

## Request for Decision

|                                      |  |
|--------------------------------------|--|
| <b>Title</b>                         | <b>Development Permit 17-D0098 – Lafarge Canada Inc. – Quick Extraction Zones 1 &amp; 3</b>  |
| <b>Proposed Motion</b>               | That Council conditionally approve Development Permit 17-D0098.  |
| <b>Administrative Recommendation</b> | Administration recommends that Council conditionally approve Development Permit 17-D0098 to allow Lafarge Canada Inc. to continue to mine and process aggregate in Zones 1 & 3, as per the proposed conditions of approval.  |
| <b>Previous Council Direction</b>    | <p>May 9, 2017 – Motion 203/17:<br/>That Council give third reading to Bylaw 1387/17.</p> <p>September 24, 2013 – Motion 411/13:<br/>That County Council conditionally approves Lafarge Canada Inc. Development Permit 13-D0069 (proposed sand and gravel mining operation including secondary processing) Chapter III Extraction Zone 1 QEA.</p>  |
| <b>Report</b>                        | <p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• Council approved Development Permit 13-D0069 for resource extraction and secondary processing for Zone 1 in September 2013. Permit 13-D0069, expired on November 27, 2016.</li> <li>• In October 2016 (prior to the expiry date), Aspen Land Group, on behalf of Lafarge Canada Inc., applied to amend the Calahoo – Villeneuve Sand &amp; Gravel Area Structure Plan (CVASP) to increase the operational timelines for the Quick Extraction policy area, specifically for their Zone 1 from 4 years to 9 years.</li> <li>• Council approved Bylaw 1387/17 to increase the operational timelines on May 9, 2017. Now that the timelines within the CVASP have been extended, Aspen Land Group, on behalf of Lafarge Canada Inc., has applied for a Development Permit to extend the operation.</li> <li>• As part of the Public Hearing for Bylaw 1387/17, several concerns were raised regarding the possibility of extending the road closure of Campsite Road. As per section 2.3 of Lafarge Canada Inc.’s Chapter IV report, the road will be dealt with as per the Development Agreement between Sturgeon County and Lafarge Canada Inc.</li> </ul> |

- The operational hours are proposed to be extended from twenty-four (24) hours per day, seven (7) days a week (summer months only) to twenty-four (24) hours per day seven (7) days a week (year-round). The purpose of this change is to allow Lafarge Canada Inc. to take advantage of the milder falls and winters we have been experiencing, allowing them to mine and reclaim the areas in a shorter period.
- The report submitted by the Applicant states that in the future they may import inert material to the site to be used as fill. Since this activity is hypothetical and limited information is provided regarding this matter, Administration believes that if/when this activity is to take place in the future, it should be dealt with under a separate Development Permit at that time. Development Permit condition #7 reflects this.

External Communication

- In April 2017, the application was circulated to internal departments and external agencies; no objections or concerns were noted. However, Engineering Services did provide the following comment:
  - *The road closure of Campsite Road is to remain on schedule according to the report. As well, the Road Use Agreement, and dust control on the detour routes outlined in the agreement, will need to be followed until Campsite Road is re-opened.*

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 Sturgeon County.
- Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01, Section 8.4 Limited Extraction Period
- Land Use Bylaw 819/96  
Section 8.22 H – Specific Development Control District Eight

**Implication of Administrative Recommendation**

Strategic Alignment:

**Strong Local Governance and Regional Leadership** – extending the operational period for this pit will allow Sturgeon County to collect more within the Community Aggregate Payment (CAP) Levy.

**Maintain and Enhance Strong Communities** – the CAP levies collected from this operation will be reinvested back into the the Calahoo – Villeneuve community.

Organizational:

There are no organizational implications.

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|-------------------------------------|--|
|                                     | <p><u>Financial:</u><br/>This extension would increase the amount of money the County would receive under the CAP Levy.</p>  |
| <b>Alternatives Considered</b>      | That Council refuses Development Permit 17-D0098   |
| <b>Implications of Alternatives</b> | <p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> <li>No strategic alignment.</li> </ul> <p><u>Organizational:</u></p> <ul style="list-style-type: none"> <li>Administration will have to find a way to work with the Applicant to reconstruct Campsite Road, without mining the remainder of the sand and gravel.</li> </ul> <p><u>Financial:</u></p> <ul style="list-style-type: none"> <li>The Sturgeon County community would lose CAP Levy contributions for the aggregate that would be sterilized unless future amendments are considered.</li> <li>There may be unknown costs to enforce the Development Agreement for Campsite Road.</li> </ul> |
| <b>Follow up Action</b>             | Administration will process the Development Permit.  |
| <b>Attachment(s)</b>                | 1. Development Permit 17-D0098   |
| <b>Report Reviewed by:</b>          | <br>Clayton Kittlitz, Manager Current Planning & Development Services<br><br>Stephane Labonne, General Manager - Integrated Growth<br><br>Peter Tarnawsky, County Commissioner – CAO  |

## 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                          |
|---|--------------------------|-------------------------------------|-------------------------------------|
| <b>Strong Local Governance and Regional Leadership</b>  |                          |                                     |                                     |
| <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"> <li>• <i>Consistent with neighborhood role (see MDP), master plans, policies</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Considers fiscal stability and sustainability</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Has a positive impact on regional and sub-regional cooperation</i></li> </ul>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Respect the Natural Environment</b>  |                          |                                     |                                     |
| <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"> <li>• <i>Compliance with Provincial and Federal regulations and/or legislation</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Ensure effective environmental risk management</i></li> </ul>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Community Identity &amp; Spirit</b>  |                          |                                     |                                     |
| <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"> <li>• <i>Promotes and/or enhances residents' identification with Sturgeon County</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Enhances service provision through community partnerships</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Supports Sturgeon County's cultural history</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Planned Growth and Prosperity</b>  |                          |                                     |                                     |
| <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"> <li>• <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i></li> </ul>                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Considers cumulative costs and long-term funding implications</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Targets growth around current or planned infrastructure</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Maintain and Enhance Strong Communities</b>  |                          |                                     |                                     |
| <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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Positive impact on residents' quality of life</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• <i>Supports and promotes volunteer efforts</i></li> </ul>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <ul style="list-style-type: none"> <li>• <i>Provides programs and services that are accessible to all residents</i></li> </ul>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>Operational Excellence</b>   |                          |                                     |                                     |
| <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"> <li>• <i>Staff have the knowledge, skills and capability to perform their jobs</i></li> </ul>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <ul style="list-style-type: none"> <li>• <i>Streamlines operational processes and policies</i></li> </ul>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <ul style="list-style-type: none"> <li>• <i>Promotes engagement and professional interaction with stakeholders</i></li> </ul>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <ul style="list-style-type: none"> <li>• <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i></li> </ul>       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |