

Briefing Note

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| Title | 1:00 p.m. – Public Hearing - Lafarge and Inland - Bylaw 1398/17 – Amendment to the Calahoo Villeneuve Sand and Gravel Extraction Area Structure Plan Bylaw 922/01 |
| Issue | To provide an opportunity for members of the public to present their comments to Council regarding proposed Bylaw 1398/17. |
| Previous Council Direction | November 28, 2017 – Motion 448/17: That Council give first reading to Bylaw 1398/17. |
| 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), have applied to amend the Calahoo Villeneuve Sand and 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 and 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.

External Communication

- Notifications for the Public Hearing were placed in the December 12 and December 19, 2017 editions of the *Free Press*, and in the December 13 and December 20, 2017 editions of the *St. Albert Gazette*, in accordance with the *Municipal Government Act*.
- In addition, letters were sent to landowners within 800m of the subject lands.

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
- *Municipal Government Act*, 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.

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| | <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. |
| 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 work with the applicants to address any concerns noted at the Public Hearing.</p> <p><u>Financial:</u></p> <p>None.</p> |
| Follow up Action | <ol style="list-style-type: none"> Administration will work with the applicant to address any relevant concerns raised at the Public Hearing. Administration will bring this item back to Council in the near future for consideration of second reading. |
| Attachment(s) | <ol style="list-style-type: none"> Bylaw 1398/17 CVASP Amendment Aspen Land Group Application Package (Attachment 2) |
| Report Reviewed by: | <p> Clayton Kittlitz, Manager Planning & Development</p> <p> Collin Steffes, Acting General Manager, Integrated Growth</p> <p> Rick Wojtkiw, Acting County Commissioner-CAO</p> |