Map Ptn. SW 27-20-2 W5

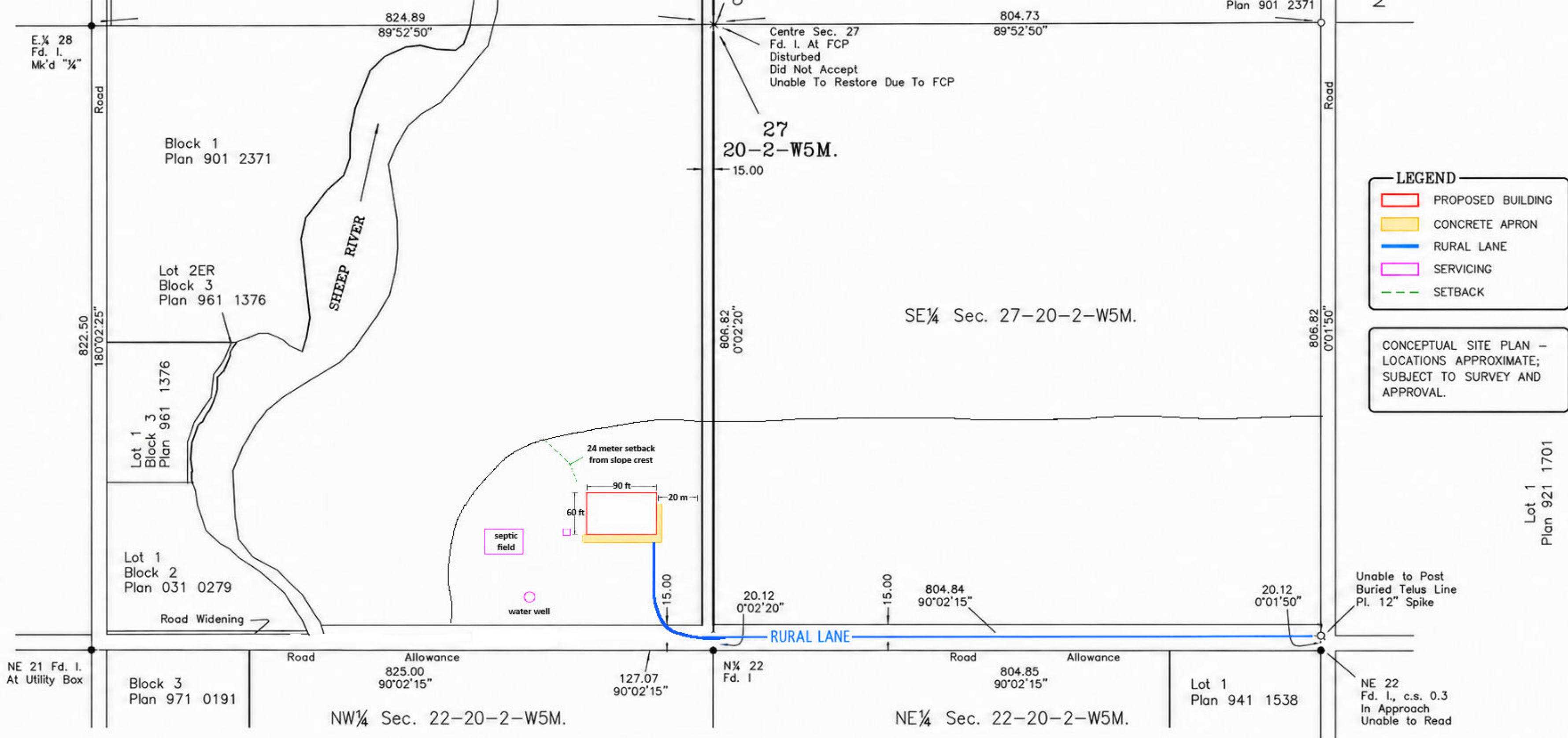


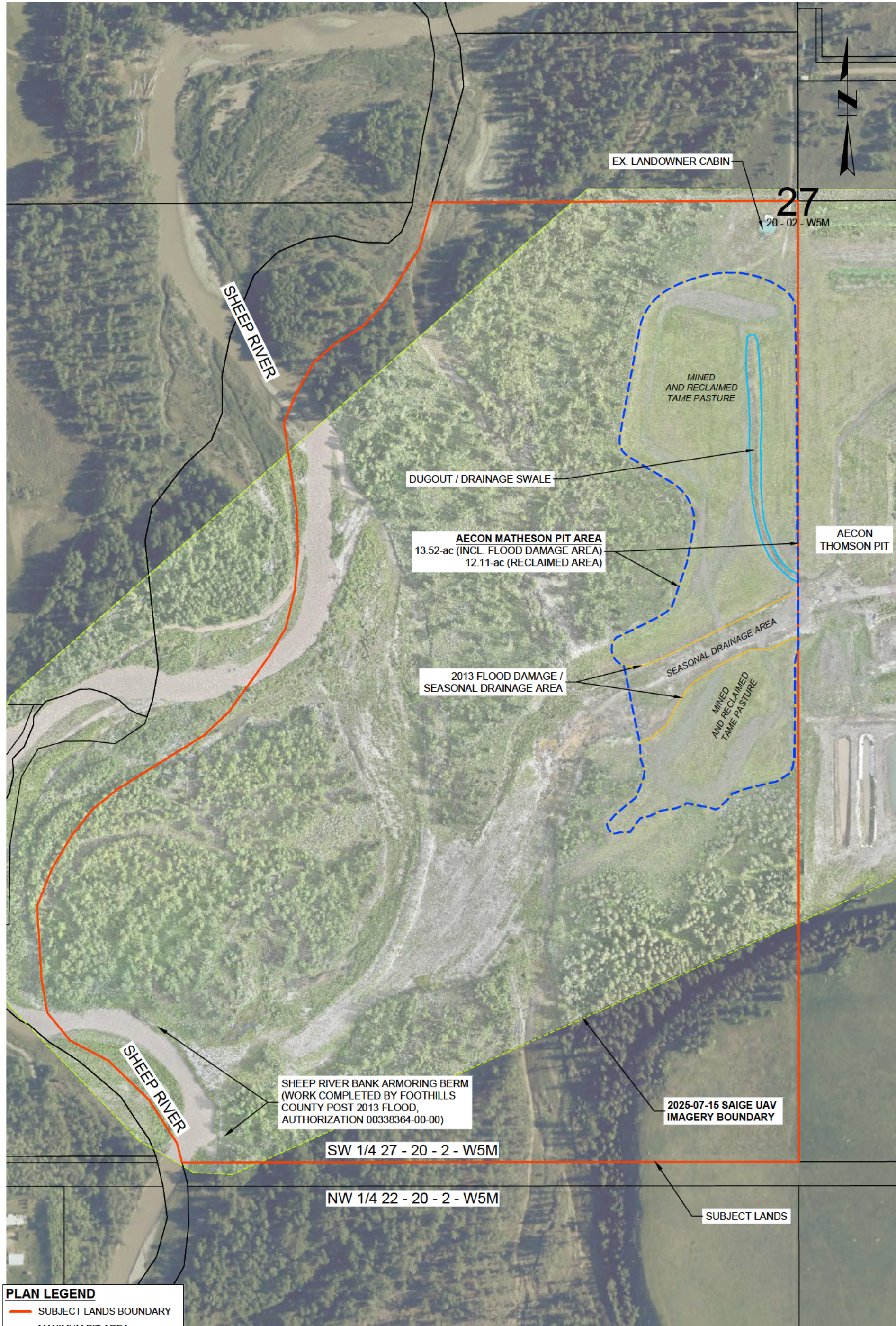
2026-04-13, 10:06:43 a.m.

- Parcels
- Settlement
- Town
- Townships
- Canada_Hillshade



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.





PLAN LEGEND	
—	SUBJECT LANDS BOUNDARY
- - -	MAXIMUM PIT AREA
—	RECLAIMED AREA BOUNDARY
- - -	DRAINAGE SWALE / DUGOUT

IMAGE:
Subject Lands: Saige (2025-07-15)
Surrounding: Google (2024-06)

FOOTHILLS
COUNTY

HORIZONTAL SCALE: 1:3000

0 20 40 80 120 200 m

Aecon Transportation West Ltd.
Matheson Gravel Pit - Redesignation INR to A

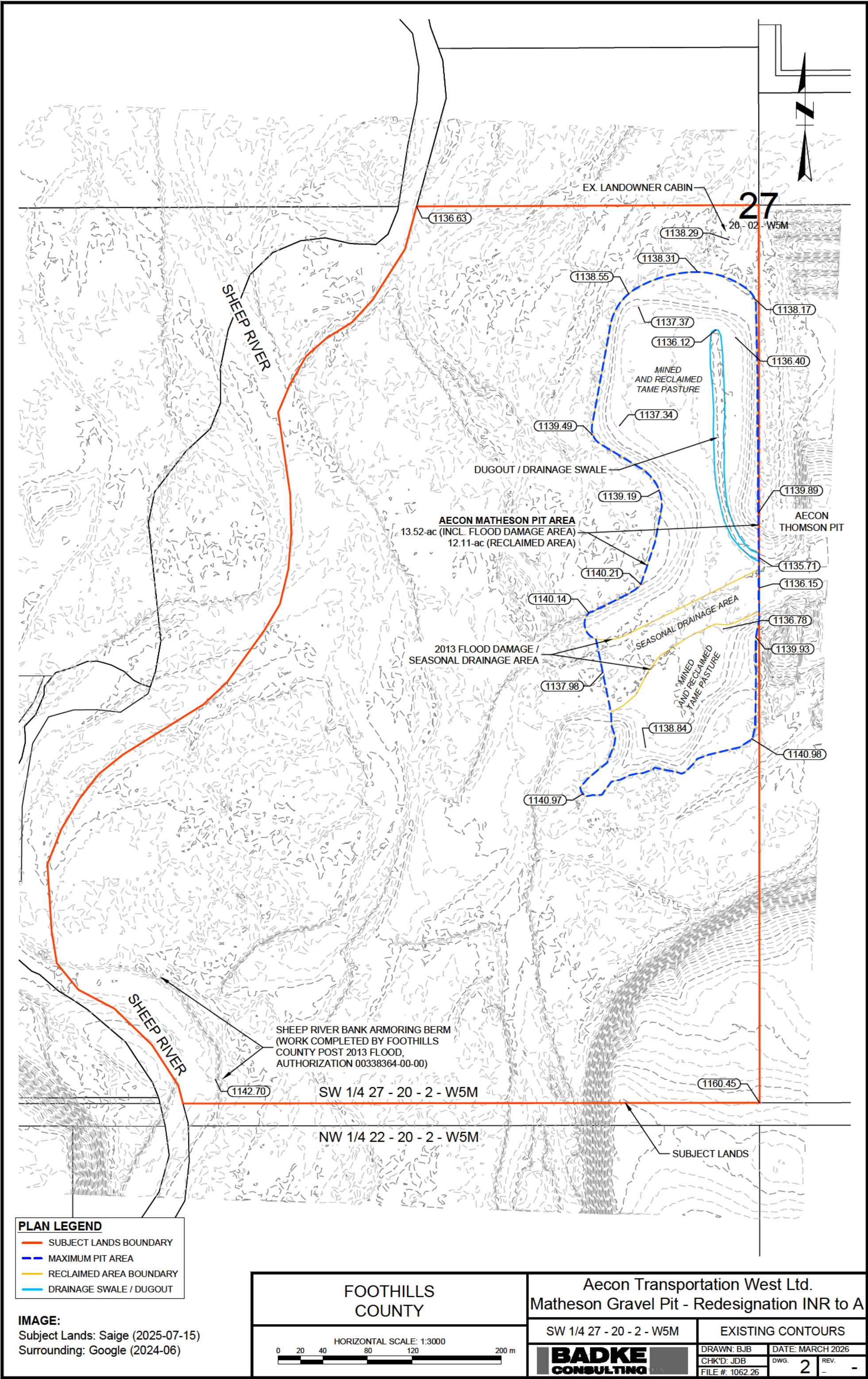
SW 1/4 27 - 20 - 2 - W5M

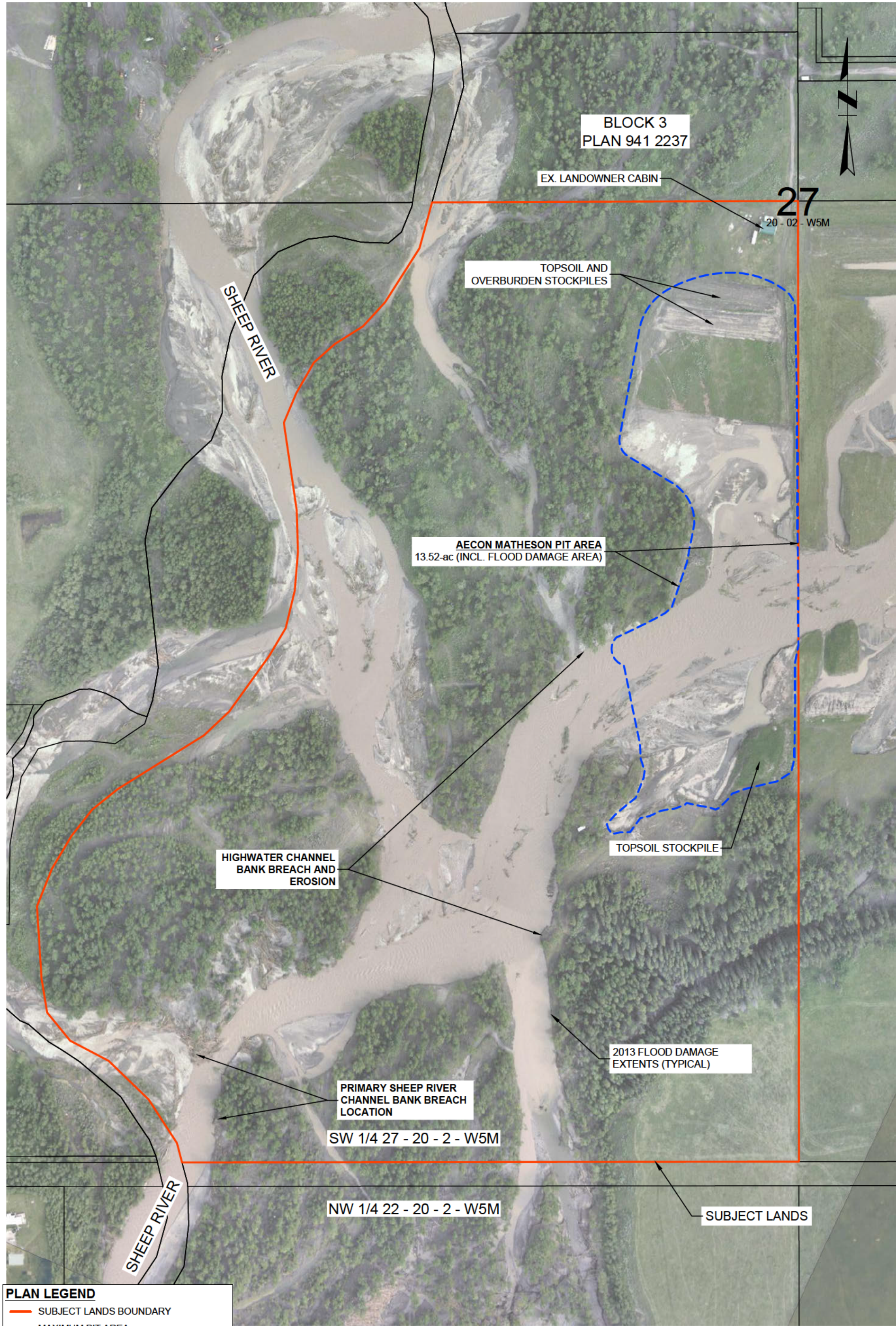
ORTHOPHOTO PLAN

BADKE
CONSULTING

DRAWN: BJB
CHK'D: JDB
FILE #: 1062.26

DATE: MARCH 2026
DWG. **1**
REV. -





PLAN LEGEND	
—	SUBJECT LANDS BOUNDARY
- - -	MAXIMUM PIT AREA
—	2013 FLOOD DIRECTION
- - -	2013 FLOOD EXTENTS (SUBJECT LANDS)

IMAGE:
2013 Flood: GOA (2013-06-24)
Surrounding: Google (2024-06)

FOOTHILLS
COUNTY

HORIZONTAL SCALE: 1:3000

0

20

40

80

120

200 m

Aecon Transportation West Ltd.
Matheson Gravel Pit - Redesignation INR to A

SW 1/4 27 - 20 - 2 - W5M

2013 FLOOD - PIT AREA

BADKE

CONSULTING

DRAWN: BJB

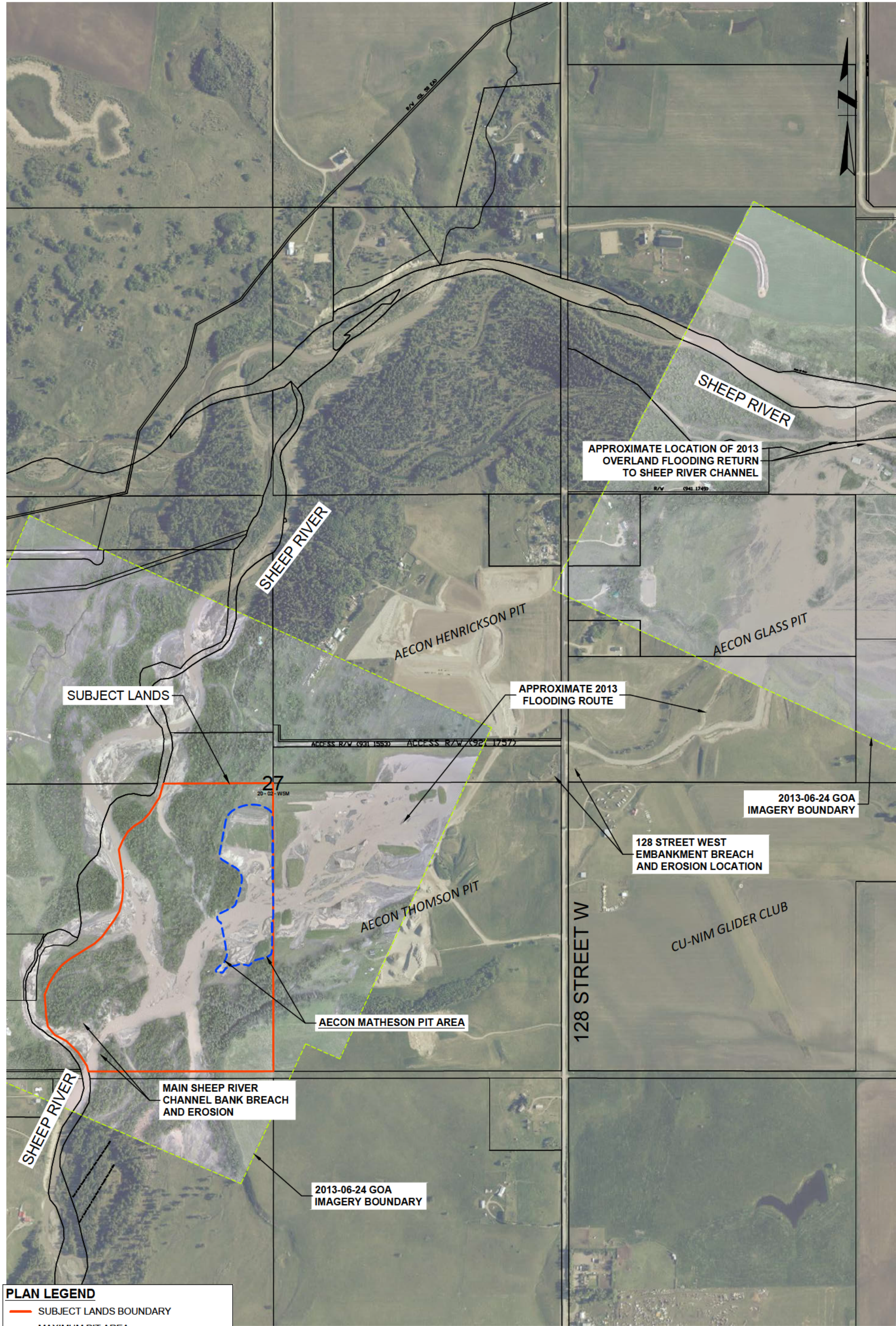
CHK'D: JDB

FILE #: 1062.26

DATE: MARCH 2026

DWG. A

REV. -



PLAN LEGEND

- SUBJECT LANDS BOUNDARY
- MAXIMUM PIT AREA
- 2013 FLOOD DIRECTION
- 2013 FLOOD EXTENTS (SUBJECT LANDS)

IMAGE:
2013 Flood: GOA (2013-06-24)
Surrounding: Google (2024-06)

FOOTHILLS
COUNTY

HORIZONTAL SCALE: 1:3000

0 20 40 80 120 200 m

Aecon Transportation West Ltd.
Matheson Gravel Pit - Redesignation INR to A

SW 1/4 27 - 20 - 2 - W5M

2013 FLOOD - REGIONAL

BADKE
CONSULTING

DRAWN: BJB
CHK'D: JDB
FILE #: 1062.26

DATE: MARCH 2026
DWG. B
REV. -

REGISTRATION
PROVINCE OF ALBERTA

ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT
R.S.A. 2000, c.E-12, as amended

REGISTRATION NO.: 253632-00-00

APPLICATION NO.: 001-253632

EFFECTIVE DATE: JUN 09 2011

REGISTRATION HOLDER: South Rock Ltd

.....
Registration is issued for the following activity:

The construction, operation or reclamation of a pit located in LSD's 3 & 6 of 27-20-2 W5M as described in the Activities Plan submitted with the registration application.

Designated Director under the Act



Date Signed

JUN 09 2011

REGISTRATION

PROVINCE OF ALBERTA

ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT R.S.A. 2000, c.E-12, as amended

REGISTRATION NO.: 00253632-00-01

APPLICATION NO.: 002-00253632

EFFECTIVE DATE: September 22, 2025

REGISTRATION HOLDER: AECON Transportation West Ltd.

Registration is issued for the following activity:

The construction, operation or reclamation of Matheson located in the SW 27-20-02-W5M as per the Updated Activities Plan dated March 2025, and all supplemental information provided

Designated Director under the Act Craig Knaus, B.Sc.

Date Signed September 22, 2025

November 21, 2025

Application No.: 001-00510102

AECON Transportation West Ltd.
Suite 310, 28 Quarry Park Blvd SE
Calgary, Alberta T2C 5P9
Email: rsalvador@aecon.com
matt@loscher.ca

Subject: Registration No. 00253632-00-00 Reclamation Certificate

This letter is to inform the Landowner and the Operator of the outcome of the reclamation inquiry conducted by Alberta Environment and Protected Areas (EPA) as per s.6(1) of the Conservation and Reclamation Regulation. On October 22, 2025, a reclamation inquiry was conducted on a Sand and Gravel Pit Held under Registration No. 00253632-00-00, located within Foothills County, SW 27-20-2-W5M. As a result of the inquiry, Reclamation Certificate No. 00510102-00-00 has been issued.

Included with this letter are the Reclamation Certificate and a map of the certified area, as identified during the inquiry.

Should you have any questions or concerns please do not hesitate to contact me directly at 403 297 5929 or by email at randy.sweeney@gov.ab.ca.

Section 91(1)(k) of EPEA may provide a right of appeal of this decision to the Environmental Appeals Board. There may be a strict time limit for filing such an appeal. For further information contact the Environmental Appeals Board at #306 Peace Hills Trust Tower, 10011 – 109 Street, Edmonton, Alberta, T5J 3S8; telephone (780) 427-6207; fax (780) 427-4693.

Yours truly,



Randy Sweeney
Environmental Protection Officer, Regulatory Assurance Division,
Alberta Environment and Protected Areas
403 297 5929
randy.sweeney@gov.ab.ca

Enclosure

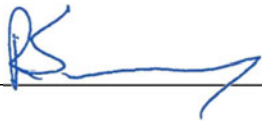
RECLAMATION CERTIFICATE NO. 00510102-00-00

This reclamation certificate is issued pursuant to section 138 of the Environmental Protection and Enhancement Act, following an inquiry on
October 22, 2025 . (Date)

This certifies that the surface of the land held by AECON Transportation West Ltd.
within SW Sec. 27 Tp. 020 Rge. 02 W5M

in connection with or incidental to A SAND AND GRAVEL PIT in SW 27-20-2 W5M, as shown
on the attached plan(s), complies with the conservation and reclamation requirements of
Part 6 of the Act.

Issued the 21 day of November , 2025



Inspector (s)

Operator/Agent

AECON Transportation West Ltd.
BOX 460
Medicine Hat, Alberta
T1A 7G2

Badke Consulting Ltd.
PO BOX 238 STN M
17 109 STOCKTON POINT
Okotoks, Alberta
T1S 1A5

Section 91 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeals Board. There may be a strict time limit for filing such an appeal. For further information contact the Board Secretary of the Environmental Appeals Board at 3rd Floor, Peace Hills Trust Tower. 1011 – 109 Street, Edmonton, Alberta T5J 3S8; telephone (780) 427-6207; fax (780) 427-4693

TERM OR CONDITION ATTACHED: _____ YES _____ NO



EMAIL INFORMATION SUMMARY

2026-04-29_1047 Email from Jeff Badke

“

- The site plans indicate that the existing structure in the northeast corner of the property is a cabin, though the report indicates that it is a barn; can you provide some clarity on this?

I can confirm it is a hybrid barn / cabin that was constructed by the previous landowner, Matheson. Looking back, it is shown on my earliest orthophotography from 2008, which pre-dates the zoning change from A to INR and pit registration applications which were submitted in 2009.

- There is some concern that there may not be a suitable building envelope on this property due to the extensive area identified within the flood hazard mapping, the required setback of 100m for dwelling(s) on the subject parcel to the adjacent INR parcels, and possibly access. Can you comment on this?

The landowner is aware of the flood hazard mapping and INR setback constraints. As this application is simply to switch the zoning back to it's original now that mining is complete and reclamation certificate issued, the landowner will address anything as required in the future as their plans unfold. While currently subject to the INR setback restrictions, there is an excellent building site located on the high ground in the property's SE corner out of the flood hazard zone.

“