



Development Permit

Permit No.:	305305-16-D0234
Tax Roll No.:	4415001
Application Date:	Jul 28, 2016
Issued Date:	Sep 27, 2016
Expiry Date:	Sep 27, 2021

Applicant

Name: Inland Aggregates
A Division of Lehigh Hanson Materials Ltd.
Address: 15015 - 123 Avenue
Edmonton, ALBERTA
T5V 1J7
Phone: (780)423-6312
Cell:
Fax:

Owner

Name: Inland Aggregates
A Division of Lehigh Hanson Materials Ltd.
Address: 15015 - 123 Avenue
Edmonton, ALBERTA
T5V 1J7
Phone: (780)423-6312
Cell:
Fax:

Property Description

Legal Land Description: NW 27-54-27-W4, Pt SE 28-54-27-W4, SE 27-54-27-W4

Land Use Description: Specific - Development Control

Rural Address:

Description of Work

Sand and Gravel Mining Operations and Secondary Processing- QEA Chapter IV Zone 4

Fees

Commercial, Industrial, Institutional

\$0.00

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

Permit Conditions

1. That the applicant shall comply with the plan as submitted by Aspen Land Group dated March 2016 except where amended by the conditions of approval.
2. That the hours and days of operation shall be as follows:

Stripping Operations	24 hours/day - 7 days/week
Sand and Gravel Extraction	24 hours/day - 7 days/week
Gravel Crushing and Screening	24 hours/day - 7 days/week
Gravel Trapping	24 hours/day - 7 days/week
Reclamation Activities	24 hours/day - 7 days/week
3. 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 the applicant shall ensure that in the event of an unacceptable draw-down of an adjacent well, all pumping operations shall cease, the cause of the draw-down is to be determined and an alternate water supply is to be provided to the affected party(ies). The Groundwater Monitoring Program is administered by Sturgeon County.
5. That surface diversion berms shall be constructed adjacent to the CN rail line to prevent the run of contaminants to the pit where the gravel is being extracted. This measure will protect the aquifer from activities other than gravel extraction operations.
6. That the applicant provides documentary evidence of any Proximity Agreements entered into with CN to Sturgeon County.
7. That the applicant provides documentary evidence of all Provincially mandated approvals to Sturgeon County.
8. That the applicant submits to Sturgeon County and Alberta Environment and Parks, an updated reclamation plan that provides documentary evidence that 75% of Zone 2 is reclaimed and seeded prior to proceeding with extraction in Zone 4. It is agreed that a 1.64ha portion of Zone 2 will now be considered as part of Zone 4 as per Drawing No. 5-13.
9. 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 a Reclamation Certificate has been issued by Alberta Environment. A copy of such Certificate is to be provided to the County.
10. 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.
11. That the applicant shall comply with the revised haul route outlined in the report submitted by Aspen Land Group dated March 2016 Drawing no. 5-13 as approved by Sturgeon County. The applicant is to enter into a road use agreement for the use of Range Road 544A and Range Road 544, to the satisfaction of Sturgeon County, Transportation Services. Any revision or amendment to the proposed haul route will nullify this approval and a new development permit and new road use agreement will be required.
12. That the applicant shall submit to Sturgeon County, a copy of the Road Allowance Aggregates Royalty Agreement if obtained by Alberta Transportation or the Crown for the mining of the common property boundaries and the undeveloped road allowance known as Range Road 273. If agreements are not obtained, the applicant shall maintain a 3m setback from all common property boundaries.
13. That the applicant shall follow the emergency response plan as indicated in the report submitted by Aspen Land Group dated July 12th, 2012, as approved by Sturgeon County.
14. That sand and gravel operations must be located a minimum of 400m from any residence. Written permission from the individual landowners stating that they have agreed with a lesser setback must be submitted to Sturgeon County.
15. That, if in the process of development, areas require leveling, filling or grading, the topsoil shall be removed before work commences, stockpiled and replaced following the completion of the work.
16. That there shall be no sale of overburden without the appropriate approvals from Sturgeon County.
17. That all disturbances related to the operation shall be confined strictly to the area designated for gravel extraction.
18. That all existing strands of trees and shrubbery outside the development area shall be retained for sound attenuation.
19. That the applicant shall keep the area in a clean and tidy condition, free from rubbish and non-aggregate debris.
20. That access routes into the excavation areas shall be located away from residential areas.
21. That the applicant shall locate appropriate traffic and safety signage on and about the subject site and road accesses.

22. The applicant is to post signage on the quarter section(s) or general area in which extraction is occurring or is expected to occur within the next 5 years or less. The sign shall identify the following:
- (a) the purpose for which the lands are to be used;
 - (b) the approximate time over which extraction of the lands will take place; and
 - (c) the location where additional information may be obtained.
23. That the applicant complies with the Community Aggregate Payment Levy Bylaw 1078/06.
24. That the applicant submits a revised performance bond in the amount of \$200,000 securing to and in favor of Sturgeon the adequate and complete observance and performance of the terms and conditions hereof by the Developer, its employees, servants, agents and others acting for and on its behalf. The revision shall state the new permit number and time frame.

Advisory Notes:

1. The permit issued is valid for the specified time period as indicated by the permit expiry date. It is the applicants' responsibility to seek renewal of the development permit prior to the expiry of the time period for which the initial permit was issued. The renewal request will be based on the merits of the application. Development permits for the purpose of sand and gravel extraction will have an expiry date of up to 5 years.
2. Sand and Gravel Extraction (Primary Processing) is defined as the removal of sand and gravel resources from an excavation, not including any crushing, washing and sorting.
3. Sand and Gravel Extraction (Secondary Processing) is defined as activities following the removal of sand and gravel resources from an excavation to prepare it for market, including but not limited to crushing, washing and sorting.
4. A separate development permit will be required for any expansion of the pit boundaries.
5. 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.
6. Please contact Alberta 1 Call, for pipeline locates, at 1-800-242-3447 at least two days prior to commencement of excavation.
7. 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
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

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 .2