

Request for Decision

Title	Lafarge Canada Inc. (Lafarge) and Inland Aggregates, a division of Lehigh Hanson Materials Limited (Inland Aggregates) * Bylaw 1398/17 – Amendment to the Calahoo Villeneuve Sand & Gravel Extraction Area Structure Plan Bylaw 922/01 (First Reading)
Proposed Motion	That Council give first reading of Bylaw 1398/17.
Administrative Recommendation	Administration supports first reading in order to have the proposed bylaw vetted through a Public Hearing.
Previous Council Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> ▪ Aspen Land Group Inc. on behalf of Lafarge Canada Inc. (Lafarge) and Inland Aggregates, a division of Lehigh Hanson Materials Limited, (Inland Aggregates) has applied to amend the Calahoo Villeneuve Sand & Gravel Area Structure Plan (ASP) Bylaw 922/01 as it relates to Section 8.0 Quick Extraction Policy Area (QEA). The textual amendment is required to revise the text associated with: <ul style="list-style-type: none"> ○ the time frames allocated for each extraction zone, ○ the requirement to reclaim 75% of the preceding zone prior to opening a subsequent zone, ○ boundaries associated with extraction zones 5 and 6, and ○ primary and secondary processing permitted within the QEA. The proponent’s letter of intent (Attachment 2) provides their rationale for the proposed amendments. It also provides a ‘red line’ version of the specific textual revisions suggested in this proposed bylaw amendment. ▪ The Calahoo Villeneuve Sand & Gravel Extraction Area Structure Plan (ASP) was approved in 2001, with the most available information at the time. Since the ASP has been approved it has not had a comprehensive review and update. ▪ Currently the ASP allocates a specific amount of time (four to six years) to mine and reclaim each extraction zone. It also requires that the preceding extraction zone is 75% reclaimed before proceeding into the next extraction zone. These time frames and reclamation requirement were determined when the ASP was originally implemented before any

mining or operations had commenced. Now that both Lafarge and Inland Aggregates have had an opportunity to develop and mine their first extraction zones, they have a better understanding of the pit conditions and water regime.

- According to the ASP, secondary processing within the QEA Policy Area only allows for crushing and stockpiling activities. Both Lafarge and Inland Aggregates would like the opportunity to temporarily wash material using a portable wash plant. To keep with the intent of the QEA, a permanent wash plant would not be considered within the QEA Policy area.
- The proposed amendments were presented to the Calahoo Villeneuve Gravel Extraction Committee who provided the following comment: *“The Board generally supports the change in timelines and number of quick extraction zones to support effective operations.”*
- The proposed amendments were also presented to internal departments, and no concerns were raised. The consensus was it is good that the ASP is being revised to reflect actual mining times as it provides a transparent and realistic outlook.
- Administration has reviewed this amendment against the Ministerial Order No. L: 270/10 “Regional Evaluation Framework” and has determined that a REF application is not required to be submitted to the Edmonton Metropolitan Region Board for review and approval as per section 3.2(b)(ii).

External Communication


- The application has been circulated to the County’s internal departments, and to the County’s Sand & Gravel Committee.
- Prior to the Public Hearing landowners within 800m of the subject area will be mailed an invitation to the hearing as well as newspaper ads will be placed for two consecutive weeks in the local papers (Free Press and St. Albert Gazette).

Relevant Policy/Legislation/Practices:

Policy

- Municipal Development Plan 1313/13, Section E.4 Economic Health
 - This section of the MDP identifies aggregate extraction as a significant economic contributor for this area of the County.
- Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01,
 - Section 8.3 Quick Extraction Zones
 - Section 8.4 Limited Extraction Period
 - Section 8.6 Processing Sites

	<ul style="list-style-type: none"> ▪ <i>Municipal Government Act</i>, R.S.A. 2000 C.M-26, and amendments thereto (MGA) authorize Council to establish and amend Bylaws. ▪ Provision 692 of the MGA requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw. <p>Ministerial Order No. L: 270/10 (Effective November 10, 2010)</p> <ul style="list-style-type: none"> ▪ Section 3.2 of the Order lays out when a statutory plan amendment must be submitted as an application to the Edmonton Metropolitan Region Board in accordance with Regional Evaluation Framework (REF) process. <p>Practice</p> <ul style="list-style-type: none"> ▪ According to the Bylaw Amendment Process approved by County Council on August 26, 2003, as amended March 2008, the next step in the process is to schedule a public hearing date for the proposed bylaw.
Implication	<p><u>Strategic Alignment:</u></p> <p>Planned Growth and Prosperity – the proposed changes provide a transparent and realistic direction.</p> <p><u>Organizational:</u></p> <p>Administration will coordinate the necessary requirements regarding advertising and notification for the Public Hearing.</p> <p><u>Financial:</u></p> <p>None.</p>
Alternatives Considered	<ol style="list-style-type: none"> 1. Council can refer the bylaw back to Administration for more information, prior to considering first reading of the bylaw. 2. Council can refuse to grant first reading of the bylaw which would result in the current application being terminated.
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <p>Alternative 1: Administration believes that there is sufficient information for Council to approve first reading of the bylaw, thereby advancing to a Public Hearing to gather public input on the proposed amendment. This also provides the affected landowners to state any concerns or support that they may have.</p> <p>Alternative 2: If Council refused to grant first reading the proposal would be defeated.</p> <p><u>Organizational:</u></p> <ul style="list-style-type: none"> ▪ Alternative 1: Administration will work with the applicant as required. ▪ Alternative 2: Administration will close the amendment file and ensure that the applicant operates within the current approved timelines.

	<p><u>Financial:</u></p> <ul style="list-style-type: none"> ▪ Alternative 1: This will require additional staff time, which will have a limited financial implication. ▪ Alternative 2: Administration will close the amendment file.
<p>Follow up Action</p>	<p>Administration will coordinate the scheduling and advertising of the Public Hearing.</p>
<p>Attachment(s)</p>	<ol style="list-style-type: none"> 1. Bylaw 1398/17 CVASP Amendment 2. Aspen Land Group Application
<p>Report Reviewed by:</p>	<div style="text-align: center;">  Clayton Kittlitz, Manager Planning & Development </div> <div style="text-align: center; margin-top: 20px;">  Collin Steffes, Acting General Manager, Integrated Growth </div> <div style="text-align: center; margin-top: 20px;">  Peter Tarnawsky, County Commissioner – CAO </div>

Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Consistent with neighborhood role (see MDP), master plans,, policies</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Considers fiscal stability and sustainability</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Has a positive impact on regional and sub-regional cooperation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Compliance with Provincial and Federal regulations and/or legislation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Ensure effective environmental risk management</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Enhances service provision through community partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Supports Sturgeon County's cultural history</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Considers cumulative costs and long-term funding implications</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Targets growth around current or planned infrastructure</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>Supports and promotes volunteer efforts</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Provides programs and services that are accessible to all residents</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Staff have the knowledge, skills and capability to perform their jobs</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Streamlines operational processes and policies</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Promotes engagement and professional interaction with stakeholders</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>