



Development Permit

Permit No.:	305305-17-D0098
Tax Roll No.:	4437000
Application Date:	May 4, 2017
Issued Date:	May 23, 2017
Expiry Date:	May 23, 2022

Applicant

Name: Aspen Land Group Inc.
Address: #201, 18311 - 105 Avenue
Edmonton, AB
T5J 2J1
Phone: (780)809-8191

Owner

Name: Lafarge Canada Inc.
Address: PO BOX 159
Edmonton, AB
T5J 2J1
Phone: (780)423-6192

Property Description

Legal Land Description: NW & NE 28 -54 -27 -W4 & NE 29-54-27-W4
Land Use Description: Specific - Development Control
Rural Address: NW & NE 28-54-27-W4 & NE 29-54-27-W4

Description of Work

Resource extraction – Chapter IV – Extraction Zones 1 & 3

Fees

Resource Extraction

Total Permit Fee:	\$2,000.00	Permit Fee Balance:	\$0.00
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Permit Conditions:

1. That the applicant shall comply with Chapter I – Overall Conceptual Reclamation Plan (February 2011), Chapter II – Initial Infrastructure (February 2011), Chapter III - Extraction Zone 1 (July 2012) and Chapter IV – Extraction Zones 1 & 3 (October 2016), prepared by Aspen Land Group Inc. except where amended by the conditions of approval.
2. That the applicant shall comply with the requirements of the Code of Practice for Pits.
3. That the hours and days of operation shall be as follows:

Stripping Operations	24 hours/day - 7 days/week
Gravel Trapping	24 hours/day - 7 days/week
Gravel Crushing & Screening	24 hours/day - 7 days/week

That the applicant shall utilize strobe lights in place of back-up alarms on machinery and equipment during the hours of 10:00 p.m. to 7:00 a.m., no back-up alarms will be permitted during these hours, subject to Occupational Health and Safety Approval.

4. That ongoing (progressive) reclamation shall be undertaken by the Developer to minimize the amount of land disturbed at any one time. Such reclamation shall be completed immediately upon the completion of each phase of operation. The reclamation work shall not be considered complete until Alberta Environment & Parks have issued a Reclamation Certificate. A copy of such Certificate is to be provided to the County.

5. That the disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability or a post-disturbance condition and land use which are satisfactory to the Development Approving Authority.
6. That there shall be no sale of overburden without the appropriate approvals from Sturgeon County.
7. That the import inert fill material shall be subject to a separate development permit.
8. That all existing strands of trees and shrubbery outside the development area shall be retained for sound attenuation.
9. That the applicant shall keep the area in a clean and tidy condition, free from rubbish and non-aggregate debris.
10. That access routes into the excavation areas shall be located away from residential areas.
11. That the applicant shall locate appropriate traffic and safety signage on and about the subject site and road accesses.
12. That the applicant is to post signage at the facility entrance or along fence boundaries providing a phone number available 24 hours per day, for the public to call should they have any concerns with impacts of the operations. The applicant shall provide the same phone number to the Sturgeon County Current Planning & Development Services.
13. That the applicant provides the County with annual report outlining all the complaints they have received and their actions taken to rectify said complaints.
14. That the applicant complies with the community aggregate payment levy bylaw, (Bylaw 1078/06).

Advisory Notes:

1. A separate development permit will be required for any expansion of the pit boundaries.
2. Every effort shall be made by the applicant to control or avoid any nuisance arising from the gravel pit operation due to noise, dust, or drainage.
3. Please contact Alberta 1 Call, for pipeline locates, at 1-800-242-3447 at least two days prior to commencement of excavation.
4. A stop order may be issued at any time if, in the opinion of the Development Authority, the applicant has violated any of the provisions of the Bylaw or conditions of the permit and/or valid complaints based on the operation of the permit holder have been received.

If you have any questions or concerns about your application or any conditions listed above, please contact the Planning and Development Department at 780-939-8275.

Issued By:

Chairman
Sturgeon County Council

Municipality

Sturgeon County
9613 – 100 Street
Morinville, AB T8R 1L9
Phone: (780) 939-8275
Toll Free: 1-866-939-9303
Fax: (780) 939-2076

Appeal Information

As per 8.22 H [S-DC-8] Specific Development Control District Eight of the Land Use Bylaw 819/96 Subsection .5(f) states that there is no appeal to the Subdivision and Development Appeal Board from the decision of Council in a development permit application in respect to the lands referred to in Section 8.22 H.