

BYLAW 1398/17
AMENDMENT TO CALAHOO-VILLENEUVE SAND AND GRAVEL EXTRACTION AREA
STRUCTURE PLAN 922/01
STURGEON COUNTY, MORINVILLE, ALBERTA

BYLAW 1398/17 BEING A BYLAW OF STURGEON COUNTY, MORINVILLE, ALBERTA FOR THE PURPOSE OF AMENDING THE CALAHOO-VILLENEUVE SAND AND GRAVEL EXTRACTION AREA STRUCTURE PLAN 922/01

WHEREAS, the Municipal Government Act, R.S.A. 2000 c.M-26, any amendments or successor legislation thereto authorize Council to establish and amend the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01.

AND WHEREAS, the Council of Sturgeon has deemed it desirable to amend the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01.

NOW THEREFORE BE IT RESOLVED, that the Council of Sturgeon County, hereby enacts that the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01 is hereby amended as follows:

1. That the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01 be amended as follows:

a. Delete the following:

Section 8.3

There are eight quick extraction zones. The westerly Quick Extraction Area will be divided into six quick extraction zones, ranging in area from 80 ac (32 ha) to 220 ac (89 ha). These zones will contain a number of extraction blocks. The two pits as discussed in the previous section comprised of the easterly two quick extraction zones must be completed and reclaimed as outlined in the previous section (Section 8.2). However in order to facilitate completing all the gravel operations in the Westerly Quick Extraction Area as early as possible, there is no requirement that mining and reclamation of the Easterly Quick Extraction Area be completed prior to extraction beginning in the Westerly Quick Extraction Zones.

b. Replace with the following:

Section 8.3

There are seven quick extraction zones. The westerly Quick Extraction Area will be divided into five quick extraction zones, ranging in area from 80 ac (32 ha) to 289 ac (117 ha). These zones will contain a number of extraction blocks. The two pits as discussed in the previous section comprised of the easterly two quick extraction zones must be completed and reclaimed as outlined in the previous section (Section 8.2). However in order to facilitate completing all the gravel operations in the Westerly Quick Extraction Area as early as possible, there is no requirement that mining and reclamation of the Easterly Quick Extraction Area be completed prior to extraction beginning in the Westerly Quick Extraction Zones.

c. Delete the following:

Section 8.4

Re-districting to a “Specific-Development Control” (S-DC) Land Use District will take place for each quick extraction zone. The development permit and authorizations from Alberta Environment will be issued for a specific, limited period of time for each quick extraction zone. The length of time will be determined by the size of the zone, but will range from four to six years. The time frames are summarized in Table 8-1.

Each quick extraction zone will be completed within the given time frame set out in the development agreement, and will have a development and reclamation sequence consisting of the following events:

1. construction of on-site deep groundwater recharge pit in contact with the aquifer for diverted groundwater for operations below the water table;
2. creation of perimeter berms to provide visual and noise screening, from topsoil and overburden material excavated during the development of the initial cell, conceptual berm locations are shown on Figure 8-2;
3. progressive extraction of blocks within each quick extraction zone, which will range in size from be approximately 100 m by 100 m to 300 m by 300 m in size;
4. progressive reclamation of each block as the successive block is being mined; and
5. final reclamation consisting of 75% of the entire quick extraction zone being reclaimed and seeded.

Quick extraction zone development in the west Quick Extraction Area will follow a regimented and sequenced process where Sturgeon County and Alberta Environment have the ability to monitor movement of pit operations and activities within and between the zones following specified time frames. The sand and gravel operators will submit written reports and supporting information to Sturgeon County and Alberta Environment, confirming that 75% of the preceding zone has been reclaimed and seeded before opening up a subsequent zone.

Before any pit operations and activities commence in the first quick extraction zone, the sand and gravel operators will jointly prepare an overall Development and Reclamation Plan for all of the zones in the westerly Quick Extraction Area. Each operator will then separately apply for and obtain the following for the specific zones they intend to mine:

- a Development permit from Sturgeon County;
- a registration under the Alberta Code of Practice for Pits from Alberta Environment;
- a Water Act approval from Alberta Environment; and
- *compliance requirements with Alberta Sustainable Resources Development on “Public Lands” that will be affected by the proposed mining operations.*

In support of the Development permit, and the provincial requirements pursuant to the Code of Practice for Pits and the Alberta Water Act, the sand and gravel operators

will also outline the conservation and reclamation activities associated with all zones in the Quick Extraction Area, including conceptual reclamation planning.

In order to facilitate a shorter total time frame for the mining of all the extraction zones within the Westerly Quick Extraction area, all authorizations issued by the County and Province will allow each operator to mine two zones simultaneously. However no operator can begin mining in their next zone until 75% of the preceding zone is reclaimed and seeded. The sand and gravel operators will continue to provide the following information while pit operations and activities occur in the quick extraction zones:

- a) apply for and obtain all further required authorizations for opening up the subsequent zone during the final stages of mining and reclaiming in the preceding zone;
- b) submit notification with an updated reclamation plan to Sturgeon County and Alberta Environment that 75% of the preceding zone is reclaimed and seeded before opening up a subsequent zone; and
- c) submit annual reporting on the ongoing Groundwater Monitoring Program and provide any supplements or revisions to conceptual reclamation planning based on pit operations and activities.

Table 8-1. Quick Extraction Zones

Zone Number (Sequence)	Time Frame (Years)
<i>Easterly Zones</i>	
SW 16-54-26 W4M NW 29-54-26 W4M	4
<i>Westerly Zones</i> <i>Stage 1-SW of CNR</i>	
1 (Campsite Road Closure)	9 (4)
2	4
3	4
4	5
<i>Stage 2 - NE of CNR</i>	
5	3
6	5

d. Replace with the following:

Section 8.4

Re-districting to a “Specific-Development Control” (S-DC) Land Use District will take place for each quick extraction zone. The development permit and authorizations from Alberta Environment will be issued for a specific, limited period of time for each quick extraction zone. The length of time will be determined by the size of the zone, but will range from six to 15 years. The time frames are summarized in Table 8-1.

Each quick extraction zone will be completed within the given time frame set out in the development agreement, and will have a development and reclamation sequence consisting of the following events:

1. construction of on-site deep groundwater recharge pit in contact with the aquifer for diverted groundwater for operations below the water table;
2. creation of perimeter berms to provide visual and noise screening, from topsoil and overburden material excavated during the development of the initial cell, conceptual berm locations are shown on Figure 8-2;
3. progressive extraction of blocks within each quick extraction zone, which will range in size from be approximately 100 m by 100 m to 300 m by 300 m in size;
4. progressive reclamation of each block as the successive block is being mined; and
5. final reclamation consisting of 40% of the entire quick extraction zone being reclaimed and seeded.

Quick extraction zone development in the west Quick Extraction Area will follow a regimented and sequenced process where Sturgeon County and Alberta Environment have the ability to monitor movement of pit operations and activities within and between the zones following specified time frames. The sand and gravel operators will submit written reports and supporting information to Sturgeon County and Alberta Environment, confirming that 40% of the preceding zone has been reclaimed and seeded before opening up a subsequent zone.

Before any pit operations and activities commence in the first quick extraction zone, the sand and gravel operators will jointly prepare an overall Development and Reclamation Plan for all of the zones in the westerly Quick Extraction Area. Each operator will then separately apply for and obtain the following for the specific zones they intend to mine:

- a Development permit from Sturgeon County;
- a registration under the Alberta Code of Practice for Pits from Alberta Environment;
- a Water Act approval from Alberta Environment; and
- *compliance requirements with Alberta Sustainable Resources Development on "Public Lands" that will be affected by the proposed mining operations.*

In support of the Development permit, and the provincial requirements pursuant to the Code of Practice for Pits and the Alberta Water Act, the sand and gravel operators will also outline the conservation and reclamation activities associated with all zones in the Quick Extraction Area, including conceptual reclamation planning.

In order to facilitate a shorter total time frame for the mining of all the extraction zones within the Westerly Quick Extraction area, all authorizations issued by the County and Province will allow each operator to mine two zones simultaneously. However no operator can begin mining in their next zone until 40% of the preceding zone is reclaimed. The sand and gravel operators will continue to provide the following information while pit operations and activities occur in the quick extraction zones:

- a) apply for and obtain all further required authorizations for opening up the subsequent zone during the final stages of mining and reclaiming in the preceding zone;

- b) submit notification with an updated reclamation plan to Sturgeon County and Alberta Environment that 40% of the preceding zone is reclaimed before opening up a subsequent zone; and
- c) submit annual reporting on the ongoing Groundwater Monitoring Program and provide any supplements or revisions to conceptual reclamation planning based on pit operations and activities.

Table 8-1. Quick Extraction Zones

Zone Number (Sequence)	Time Frame (Years)
<i>Easterly Zones</i>	
SW 16-54-26 W4M NW 29-54-26 W4M	4
<i>Westerly Zones</i>	
<i>Stage 1-SWofCNR</i>	
1 (Campsite Road Closure)	9 (4)
2	8
3	8
4	6
<i>Stage 2 - NE of CNR</i>	
5	15

e. Delete the following:

Section 8.6

Sand and gravel and associated materials will be moved by truck to one of two centrally located processing (crushing) and stockpile areas or removed from the Quick Extraction Area. These processing and stockpile areas will be developed and reclaimed sequentially, such that there is only one operating at any time. One such site will be located to the south and one to the north of the CN Sangudo line. The south site will be developed and reclaimed first. Other than the crushing and stockpiling activities, no other secondary processing will be permitted in the Quick Extraction Area.

f. Replace with the following:

Section 8.6

Sand and gravel and associated materials will be moved by truck to one of two centrally located processing (crushing) and stockpile areas or removed from the Quick Extraction Area. These processing and stockpile areas will be developed and reclaimed sequentially, such that there is only one operating at any time. Each operator will have one such site located to the south and one to the north of the CN Sangudo line. Other than crushing, stockpiling and temporary washing with a portable crusher, no other secondary processing will be permitted in the Quick Extraction Area.

2. That this Bylaw shall come into force and take effect upon the date of third reading.

Read a first time this 28th day of November 2017.

Read a second time this ___ day of _____ 2018.

Read a third time this ___ day of _____ 2018.

MAYOR

COUNTY COMMISSIONER (CAO)

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.