

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY**COMMENTS**

School AuthorityCalgary Catholic
School District

No comments.

Province of AlbertaAlberta Ministry of
Environment and
Protected Areas

No response received

Alberta
Transportation

No concerns (not within jurisdiction)

Alberta Culture and
Community Spirit
(Historical Resources)No objection. The applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with gravel pit operations by submitting a Historic Resources Application through Alberta Culture's Online Permitting and Clearance (OPaC) system – www.opac.alberta.caEnergy Resources
Conservation Board

No response received

Alberta Health
Services

No response received

Public Utility

ATCO Gas

No comments.

ATCO Pipelines

No comments.

AltaLink
Management

No response received

FortisAlberta

No comments.

TELUS
Communications

No objection.

TransAlta
Utilities Ltd.

No response received

***Other External
Agencies***

EnCana Corporation

No response received

AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No comments.
GIS Services	No response received
Building Services	No response received
Fire Services & Emergency Management	No comments.
Capital and Engineering Services	<p data-bbox="488 638 607 663">General:</p> <ul data-bbox="537 695 1511 1908" style="list-style-type: none"> <li data-bbox="537 695 1511 789">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <li data-bbox="537 800 1511 915">• As the application is for aggregate mining, prior to issuance of future DP, the applicant is to provide payment of the Community Aggregate Payment Levy in accordance with Bylaw C-7748-2018, as amended, in the amount of \$0.40 per ton of aggregate extracted and removed. <li data-bbox="537 926 1511 1020">• As a permanent condition of the future DP, the applicant will be required to provide the County with the EPEA registration for the proposed pit. <li data-bbox="537 1031 1511 1125">• The applicant provided a conceptual reclamation plan and phasing plan showing side slopes, extraction area, phasing and proposed topsoil, subsoil, and overburden stockpile area. <li data-bbox="537 1136 1511 1251">• Prior to issuance of future DP, the applicant may be required to provide a detailed reclamation plan for the Phase I area in accordance with the MSDP – Policy 2.3 and the requirements under the Code of Practice for Gravel Pits published by AEP. <li data-bbox="537 1262 1511 1377">• Prior to issuance of future DP, the applicant is required to provide a comprehensive landscaping plan, prepared by a qualified Landscape Architect, for the Phase I area showing the landscaping elements that are to be incorporated into the berm, setback and entrance areas. <li data-bbox="537 1388 1511 1692">• The applicant provided a Dust Control and Mitigation Plan, prepared by Millennium EMS Solutions Ltd., dated November 9, 2021. As per the Dust Control and Mitigation Plan, it is expected that the main sources of dust will be from the extraction of aggregate and hauling of aggregate to the crushing site (an adjacent operation). Through the use of industry best practices for erosion and dust control/mitigation, the proposed operation will have minimal impacts on local air quality. The report provided various dust control measures for the Olsen Pit to control and mitigate the impacts of dust. <li data-bbox="537 1703 1511 1818">• As a permanent condition of future DP, the applicant shall follow the recommendation of updated Dust Control and Mitigation Plan and the site operation shall not exceed Alberta Ambient Air Quality objectives beyond the subject lands. <li data-bbox="537 1829 1511 1908">• The applicant provided an Environmental Noise Impact Assessment, prepared by Acoustical Consultants Inc., dated May 07, 2021. The

AGENCY	COMMENTS
	<p>acoustic Assessment was done to conduct an environmental noise impact assessment for the proposed Olsen Pit. The assessment of predicted sound levels from various stages such overburden removal, mining and reclamation concluded that the Olsen Pit operations should not exceed 35 dba at the modeled residential receptor locations. The applicant shall implement the noise mitigation measures as proposed in the section 3.5 of MSDP.</p> <p>Geotechnical:</p> <ul style="list-style-type: none">• As per the MSDP, the mining of the aggregate resources will be extracted to a maximum of 1.0m above the maximum level of the groundwater table.• Prior to Issuance of Future DP, the applicant shall provide ground and surface water hydrological analysis, prepared by a qualified professional to provide a description of baseline hydrogeological conditions in the vicinity of the proposed Olsen McNair gravel pit and review the potential impacts of the development on groundwater quality and quantity.• Prior to issuance of future DP, the applicant will provide a groundwater measurement program for the proposed gravel pit and groundwater readings at the boundaries of the Phase I area to ensure gravel extraction activities remain a minimum of 1.0m above the recorded groundwater reading.• As a permanent condition of the future DP, the applicant is required to implement a groundwater measurement program to ensure mining activities remain a minimum of 1.0 m above the recorded groundwater levels at all times. The applicant will be required to keep a log to record the readings and be able to provide the County with the log upon request and include the log in the Annual Operations Report. <p>Transportation:</p> <ul style="list-style-type: none">• Access to the site will be via Range Road 264.• The applicant provided a Transportation Impact Memo, prepared by Boots Engineering, dated June 2023. Based upon the size of the proposed gravel pit, life span and anticipated daily trucking requirements no improvements are required for the intersection of Range Road 264 and Highway 72 and the intersection of Range Road 264 and Township Road 274 due to development generated traffic. There are no significant impacts to the transportation network in the long term due to the proposed Olsen Pit.• Prior to issuance of future DP, the applicant shall upgrade the existing paved approach off Range Road 264 to industrial/commercial standards as per County's servicing standards.• Prior to issuance of future DP, the applicant will be required to provide payment of the Transportation Offsite Levy, in accordance with the current levy at time of DP, for the total gross acreage of the gravel pit and areas associated with gravel extraction activities. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none">• No information is provided.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Per Policy 449 and Section 507.2 of the County Servicing Standards, sewage holding tanks are recommended for Industrial, Commercial, and Institutional (IC&I) lands. • Engineering has no concerns at this time. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • No information is provided. • The County recommends the use of a cistern (recommended for industrial, commercial and institutional applications). If a cistern is proposed, confirm the water is trucked in, not sourced from a well. • Engineering has no concerns at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As per the MSDP, the disturbance from the proposed pit is small in relation to the overall quarter section. As discussed, storm water will be left on-site to drain naturally. No discharge to adjacent rights-of-way will occur. • The applicant provided a Surface Water Hydrologic Analysis and Stormwater Management Plan, prepared by Osprey Engineering Inc., dated May 25, 2023. As per the Surface Water Hydrologic Analysis and Stormwater Management Plan, there will be no increase to surface runoff as the precipitation will be captured within the pit. Also, there are no users immediately downstream whose ability to draw water will be impacted. The impacts on surface water are expected to be minimal and limited to the parcel itself. • Prior to Issuance of Future DP, the applicant will be required to provide an Erosion & Sedimentation Control Plan (ESC) prepared by a qualified professional, providing the ESC measures to be implemented onsite during the operation of the pit in accordance with the MSDP and the requirements of the County Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> • The applicant provided a Biophysical Impact Assessment (BIA) and BIA Addendum report prepared by Omnia Ecological Services, dated December 21, 2018, and August 19, 2019. • As per the BIA, the majority of the property is comprised of disturbed vegetation cover types with low native integrity. Further disturbance of these lands is unlikely to result in a significant negative effect on wildlife or vegetation cover in the property. Land areas with high levels of ecological significance at the habitat/local level do not occur within the property. Three Ephemeral wetlands were identified on the site. No wetlands will be disturbed until a Water Act Approval has been granted. Until a Water Act Approval is granted the proponent will maintain a minimum setback of 45 m from all wetlands on the property. • As per the BIA, the proposed activity is in an area identified as having historic resource concerns; therefore, approval under the Historic Resources Act is required prior to the initiation of any land surface disturbance activities. • Prior to issuance of future DP, the applicant will be required to obtain clearance under the Historical Resources Act prior to commencing with mining activities.

AGENCY	COMMENTS
Agriculture & Environment Services	<ul style="list-style-type: none"><li data-bbox="537 170 1507 260">• Prior to issuance of future DP, the applicant will be required to obtain all permits and approvals under the Water Act and public lands act for the loss of the wetlands due to the gravel extraction activities.<li data-bbox="537 268 1507 363">• As permanent condition of future DP, the aggregate development will align with all relevant municipal, provincial and federal legislation, regulations and policies.
No response received	

Circulation Period: February 10, 2023, to March 7, 2023.