

Request for Decision

Title	Bylaw 1387/17 – Lafarge Canada – Calahoo Villeneuve Sand and Gravel Area Structure Plan Amendment (First Reading)
Proposed Motion	That Council give first reading of Bylaw 1387/17 to amend the Calahoo Villeneuve Sand and Gravel Area Structure Plan.
Administrative Recommendation	That Council approve first reading and advance the bylaw to the Public Hearing.
Previous Council Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> ▪ Aspen Land Group Inc. on the behalf of Lafarge Canada Inc. has applied for a text amendment to change the operational timelines for the Quick Extraction policy area, specifically for their Zone 1 from four (4) years to nine (9) years. ▪ In December 2016, the application was circulated to internal departments and external agencies; no objections or concerns were noted. ▪ The application was also referred to the Sand and Gravel Committee. At their January 16, 2017 meeting, the committee provided the following comments for Council’s consideration: <ul style="list-style-type: none"> • Timelines established in the 2001 ASP Bylaw are no longer attainable or realistic. • Economy, changes in operation and reclamation planning all impact the timelines. • The Committee did not identify any concerns or objections with the proposed time extension on this application. <p><u>External Communication</u></p> <ul style="list-style-type: none"> ▪ The application has been circulated to the County’s internal departments, and to external agencies, such as but not limited to Alberta Transportation, Alberta Health Services, and Alberta Environment.

	<ul style="list-style-type: none"> ▪ Prior to the Public Hearing landowners within 800m of the subject lands will be mailed an invitation to the hearing as well as newspaper ads will be placed for two consecutive weeks in the local newspapers (<i>Free Press</i> and <i>St. Albert Gazette</i>). <p><u>Relevant Policy/Legislation/Practices:</u></p> <p>Policy</p> <ul style="list-style-type: none"> ▪ 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 8.4 Limited Extraction Period ▪ <i>Municipal Government Act</i>, R.S.A. 2000 C.M-26, and amendments thereto authorize Council to establish and amend Bylaws. ▪ Provision 692 of the <i>Municipal Government Act</i>, R.S.A 2000 C.M-26, and amendments thereto requires that a municipality hold a public hearing prior to giving second reading to a proposed bylaw.
<p>Implication</p>	<p><u>Strategic Alignment:</u></p> <p>Strong Local Governance and Regional Leadership – extending the operational period for this pit will allow the County to continue to collect revenue within the Community Aggregate Payment (CAP) Levy.</p> <p>Maintain and Enhance Strong Communities – the CAP levies collected from this operation will be re-invested back into the Calahoo – Villeneuve community.</p> <p><u>Organizational:</u></p> <p>Administration will coordinate the necessary requirements regarding advertising and notification for the Public Hearing.</p> <p><u>Financial:</u></p> <p>This extension would maximize the amount of money the County would receive under the CAP Levy.</p>
<p>Alternatives Considered</p>	<ol style="list-style-type: none"> 1. Council can refer the bylaw back to Administration for more information, prior to considering first reading of the bylaw. 2. Council can refuse to grant first reading of the bylaw.
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> ▪ Alternative 1. Administration believes that there is sufficient information for Council to approve first reading of the bylaw, thereby advancing to a Public Hearing to gather public input on the proposed amendment.

- Alternative 2. Refusal by Council to grant first reading means the matter will not proceed for public input into the proposed amendment.

Organizational:

- Alternative 1. Administration will work with the Applicant as required.
- Alternative 2. Administration will close the amendment file and ensure that the existing operational timeframes within the ASP are followed.
Note: this may require enforcement actions to be taken.

Financial:

- Alternative 1. This will require additional staff time, which will have a financial implication.
- Alternative 2. Administration will close the amendment file and ensure that the operational timeframes within the ASP are followed. *Note: this may require enforcement actions to be taken.*

Follow up Action | A Public Hearing will be scheduled.

Attachment(s) | 1. Bylaw 1387/17 – CVS&GASP Amendment (Attachment 1)

**Report Reviewed
by:**



Colin Krywiak, Acting Manager, Current Planning & Development Services



Stephane Labonne, General Manager, Integrated Growth



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