

## Briefing Note

<b>Title</b>	<p><b>1:00 p.m. – Public Hearing – Lehigh Hanson Materials Limited</b></p> <ul style="list-style-type: none"> <li>• <b>Bylaw 1394/17 – Amendment to the Calahoo-Villeneuve Sand &amp; Gravel Extraction Area Structure Plan Bylaw 922/01 and</b></li> <li>• <b>Bylaw 1395/17 – Amendment to the Land Use Bylaw 1385/17</b></li> </ul>
<b>Issue</b>	To provide an opportunity for members of the public to present their comments to Council regarding proposed Bylaws 1394/17 and 1395/17.
<b>Previous Council Direction</b>	<p><u>November 28, 2017:</u></p> <p>Motion 446/17: That Council give first reading to Bylaw 1394/17.</p> <p>Motion 447/17: That Council give first reading to Bylaw 1395/17.</p>
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>▪ Aspen Land Group Inc., on behalf of Lehigh Hanson Materials Limited, has applied to amend the Calahoo-Villeneuve Sand &amp; Gravel Area Structure Plan (CVASP) Bylaw 922/01 and Land Use Bylaw (LUB) 1385/17 for sand and gravel operation on the SE-16-54-26-W4M.</li> <li>▪ Lehigh Hanson Materials Limited (Lehigh) has indicated that the reason they are interested in extracting aggregate from the SE-16-54-26-W4M is because there is a viable amount of non-renewable aggregate in the ground relatively close to the Metro Edmonton Region market. Before Lehigh moves onto a new area they want to ensure that they remove as much of the material as they possibly can so that they don't sterilize the material or have to come back in the future to extract it.</li> <li>▪ Section 7.2.2 of the CVASP allows extraction to be permitted within 400m of an individual residence where provisions are made regarding site specific mitigation of noise, dust, visual, traffic, lighting and other effects of the operation, as agreed to by the resident in writing.</li> <li>▪ If these amendments are approved and a development permit is issued, one of the conditions will be for a 400m setback to be maintained from the edge of the operating area, until a written agreement has been reached with any individual residences.</li> <li>▪ The proposed amendments were presented to the Calahoo-Villeneuve Sand and Gravel Advisory Committee on May 03, 2017. No concerns were raised by the committee.</li> </ul>

- There were several other comments that were received from internal departments and external agencies, which are detailed in nature and may be dealt with at time of development permit. These comments focused around the following areas: ground water monitoring and testing, dust and noise control, haul routes, hours of operation, and berm design criteria.
- 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

- Notifications for the Public Hearing were placed in the January 9 and January 16, 2018 editions of the *Free Press*, along with January 10 and January 17, 2018 editions of the *St. Albert Gazette*, in accordance with the *Municipal Government Act*.
- In addition, letters were sent to landowners within 1200m of the subject parcel.




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 7.2.2 Separation Between Sand and Gravel Extraction and Residential Development
  - Section 8.1 Quick Extraction Policy Area, Location and Area
- The *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.

Ministerial Order No. L: 270/10 (Effective November 10, 2010)

- 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.

<b>Implication</b>	<p><u>Strategic Alignment:</u></p> <p><b>Planned Growth and Prosperity</b> – Allowing the applicant to extract the sand and gravel demonstrates that Sturgeon County has a business environment that supports a strong economic foundation, without negatively affecting its current residents.</p> <p><b>Maintain and Enhance Strong Communities</b> – the CAP levies collected from this operation will go directly back to Calahoo-Villeneuve and the broader Sturgeon County Community.</p> <p><u>Organizational:</u></p> <p>Administration record and analyze inputs received during the Public Hearing for further consideration by Council.</p> <p><u>Financial:</u></p> <p>This extension would enhance the amount of money the County would receive under the CAP Levy.</p>
<b>Follow up Action</b>	<ol style="list-style-type: none"> <li>Administration will work with the applicant to address any relevant concerns raised at the Public Hearing.</li> <li>Administration will bring this item back to Council in the near future for consideration of second reading.</li> </ol>
<b>Attachment(s)</b>	<ol style="list-style-type: none"> <li>Bylaw 1394/17 CVASP Amendment</li> <li>Bylaw 1394/17 Schedule A</li> <li>Bylaw 1395/17 LUB Amendment</li> <li>Bylaw 1395/17 Schedule A</li> </ol>
<b>Report Reviewed by:</b>	 Clayton Kittlitz, Manager Planning & Development   Collin Steffes, Acting General Manager, Integrated Growth   Rick Wojtkiw, GM Corporate Support