



WHAT WE HEARD REPORT

ENGAGEMENT PHASE 2

RESOURCE EXTRACTION
REGULATORY REVIEW PROJECT



December 2020

DRAFT

b&a



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EXECUTIVE SUMMARY

The Resource Extraction Regulatory Review (RERR) seeks to balance economic, social, health, and environmental outcomes related to the regulation and operation of the aggregate industry in the County. A comprehensive public engagement program was undertaken to ensure the perspectives of a range of stakeholders were captured. Recommendations developed for Council and stakeholder consideration will be informed by:

- Results of the first and second phases of public engagement,
- Research captured in the Aggregate Best Management Practices Report (which includes a review of land use planning practices in twenty municipalities, aggregate best management practices, and a summary of the relevant federal, provincial, and municipal legislation), and
- Information shared by industry through presentations, and meetings with key stakeholder groups, including the Economic Development Board, the Calahoo/Villeneuve Sand and Gravel Advisory Committee, and TAC (Transportation Advisory Committee).

Findings from Engagement Phase 1 were captured in a preliminary What We Heard Report - Phase 1. This report focuses on Engagement Phase Two, which began on October 19, 2020 and concluded on November 13, 2020. Following the engagement tactics used in Engagement Phase One, Engagement Phase Two included an online survey, informal telephone and email correspondence with the public, and a public open house. The public open house was held on November 5, 2020 and ran from noon until 9:00pm to ensure adherence to AHS Covid-19 guidelines. In total, 42 people attended the public open house and 145 survey responses (including more than 3,948 inputs) were received.

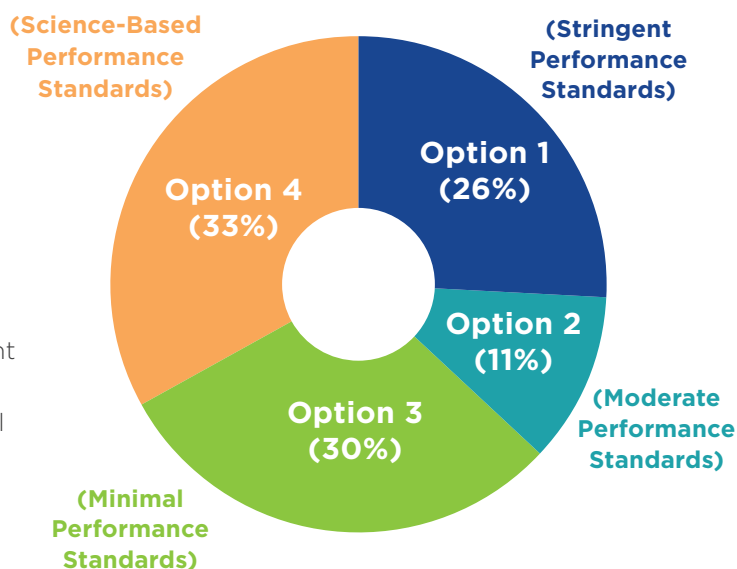
KEY FINDINGS – PUBLIC Engagement

Includes data from survey responses and public open house comments.

Phase Two Engagement consisted of an online survey and a public open house. The main findings from this phase are outlined immediately below, while further detail about the overall engagement results is explained within the body of this report.

SURVEY FINDINGS:

- 65% of survey respondents are residents, 68% are landowners (58% of which are also residents) and 3% represent the aggregate industry.
- 90% of survey respondents believe sand and gravel are very, or somewhat important to the construction industry and municipal infrastructure.
- 81% of survey respondents believe sand and gravel extraction, processing and other related industries are very, or somewhat important to the local economy.
- 59% of survey respondents suggested that email updates, direct mailings and dedicated websites are the best way to improve communication and consultation between operators and the community.
- 36% of survey respondents said Amendment Option 1 (Stringent Performance Standards and Fixed Setbacks at Regional Low Point) meet economic, social, health and environmental expectations okay or very well, while 56% say it does not meet expectations well, or does so very poorly.
- 31% of survey respondents said Amendment Option 2 (Moderate Performance Standards, with Setbacks Fixed at Regional Average) meet economic, social, health and environmental expectations okay or very well, while 61% say it does not meet expectations well, or does so very poorly.
- 45% of survey respondents said Amendment Option 3 (Minimal Performance Standards, with Setbacks fixed at Regional Highest) meet economic, social, health and environmental expectations okay or very well, while 43% say it does not meet expectations well, or does so very poorly.
- 50% of survey respondents said Amendment Option 4 (Science Based Performance Standards and Setbacks) meet economic, social, health and environmental expectations okay or very well, while 31% say it does not meet expectations well, or does so very poorly.
- When asked to select a preferred Amendment Option, the results were as follows:



OPEN HOUSE FINDINGS:

A high-level summary of the feedback gathered at the public open house held on November 5, 2020 is outlined below. Feedback was collected by members of the project team throughout the event, and guests were invited to complete the survey online.

Timelines

- The time required to complete an operation and complete reclamation was noted as a current and ongoing issue. Stakeholders suggested more stringent rules should be applied and enforced.

Certainty

- Many attendees mentioned a desire for certainty through defined, fixed setbacks. Many suggestions were given regarding a minimum, generally ranging from 250m to 800m+.

Existing operator issues

- Several attendees noted ongoing issues with an existing aggregate operation in the County that appears to be somewhat vacant with little activity or maintenance. If possible, stakeholders recommended closing and reclaiming the operation, or at least, increasing maintenance.

Preserve quality of life

- Comments about preserving quality of life and rural lifestyle were mentioned, including maintaining privacy, protecting well water and implementing adequate barriers to improve visual impacts.

KEY FINDINGS – INDUSTRY SUBMISSIONS

Includes data from industry representatives that provided input directly to the project team.

Members of industry reached out directly to provide feedback on the project that could be directly attributed to the operator experience. A high level summary of input is outlined below.

Desire to improve

- All stakeholders mentioned a willingness to improve regulations and practices to develop positive relationships in the community and create better operations. Specific areas for improvement included enhanced public engagement and communication, increased monitoring, fixed setbacks and improved mapping.

Desire for certainty

- Most stakeholders agreed that a clear application process and defined requirements for operations creates certainty for industry, landowners and supports decision making for Council.

Lack of consistency

- Some mentioned that every municipality has different requirements which generally makes the process long, confusing, and expensive for operators. At times, this means the cost is carried down to taxpayers.

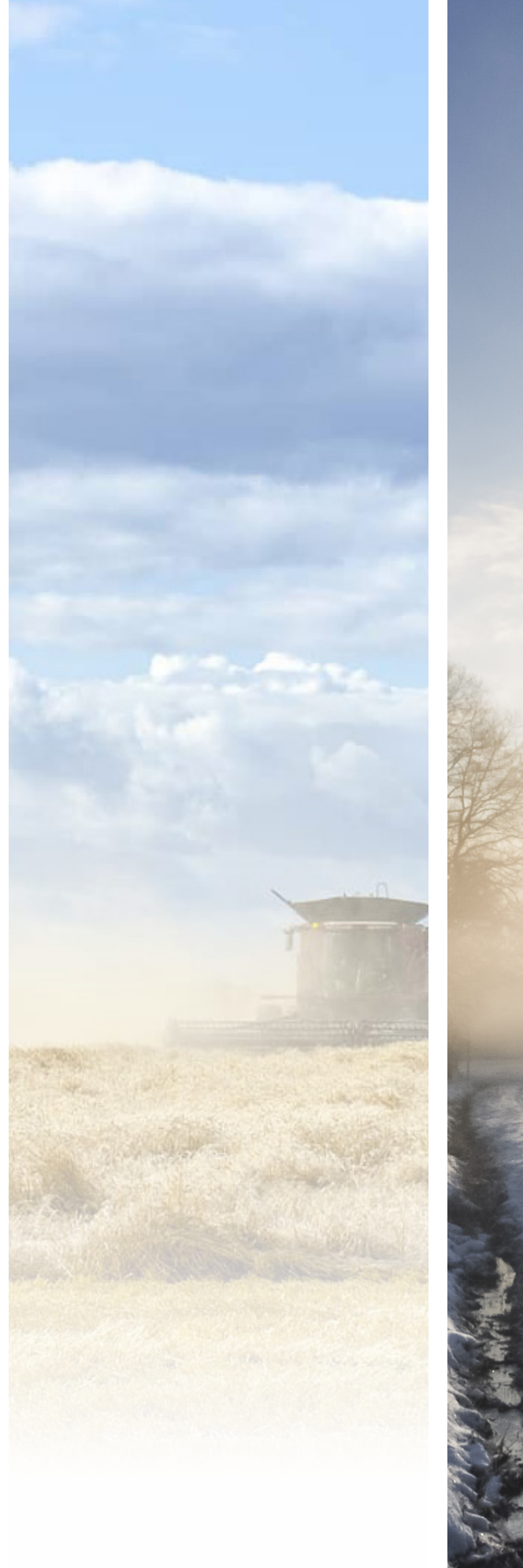
Non-renewable resource

- Industry was generally encouraged to see the County taking the steps to evaluate aggregate resources now to better plan for the future and prevent the permanent loss of these vital, non-renewable resources.

ADDITIONAL KEY FINDINGS

Captured below are key themes that emerged through the Phase 2 Engagement.

- Enhanced communications and engagement between operators and residents continues to be a highly valued approach moving forward.
- While survey respondents appeared to demonstrate an openness to refining regulations for aggregate extraction, predictable setbacks are noted as an important aspect of the final amendment option.
- General concerns about haul traffic were mentioned throughout the survey, including comments about driver behaviour, road maintenance and safety.
- Many survey responses and face-to-face discussions included mention of monitoring and enforcement, particularly the importance of enforcing revised regulations and questions about who will monitor operations, how often, and if findings would be communicated publicly.
- Throughout the Phase 2 engagement, some stakeholders and respondents inquired about property value assessments and corresponding compensation as a component of aggregate operations near residences.



1.0

PROJECT OVERVIEW

In June 25, 2019, Sturgeon County Council directed administration to begin the Resource Extraction Regulatory Review. This effort aims to understand whether modifications to the Land Use Bylaw are required to ensure the County is sustainably extracting a diminishing resource.

Sturgeon County issued a request for expression of interest (RFEI) in early January 2020 to support the Resource Extraction Regulatory Review. The purpose of the review was to seek a more competitive balance between economic, social, health, and environmental outcomes in resource extraction. Potential revisions to the Land Use Bylaw that acknowledge the County's context, regional positioning, and sound science were sought in an effort to ensure that Sturgeon County's Land Use Bylaw regulations respecting aggregate extraction reflected current conditions and best practices in aggregate extraction, and incorporated feedback from the public through a consultation process.

In addition to collecting public feedback, the consultation process offered an opportunity to share information with the public about the aggregate industry, including the economic impacts of the industry, the importance of aggregate, and information on how the industry is regulated, in addition to general information to educate residents who may have been unfamiliar with the industry. Through the educational materials and other information shared as part of the public consultation process, the message regarding the importance of making an informed decision to best accommodate social, environmental, and economic interests when considering resource extraction was shared.

This report summarizes comments received from all participants, which included:



145

survey responses



42

people attended the
public open house

Proposed changes to Sturgeon County's Land Use Bylaw Resource Extraction District and Resource Extraction Overlay regulations will be informed by several key components, including this report and the following:

- What We Heard Report – Engagement Phase One
- Community engagement feedback collected through the two surveys
- Community engagement feedback provided during the coffee talks
- Interviews with aggregate industry representatives
- Aggregate industry feedback
- A review of land use planning best practices in 20 municipalities
- A review of aggregate best management practices and federal, provincial, and municipal legislation
- Sturgeon County Administration's feedback
- Meetings with the Calahoo-Villeneuve Sand and Gravel Advisory Committee
- Meetings with the Economic Development Board
- Meetings with TAC (Transportation Advisory Committee)

2.0

ENGAGEMENT OBJECTIVES AND APPROACH

The objectives of the communications and engagement approach were to share information about the aggregate industry and existing regulations and to collect input on the following topics:

- Analysis of issues and opportunities related to resource extraction in Sturgeon County.
- Best practices and mitigation measures associated with resource extraction operations, including visual impacts (berms, vegetation, setbacks etc.), noise, air quality (dust suppression, monitoring etc.), traffic/hauling, etc.
- Performance based requirements based on sound science that help prevent potential impacts and inform mitigation measures.
- Residents' perspectives regarding current operations and recommendations and potential bylaw options.
- The quality and content of the communications and engagement process to help inform a more effective process for future projects.

The central goals of the communication and engagement strategy are to educate, work with and listen to those who have the potential to be impacted by the RERR through a meaningful and accountable process.

AUTHENTICITY

- A successful engagement strategy is founded on honest dialogue and a genuine interest in understanding and evaluating different perspectives.
- A stakeholder analysis will help determine who should be involved, the level of engagement required for each stakeholder group and the most appropriate communications and engagement tools.
- We will provide multiple avenues for stakeholders to learn about and provide input on key aspects of the project.

TRANSPARENT COMMUNICATIONS

- Information must be shared with stakeholders and the public in a timely, easily accessible, and accurate manner.
- The team will develop and maintain an effective communication process with stakeholders through the distribution and posting of consistent and timely information.

SIMPLE LANGUAGE

- Clear, concise, and simple language will help communicate project information to best generate awareness and ensure collective understanding.

FOCUSED FACILITATION

- Our team can successfully guide and participate in conversations about the project while gathering and recording public input. Making the best use of stakeholder time is a key aspect of building trust.
- We are committed to clearly outlining what kind of feedback we are seeking and how it will shape the final report.
- Listening to perspectives, obtaining feedback and addressing questions, concerns and aspirations related to the project is a key component of effective facilitation.

INNOVATION

- Our team is continuously looking for ways to push the “standard” engagement tactics that can fail to generate excitement. We are committed to using innovative tools and techniques to enhance the stakeholder and public experience and ensure fair and timely access to information.

CONSISTENT DOCUMENTATION AND REPORTING

- All stakeholder correspondence will be objectively recorded in a centralized database. After each phase of engagement, a What We Heard report will summarize feedback collected and will be shared publicly. A final report of all input received, including an explanation of how the input was used to influence project decisions, will be shared at the end of the project.

3.0

ENGAGEMENT PROCESS

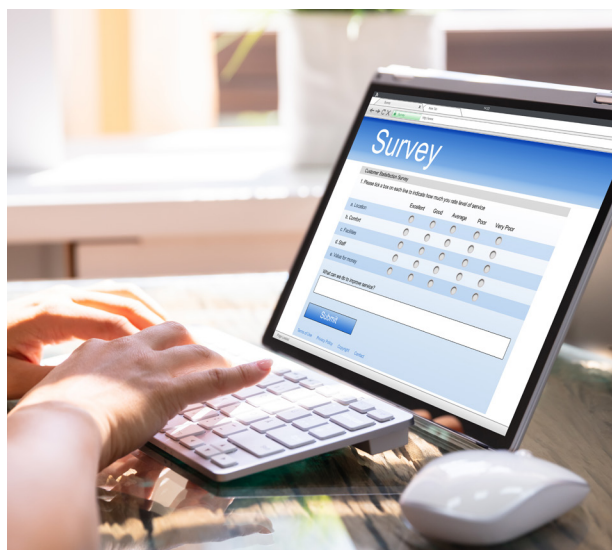
The purpose of the second round of engagement was to provide the public and stakeholders with additional information on performance standards, an update on the review process, and an opportunity to comment on potential bylaw approaches developed to date.

- **Social media advertisements:** Social media ads were placed on Sturgeon County's Facebook, Twitter and other social media channels.
- **Newspaper advertisements:** Ads ran weekly from October 19 – November 6, 2020.
- **Webpage updates:** A dedicated page on Sturgeon County's website provided educational materials, project updates and timelines, information about the engagement, and methods to engage. The webpage was updated on an ongoing basis.
- **Temporary road signs** were placed in nine (9) prominent, high traffic locations in Sturgeon County.
- **County-wide mailing:** A notice was sent to each landowner or business in Sturgeon County to notify them of the RERR engagement.
- **Online Survey:** A second online survey to solicit residents' feedback on the proposed bylaw amendments and additional information provided as part of the second engagement was posted on Sturgeon County's dedicated Resource Extraction Webpage.
- **Open House:** An open house rounded out the hybrid approach to online engagement tactics. The open house was held and organized in accordance with AHS guidelines and provided the opportunity for interested parties to provide feedback, and ask questions, in person.
- **Community Mailbox Signage:** 30 signs were placed at various locations throughout Sturgeon County at community mailboxes (a location that people frequent).
- **Emails to Sturgeon County Mailing List:** Sturgeon County established a mailing list for the RERR project, which includes over 150 subscribers, all of which received an email notification of the public engagement.

Parties interested in participating in Engagement Phase Two were able to do so through the following avenues:

- **Online Survey:** An online survey was available through the County's project webpage and was also mailed to residents if requested. The survey was open from October 19, 2020 to November 13, 2020 (closed at end of day).
- **Public Open House:** A public open house was held from noon until 9:00pm on November 5, 2020. A total of 42 people attended the open house and were able to ask questions and provide feedback on the proposed bylaw amendments and next steps in the process in person.
- **Informal Communications:** Opportunities to have conversations with the project team via email and phone call were available throughout Engagement Phase Two. Over 39 unique phone call and email conversations occurred during this time.
- **Key Stakeholder Committee Meetings:** Feedback was collected from three stakeholder groups (Sturgeon County's Calahoo-Villeneuve Sand and Gravel Committee (CVSGC), Transportation Advisory Committee (TAC), and Economic Development Board (EAB)) throughout Phase 2 Engagement.

Engagement is ongoing and administration will continue to invite questions and comments as well as share information about the review as it continues to progress.



4.0

WHAT WE HEARD

Feedback gathered at the public open house held on November 5, 2020 is outlined below. Input was collected by members of the project team throughout the event, and guests were invited to complete the survey online.

4.1 PUBLIC OPEN HOUSE

TIMELINES

The time required to complete an operation and complete reclamation was noted as a current and ongoing issue. Stakeholders suggested more stringent rules should be applied and enforced.

CERTAINTY

Many attendees mentioned a desire for certainty through defined, fixed setbacks. Many suggestions were given regarding a minimum setback, generally ranging from 250m to 800m+.

EXISTING OPERATOR ISSUES

Several attendees noted ongoing issues with an existing aggregate operation in the County that appears to be somewhat vacant with little activity or maintenance. If possible, stakeholders recommended closing and reclaiming the operation, or at least increasing maintenance.

PRESERVE QUALITY OF LIFE

Comments about preserving quality of life and rural lifestyle were mentioned, including maintaining privacy, protecting well water and implementing adequate barriers to improve visual impacts.

OTHER INPUT INCLUDED:

- General comments about updated mapping were mentioned as beneficial tools for future land use decisions.
- Acknowledgment that many issues are localized and should be dealt with on a case by case basis.
- Many noted that some operators have been great to work with while others can be challenging.
- Some comments were made about environmental issues exacerbated by operations, including localized flooding and increased wind due to loss of vegetation.
- General comments about concerns with hauling including impacts to roads and safety issues.
- Some attendees mentioned continued frustration dealing with operations and County initiatives and often not feeling heard.
- Most attendees noted that they preferred an approach that combined some of the options together, most of which included a variation of option 4.
- Many attendees did not realize that the Calahoo Community Hall was built using CAP Levy funds.

4.2 INDUSTRY SUBMISSIONS

Members of industry reached out directly to provide feedback on the project that could be directly attributed to the operator experience. A high level summary of input is outlined below.

DESIRE TO IMPROVE

All stakeholders mentioned a willingness to improve regulations and practices to mend and maintain relationships in the community and create better operations. Specific areas for improvement included public engagement and communication, increased monitoring, fixed setbacks and improved mapping.

DESIRE FOR CERTAINTY

Most stakeholders agreed that a clear application process and defined requirements for operations creates certainty for industry and landowners and supports decision making for Council.

LACK OF CONSISTENCY

Some mentioned that every municipality has different requirements which generally makes the process long, confusing, and expensive for operators. At times, this means the cost is carried down to taxpayers.

NON-RENEWABLE RESOURCE

Industry was generally encouraged to see the County taking the steps to evaluate aggregate resources now to better plan for the future and prevent the permanent loss of these vital, non-renewable resources.

OTHER INPUT INCLUDED:

- Groundwater monitoring programs that have been implemented in the past have been highly successful and because data is fact-based, helped improve communications.
- Some operators have seen major success with proactive engagement and communication rather than a bare minimum approach. Some suggested that engagement should be enhanced.
- Some mentioned that completing an operation within a strict timeline can be difficult depending on the economy and market demand.
- Industry generally agreed in the importance of transparency in all communication.
- Industry recommended the County improve its maps to help provide clarity on land use decisions.
- Some felt that current setbacks effectively eliminate the opportunity for extraction altogether in some areas.

- Option 2 was preferred by one operator. Another operator suggested a fifth option with variance of option 4.
- Some members felt it was important to clearly note the differences between sand and gravel operations, including impacts and mitigations.
- Industry noted that sand is rare, and the County has an important economic opportunity to mine the sand deposits in the County and help diversify its economy.
- Most industry was in support of increased performance standards
- Suggestions were made to more clearly communicate how CAP Levy funds support community projects.

STAKEHOLDER MEETINGS

Feedback was gathered from multiple meetings with three key stakeholder groups throughout the second phase of public engagement. Input collected from each meeting has been consolidated into key messages from each committee. The three key stakeholder groups were Sturgeon County's Calahoo-Villeneuve Sand and Gravel Committee (CVSGC), Transportation Advisory Committee (TAC), and Economic Advisory Board (EAB).

MEETINGS

There were four phases of meetings held with the key stakeholder groups, each with a different purpose.

- Meeting 1 – The first meeting was a “kickoff” that provided a background on the Resource Extraction Regulatory Review.
- Meeting 2 – The second meeting included a presentation of preliminary reports, including the What We Heard (WWH) Phase One Report, the Best Management Practices (BMP) Report, and the Potential Bylaw Amendment Options. Opportunity to provide suggestions and comments on these documents was provided.
- Meeting 3 – Meeting three provided an opportunity for stakeholders to comment on the public, online survey to be hosted between October to November. Members were provided with a draft of the survey and asked for their input.
- Meeting 4 – The final meeting included an overview of the public engagement, and summarized the changes made to the online survey based on key stakeholder comments during Meeting 3, and the final potential options being taken forward for the public open house and consultation.

KEY MESSAGES

Each key stakeholder group provided different insights; the insights varied by group, and in some cases, between members of each group. Key themes that arose during conversations with each group are summarized below.

Calahoo-Villeneuve Sand and Gravel Committee

- Survey: Varying inputs on the public engagement phase two survey were received.
 - » Some members expressed concerns over the approach taken to the survey and emphasized the need for content to be presented in an impartial and unbiased manner. Some members also noted that respondents should have the option to vote for “no changes” when selecting a preferred approach to potential bylaw amendments if they felt changes should not be considered.
 - » Not all members agreed with all questions on the final version of the survey but did appreciate the difficulty in balancing many stakeholder inputs and the review process that was undertaken prior to circulation.
- Public Notification and Communication: Members generally agreed (across all committees) that enhanced public notification processes, information provision, and communications processes (on behalf of both industry and the County) is critical to successful decision making in any bylaw approach.
- Explained Economic Impacts: Some indicated that they would like to see more detailed economic impact reports later in the process to facilitate a more detailed understanding of the anticipated impacts associated with each potential approach.
- Bylaw Amendment Options: Some members noted that more detail on each bylaw amendment option (for example, what specific performance standards might be under each option) would be helpful in fully assessing each option. There was no consensus amongst members regarding a preferred option; some members expressed a preference for Option 4, while other expressed a desire for further refinements to the options and a “combination” option not part of the four originally presented.

Transportation Advisory Committee (TAC)

- Industry Regulation: Some members noted that they would like to see regulations developed in a manner that regulate effectively while also not being unduly onerous upon industry operators.
- Economic Impacts: The committee noted in the first meeting that understanding how the economic benefits are translated is important, and that this information should be developed as part of the second phase of public engagement.
- Public Notification and Communication: Members generally agreed (across all committees) that enhanced public notification processes, information provision, and communications processes (on behalf of both industry and the County) is critical to successful decision making in any bylaw approach.

- Combined and Preferred Options: All committees discussed the potential bylaw amendment options. The TAC discussed the benefits and drawbacks to each option, and noted that a “hybrid” option may be preferred. Most TAC members noted that Option 4 was likely the best if one of the four was chosen without further refinements.

Economic Development Board

- Economic Impacts: The economic advisory board advised early on that more detailed information on the economic impacts of potential approaches would be an important and valuable metric to weigh each approach.
- Public Notification and Communication: Members generally agreed (across all committees) that enhanced public notification processes, information provision, and communications processes (on behalf of both industry and the County) is critical to successful decision making in any bylaw approach.
- Combined and Preferred Options: All committees discussed the potential bylaw amendment options. The Economic Advisory Board, like the other key stakeholders, did discuss a “hybrid” option and noted that there were pros and cons to each option, and that the options should be combined to derive the most benefits while address some of the areas of concern noted in earlier meetings.

SURVEY RESULTS GROUPED BY THEME

The following provides a summary of the main comments received during the survey, grouped by theme. A total of 145 surveys were completed, which included a total of 3,478 inputs. Each comment provided was transcribed, coded, and summarized into the following themes that were then used to help inform the proposed updates to the Resource Extraction District and Overlay.

STURGEON COUNTY, RERR | SURVEY RESULTS, NOVEMBER 2020

1. Have you reviewed the background information prior to completing this survey?

A. YES – 97%

B. NO – 3%

2. Did you participate in the first phase of public engagement for this review (check all that apply)?

Yes, I filled out the survey	44%
Yes, I was interviewed	5%
Yes, I went to an online session	8%
No, I haven't been involved in the process yet	45%
Other (please specify)	8%

Other responses included:

- Letter/email submissions - 2
- Open house in Calahoo - 2
- Industry consultation
- Didn't hear about it
- Fifth time involved (previous Sil issues)
- On subscriber list, no emails received yet
- Couldn't access survey
- Involved over several years
- Town hall
- Spoke to Councillor

3. How important do you believe sand and gravel are as resources to the construction industry and to municipal infrastructure?

Very important	52%
Somewhat important	38%
Not sure	5%
Not very important at all	4%
Not important at all	1%

4. How important do you believe sand and gravel extraction, processing, and other related industries are to the local economy?

Very important	39%
Somewhat important	42%
Not sure	5%
Not very important at all	11%
Not important at all	3%

5. Please tell us which of the following descriptions apply to you (check all that apply).

A new resident within Sturgeon County (< 5 years)	10%
A long term resident within Sturgeon County (5+ years)	55%
A landowner in Sturgeon County (but not a resident)	10%
A landowner in Sturgeon County (that is also a resident)	58%
A business owner in Sturgeon County (that is also a resident)	18%
A business owner in Sturgeon County (but not a resident)	1%
An employee who works in Sturgeon County	7%
A representative or employee of the resource extraction industry	3%
None of the above	1%
Prefer not to answer	4%

6. Which of the following elements most closely align with your interests? Please rank the following from most important to you, to least important.

Maintaining the County's economic future and competitiveness (i.e. low taxes, quality roads and infrastructure, local services, jobs created, etc.).	142 votes
Protecting the County's natural environment and the health of residents (water, air, land, etc.).	143 votes
Supporting resident quality of life and peaceful enjoyment of properties (noise levels, traffic, community beauty, etc.).	143 votes

7. How important do you believe it is to maximize the value from aggregate resources as a revenue source for Sturgeon County, by incorporating the appropriate standards and approaches to regulations?

Very important	32%
Somewhat important	34%
Neutral/unsure	10%
Not very important	18%
Not important at all	6%



8. **Economic Impact:** You selected “not very important” or “not important at all” to the previous question. If you believe it is not important or not very important to maximize the value retained from aggregate resources as a revenue source within Sturgeon County, what are other ways you would rather see the County investigate to compensate for the potential loss of revenue? Please select all that apply.

Residential property tax increases	18%
Industrial and commercial property tax increases	61%
Municipal service reductions	15%
Municipal infrastructure reductions in type (i.e. less paved roads) or maintenance	6%
Additional fees and charges	12%
Other (please specify)	36%

Other responses included:

- Increased fiscal responsibility - 2
- Skeptical of revenue data - 2
- Leadership in environmental initiatives - 2
- Diversify
- Agri-tourism
- Develop business park
- Too many impacts
- Renewable energy
- Capture revenue from current open pits
- Reduce red tape
- Hold oil and gas accountable for lost funds
- Increase corporate taxes
- Increase agriculture taxes
- Privatize some public works

9. **Sturgeon County could require aggregate operators to provide a Stakeholder Consultation plan.** This plan would require operators to engage (on an ongoing basis) with potentially affected landowners within a certain radius of their operations and identify how communications and potential disputes will be addressed. Do you believe that the requirement of a Stakeholder Consultation plan from aggregate operators could support better communications, relationship building and problem solving between residents and industry?



10. Do you have any suggestions to help improve consultation and communications between aggregate operators and the community? What is the best way in which to communicate (e.g. email, physical newsletter mailed through Canada Post, website bulletin, etc.)?

Email	35	Improve application ads	1
Mailings	34	County-led	1
Website development/updates	13	Broader notification radius	1
All of the above	12	Require resident approval	1
In-person engagement (e.g. open house)	11	Bias survey	1
Social media	3	Restrict number of re-applications	1
Door to door	3	Temporary signs	1
Must be two-way communication	2	Doesn't matter	1
Setbacks are important	2	Online contact form	1
Telephone	2	Annual survey	1
Transparency	2	Reclamation important	1
Depends on situation	1	Virtual meetings	1
Failed in the past	1	Enforcement	1
Engagement important	1	Regular updates	1
Past issues with Sil	1		
Buy outs	1		

11. Another potential change mentioned by the community was to enhance communication processes and online portals to promote a streamlined, simplified way for Sturgeon County residents, aggregate operators, and the municipality to communicate, gather information, and discuss concerns. If Sturgeon County required the development of this kind of enhanced communication process by industry, would you access it to raise your awareness on information updates, relationship building and problem solving?



12. Do you have any suggestions that might help an improved communications process and portal be most successful?

Transparency	7	Industry does what they want	1
Email	5	Website search function poor	1
Easy access to information	5	Want historic levy/tax information	1
In person engagement	5	Localized issues, website not needed	1
Notification of updates	4	Previous issues with Sil	1
Timely responses to questions/listen to community	4	Property values	1
Information prior to an approval/early communication	2	Confidential information sharing	1
Website development/updates	2	RERR poorly advertised	1
Timelines (completion)	2	No updates received yet	1
Social media	2	Easy to understand	1
Industry-led engagement	2	Survey not user friendly	1
Buy outs	1	Councillor communication	1
Regular updates	1	Satisfied with current communications	1
Extract away from people	1	Continue to follow-up with unresponsive stakeholders	1
Phone app	1	Bylaws should be objective	1
Door to door communication	1	Annual engagement	1
Use current practices	1	Various locations/times for engagement	1
Mailings	1	Want 'maybe' responses in survey	1
Current/timely information	1	Good neighbours	1
Industry responses/accountability important	1	Temporary signs with contact information	1
Newspaper updates	1	Enforcement	1
Focus groups	1		

13. Do you have any suggestions that might help an improved communications process and portal be most successful?

Transparency of the decision making process	Preferred (3 score)
Ability to receive timely and open information relating to the decision that is being made	Second preference (2.5 score)
Ability to appeal the decision	Third preference (2.2 score)
Ability to present to the decision making process publicly	Last preference (2 score)

14. The list below reviews common items that performance standards address.

- Traffic Safety & Road Maintenance
- Dust creation and suppression
- Air quality
- Noise
- Visual impacts
- Water impacts

Reviewing the above list of performance standard categories, are there other items that could affect residents' quality of life that you would like to raise and learn if Sturgeon County has the jurisdiction to regulate them? If so, please list them below.

Property value (assessments)	12	Performance standards make appeals difficult	1
Traffic impacts (volume, road maintenance, delays, safety, debris)	12	Erosion	1
Animal health (wildlife, livestock)	7	Biophysical	1
Environmental impacts (incl. wetlands, loss of vegetation)	7	Respond to stakeholders	1
Water quality	5	Hazardous material storage	1
Noise	4	Home security	1
All of the above	4	Privacy	1
Quality of life	4	Use rail	1
Air quality/dust	4	Operational training to understand cost control	1
Hours of operation	3	Mandatory reclamation	1
Timelines (completion)	2	Visual impacts	1
Enforcement	2	Human health	1
Driver behaviour	2	Enforce all regulations (provincial too)	1
Setbacks are important	2	Completion timelines	1
No new permits until reclamation of open pits	2	Speed limits	1
Reclamation important	2	Transparency	1
River impacts	2	Road allowance a concern	1
Communicate infractions	1	Communicate community benefit	1
		Light pollution	1
		Setbacks for farms	1
		Compensation to those affected	1

15. Employing performance standards that may be used to regulate traffic safety and road maintenance may include the following:

- Requiring a Traffic Impact Assessment (TIA) to determine appropriate rules for the site upon application
- Planning and designation in advance of coordinated truck routes to use appropriate roads that impact residents less
- Providing for designated pedestrian crossings
- Monitoring the loading and prohibiting the overloading of trucks
- Requiring the registration of trucks with the provincial truck registry for ease of reporting where required
- Designating reporting programs to monitor compliance with performance standards
- **Designating enforcement to monitor compliance with performance standards**

How well do you think these methods and performance standards may mitigate traffic and road maintenance concerns?

Very well	23%
Somewhat well	39%
Neutral/Unsure	19%
Not very well	14%
Not well at all	5%

16. Are there any standards in this category that you would add, remove, or change?

Enforcement important	17	Pedestrian crossings needed	1
Monitoring important	4	Prohibit j brakes	1
Hours of operation to improve quality of life	3	Avoid retarder brakes	1
Industry-funded road upgrades	3	Truck registry should be mandatory	1
Improved roads needed	3	Defined haul routes	1
Cover loads/debris is a concern	3	Stop extraction	1
Windshield repair fund	2	Truck inspections needed to determine if road-safe	1
Don't trust industry	2	Reduce travel distance	1
No pedestrian crossings should be allowed	2	Regulations fine as is	1
Increase/protect setbacks	2	Ensure safe bus routes	1
Respond to concerns	1	TIA's should be required	1
Alternative haul routes needed	1	Driver behaviour is an issue	1
Provincially regulations already	1	Animal health is important	1
No reporting programs, people take advantage	1	No TIA	1
		General safety concerns	1
		Want accurate traffic counts	1

17. Performance standards that may be used to regulate air quality and dust suppression may include:

- Requiring an Air Quality Assessment (AQA) to determine appropriate rules for the site upon application
- Requiring that heavily used driveways within the site are located away from dust sensitive land uses
- Requiring that access routes are treated with dust suppressant, water, oil, or paving to reduce dust
- Setting specific speed limits
- Requiring that crushers be enclosed
- Requiring that truck loads are covered with tarps
- Requiring water spray at gravel transfer points
- Requiring the “piping” of minerals (where appropriate and feasible)
- Seeding of berms and stockpiles to prevent dust
- Requiring perimeter vegetation to be retained/established
- Limiting the area of active extraction areas open at any one time by performing progressive reclamation
- Requiring progressive reclamation, which occurs throughout the lifespan of the pit
- Designating air quality monitoring and reporting programs to monitor compliance with specified performance standards
- Designating enforcement to monitor compliance with specified performance standards.

How well do you think these methods and performance standards may mitigate air quality and dust suppression concerns?

Very well	29%
Somewhat well	41%
Neutral/Unsure	12%
Not very well	10%
Not well at all	8%

18. Are there any standards in this category that you would add, remove, or change?

Enforcement important	9	Enclose crushers	1
Provincially regulated already	4	800m setbacks	1
Monitoring important	4	Silica concerns	1
Nothing will be effective/don't trust industry	3	Transparency wanted	1
Dust control needed/air quality a concern	3	Stockpiles unsafe	1
Too many regulations and mitigations already/can be costly	3	Berms should be required	1
Road improvements needed	2	Watering does not work to prevent dust	1
All of the above	2	Driver behaviour is a concern	1
Protect vegetation/environmental concerns	2	Improve reclamation requirements	1
Increase/protect setbacks	2	Property values are a concern	1
Previous issues with Sil	2	Protect quality of life	1
Wind barriers needed	2	Visual impacts are a concern	1
Extract away from people	2	Human health a concern	1
Topsoil conservation	1	Water quality is a concern	1
Traffic congestion is a concern	1	Animal health a concern	1
Hours of operation to preserve quality of life	1	Setbacks for farms needed	1
		Performance standard indicators needed	1
		Industry-funded road improvements	1

19. Performance standards that may be used to regulate noise may include the following:

- Requiring a Noise Impact Assessment (NIA) to determine appropriate rules for the site upon application
- Requiring that crushers and other processing activities be located away from adjacent sound sensitive activities
- Requiring that crushers and other processing activities be located at the bottom of the pit, where the pit walls will reduce noise
- Requiring the replacement of back up beepers, and upgrading with low frequency or strobes where possible
- Adhering to set hours of operation
- Setting appropriate noise limits (in decibels) to be measured at specific points
- Requiring the use of upgraded mufflers on plant equipment and haul trucks
- Designating reporting programs to monitor compliance with specified performance standards
- Designating enforcement to monitor compliance with specified performance standards.

How well do you think these methods and performance standards may mitigate noise concerns?

Very well	32%
Somewhat well	34%
Neutral/Unsure	16%
Not very well	12%
Not well at all	6%

20. Are there any standards in this category that you would add, remove, or change?

Enforcement important	10	Regular equipment maintenance	1
Noise control needed/80db max/when dumping	5	Clearer language in regulations needed	1
Hours of operation to protect quality of life	4	Wildlife impact concerns	1
Monitoring important	4	Make regulations achievable	1
No back up beepers	3	800m setback from farms	1
All of the above	2	Compensation to those impacted	1
Nothing will be effective/don't trust industry	2	Preserve quality of life	1
Provincially regulated already	2	Previous issues with Sil	1
Setbacks are important	2	Vegetated buffers wanted	1
Extract away from people	2	Upgraded mufflers	1
Much of this list is already in regulation	2	County needs more decisive language	1
No jake brakes	1	Bias survey	1
		Increase stringency near residences	1
		Evaluate on case by case basis	1
		Follow Federal regulations where possible	1

21. Performance standards that may be used to regulate visual impacts may include the following:

- Requiring a Visual Impact Assessment (VIA) to determine appropriate rules for the site upon application
- Requiring a landscaping plan or landscaping management plan
- Requiring specific landscaping and berming at the perimeter of the property and along public road frontages
- Requiring that crushers and other processing activities be located at the bottom of the pit, to reduce view to the public or neighbouring residences
- Designating reporting programs to monitor compliance with specified performance standards
- Designating enforcement to monitor compliance with specified performance standards

How well do you think these methods and performance standards may mitigate visual impact concerns?

Very well	25%
Somewhat well	35%
Neutral/Unsure	17%
Not very well	15%
Not well at all	8%

22. Are there any standards in this category that you would add, remove, or change?

Enforcement important	7	Protect water bodies	1
There are impacts no matter what	4	Reclamation unproven to protect soil	1
Light pollution is a concern	4	Water destroys roads	1
Landscaping/vegetation important	3	Road impact concerns	1
Engagement is important	3	Process at base of pit	1
Reclamation important/no new pits until reclamation complete	3	Wash haul routes to prevent dust	1
Extract away from people	2	Questions about who regulates	1
Depends on deposit	2	More regulations needed	1
County needs more decisive language	2	Bias survey	1
No more extraction	2	Performance standards eliminate need for mitigations	1
All of the above	2	Processing can't occur at base of pit	1
Property values are a concern	2	Compensation to those affected	1
Already provincially regulated	1	More information needed	1
Monitoring important	1	Maintain berms	1

23. Performance standards that may be used to regulate water impacts may include:

- Requiring a Hydrogeological Impact Assessment to determine appropriate rules for the site upon application. Requiring a groundwater monitoring plan
- Designating reporting programs to monitor compliance with specified performance standards.

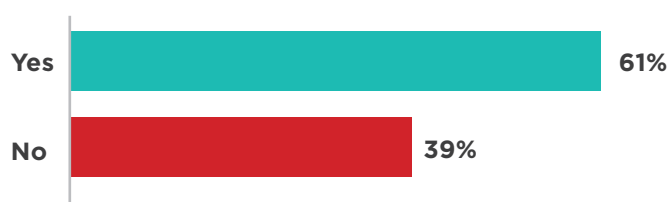
How well do you think these methods and performance standards may mitigate traffic and road maintenance concerns?

Very well	25%
Somewhat well	33%
Neutral/Unsure	15%
Not very well	18%
Not well at all	9%

24. Are there any standards in this category that you would add, remove, or change?

Monitoring and testing important/third party	9	Stormwater management important	1
Already provincially regulated	7	Management of pit water important	1
Confused by survey language	5	Wetlands should not be a permitted end use	1
Industry-funded well repairs/compensation	5	Unsatisfied with current regulations	1
Enforcement important	3	Reclamation not proven to fix issues	1
Studies inform impacts /mitigations at outset	3	County needs more decisive language	1
Transparency important	3	Avoid waterbodies	1
Never use ground water	2	Contain contaminated water	1
Concerned about well water impacts/ more info needed	3	Questions about who pays for mitigations	1
Cease operations immediately if there is an incident	1	No more extraction	1
		Economy effects operator follow-through	1
		Provide mitigation funding at outset	1
		Highest operational standards possible	1

25. Reclamation” is the process of completing extraction and returning the land to a functional state. The land may be returned to its naturalized state (i.e. often farm land), or it may be developed into a different use (a community amenity area, a residential development, etc.) The end use of the land following reclamation depends on many factors, including provincial approvals, municipal development plans, and land ownership. Are you aware of the potential land reclamation options and requirements related to sand and gravel (aggregate) operations, once all aggregate has been extracted from an area?

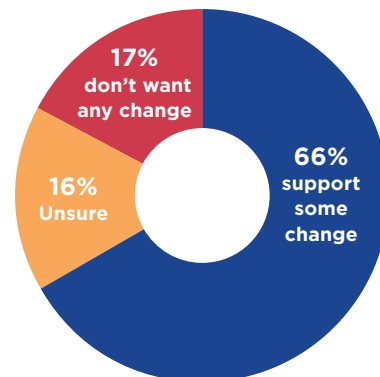


26. As outlined above, reclamation may result in varying land uses, including natural state (i.e. agricultural or natural land), community amenity spaces or residential development. Which of the following options do you most prefer for the reclamation of extraction sites?

Returning the land to its natural state	84%
Community amenity spaces	9%
Residential development	2%
Commercial development	5%

27. Are you open to enhancing Sturgeon County's regulatory framework for resource extraction, including revisions to setbacks and performance standards, versus continuing the current approach?

Yes, I believe a different approach that seeks a balance between economic, social, environmental, and health factors, and reflects best practices in other municipalities should be considered.	22%
Yes, I believe a different approach that places more emphasis on economic growth but may limit quality of life factors should be considered.	14%
Yes, I believe a different approach that places more emphasis on quality of life factors but may further limit economic potential should also be considered.	30%
Maybe. I need more information that what has been provided.	16%
No. I do not support any changes to the current regulatory framework in Sturgeon County and I do not want to respond to upcoming questions on potential options.	17%



28. AMENDMENT OPTION 1 – Stringent Performance Standards & Setbacks Fixed at Regional Low Point. This amendment proposes a performance-standards approach to regulation along with reduced, fixed setbacks that align with lower regional averages (100m for extraction and 300m for processing). Approval and oversight of aggregate operations would be based on strict performance standards, ongoing monitoring, and enforcement. This amendment is designed to position Sturgeon County to be more economically competitive and environmentally sustainable. In your opinion, do the amendments in option 1 meet your economic, social, health and environmental expectations?

Very well	26%
Okay	10%
Not sure	8%
Not well	19%
Very poorly	37%

29. AMENDMENT OPTION 2 – Moderate Performance Standards, with Setbacks Fixed at Regional Average.

This amendment option is a blend of new performance standards and setbacks that are fixed to be in line with other similar municipalities. Approval and oversight of aggregate operations would be based on moderate performance standards, ongoing monitoring, and enforcement. These regulations would be supplemented by setbacks of 300m for both extraction and processing. This amendment is meant to balance economic competitiveness with more average setback distances. In your opinion, do the amendments in option 2 meet your economic, social, health and environmental expectations?

Very well	5%
Okay	26%
Not sure	8%
Not well	28%
Very poorly	33%

30. AMENDMENT OPTION 3 – Minimal Performance Standards, with Setbacks fixed at Regional Highest (Similar to Current Regulations in Sturgeon County)

This amendment utilizes significant 'buffer zones'-type setbacks in lieu of performance standards. In this option, setbacks are fixed and align with some of the highest found in the region (400m setbacks for extraction and 800m setbacks for processing). This amendment is the most like the current regulations (noting that the status quo may discourage further resource extraction and economic competitiveness in Sturgeon County). In your opinion, do the amendments in option 3 meet your economic, social, health and environmental expectations?

Very well	11%
Okay	33%
Not sure	13%
Not well	21%
Very poorly	22%

31. AMENDMENT OPTION 4 – Science Based Performance Standards and Setbacks

This amendment involves a science-based approach, where performance standards and setbacks are applied on a case-by-case basis. Each site-by-site setback and performance standards would be based on the contents of technical, scientific reports prepared and assessed by qualified professionals. Performance standards and ongoing monitoring and enforcement would be a crucial part of the development process. It is felt that this amendment could enhance economic competitiveness and balance health, social, and environmental considerations in all applications. In your opinion, do the amendments in option 4 meet your economic, social, health and environmental expectations?

Very well	25%
Okay	25%
Not sure	19%
Not well	14%
Very poorly	17%

32. Amendment Options: Each of the four different amendment options above achieves a different balance of economic, health, social, and environmental outcomes. Of the four different amendment options described, which do you think best meets your economic, health, social, and environmental needs?

Option 1: Stringent Performance Standards with Low Fixed Setbacks	26%
Option 2: Moderate Performance Standards with Average Fixed Setbacks	11%
Option 3: Minimal Performance Standards with High Fixed Setbacks (similar to current Sturgeon County regulations)	30%
Option 4: Science Based Performance Standards and Setbacks	33%



33. Do you have ideas that could enhance any of the above four options?

Prefer performance standards/science-based/with minimum setbacks	6	Water impacts are a concern	1
Engagement important	4	Bias survey	1
People before profit/human health important/quality of life	3	Balance perspectives	1
Setbacks are important	3	Provide certainty for all	1
Case by case basis	3	Option 2 too lax	1
Monitoring important	3	Questions about accountability (option 4)	1
Do not raise taxes/decrease taxes	3	Province has jurisdiction over Municipality	1
Prefer 800/800+m setback/increase setbacks	3	Less red tape for small operations	1
Extract away from people	2	Option 3 already includes Provincial standards	1
If too flexible, will create appeals/limit appeals	2	Advisory committee for approvals	1
Property value protection plans	2	More flexibility for landowners with resources	1
Option 3 should be more stringent	2	Compensation for loss of resources due to setbacks	1
Pro-development	2	Regulations already stringent	1
Vegetated buffers	2	Wildlife protection	1
Compensation for impacts	2	Higher berms	1
Prefer rail to haul trucks	1	Average setback preferred	1
400m setback for all	1	Setback from river	1
Negotiate for relaxations	1	Stockpile outside of berms – more extraction	1
Buy outs	1	Quick extraction	1
Trial run Performance Standards approach	1	Do not change current system	1
Skeptical of revenue projections (option 1)	1	Enforcement important	1
Setbacks for farms	1		

34. Is there a different option for regulating aggregate operations in Sturgeon County that has not been outlined above that you would suggest?

Prefer performance standards approach/ with fixed setbacks	5
People over profit	2
Engagement is important	2
Compensation to those impacted	2
Good as is	2
Resident approval required/focus groups	2
Monitoring is important	1
Buy outs	1
Multi-zoning	1
Skeptical of revenue projections	1
Extract away from people	1
400m setbacks	1
Negotiate relaxations	1
Find efficiencies first before bylaw change	1
Update mapping	1
Increase setbacks	1
Make small, impactful changes	1
Designate extraction areas	1
Setbacks to farms	1
MGA requirements - questions	1
Why extract all supply - plan appropriately	1
Road improvements needed	1

Timelines (reclamation)	1
Prefer option 1	1
Heavy industrial zoning for aggregate	1
Extract away from people	1
Province already regulates	1
Transparency	1
Copy Lamony County	1
Want jobs	1
Don't raise taxes	1
Pro development	1
Hours of operation	1
Setbacks for processing	1
Compensation for loss of development due to setbacks	1
Property values a concern	1
Create a blended fifth option	1
Limit number of pits	1
Make option 4 more stringent	1
Enforcement	1
Prefer option 3	1
Back up beepers are a nuisance	1
Case by case basis	1
Setbacks good as is	1

35. The information and questions presented in this survey were clear and easy to understand.

Strongly agree	25%
Somewhat agree	56%
Unsure	1%
Disagree	13%
Strongly disagree	5%

36. I was able to locate and participate, if desired, in the several public engagement opportunities offered to me through this Resource Extraction Regulatory Review.

Strongly agree	26%
Somewhat agree	47%
Unsure	13%
Disagree	12%
Strongly disagree	2%

37. Following your review of the background information, potential bylaw amendment options, and this survey, do you have any remaining questions or comments about the Resource Extraction Regulatory Review?

Survey is bias to industry	8	Don't support performance standards approach	1
Quality of life is important	4	Increased hauling is a concern	1
Traffic/road impacts are a concern	3	The County should have been regulating better	1
Improve communications for this project (no email updates yet, maps, graphic comparison)	3	Don't feel heard	1
Improve engagement/wait for Covid to pass	3	Stressed from opposing aggregate	1
Continue project, despite Covid-19	2	County needs to use more decisive language	1
Dust/air quality concerns	2	End use should create community benefit	1
Noise concerns	2	Eastern part of County more affected	1
Setbacks for farmers	2	Protect rivers	1
Setbacks for businesses	2	Residents suffer, County benefits	1
Compensation to those affected	2	Timing of project decision?	1
Agriculture should be the priority	2	All options required under MGA	1
Transparency on levy spending	2	Driver behaviour is a concern	1
Pro development, need tax revenue and jobs	2	Enforcement important	1
No more extraction	2	Want to be bought out	1
Many regulations already required by provincial government	2	Privacy is important	1
Don't trust the County	2	One house can stop development, concerning	1
Balance perspectives	2	Water quantity is a concern	1
People before profit	2	Questions about impact of feedback	1
Maintain setbacks/more stringent	2	More information needed	1
Questions about accountability to resident concerns	1	Don't increase taxes	1
Update mapping	1	Increase levy costs	1
Visual impacts are a concern	1	Property values are a concern	1
Pay more taxes instead	1	Reclaim pits before approving new ones	1
		Previous issues with Sil	1
		Monitoring important	1

5.0

NEXT STEPS

Following a careful review of the summary of feedback collected during Engagement Phase Two, as well as the feedback collected during Engagement Phase One, the aggregate extraction and processing best management practices report, and the summary of land use planning practices in twenty (20) municipalities, recommendations will be developed for Council consideration in 2021.

A report to County Council with final recommendations will be prepared and will be made available to the public. Residents will have further opportunities to engage with Council on recommendations if they are accepted.





WHAT WE HEARD REPORT

ENGAGEMENT PHASE 2

RESOURCE EXTRACTION
REGULATORY REVIEW PROJECT



December 2020



b&a