

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No concerns.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No concerns.
Alberta Transportation and Economic Corridors	No comments.
Alberta Sustainable Development (Public Lands)	No concerns.
Alberta Culture and Community Spirit (Historical Resources)	<i>Historical Resources Act</i> approval must be obtained prior to proceeding with any land surface disturbance associated with gravel pit development by submitting a Historic Resources Application through Alberta Arts, Culture and Status of Women's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca .
Alberta Health Services	No response received.
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
TransAlta Utilities Ltd.	No response received.
Rockyview Gas Co-op Ltd.	No response received.

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<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No concerns.
Fire & Emergency Services	No concerns.
Building Services	No concerns.
Enforcement Services	<ul style="list-style-type: none"> • Compliance with the Noise Bylaw at all times. • Dust mitigation practices in place at all times both on site and on any adjacent roadways used by vehicles attending or leaving the site. • Outdoor lighting must comply with sections 228, 229, 230 and 231 of Land Use Bylaw • Noise levels to be internally monitored and available to the development authority on demand. • Hours and days of operation based on proximity to residences.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • The Applicant is proposing an MSDP and to redesignate a portion of NE-01-27-27-W04M totaling ± 15.34 hectares (± 37.9 acres) from Agricultural, General District (A-GEN) and Business, Agricultural District (B-ARG) to a Direct Control District (DC) to facilitate aggregate extraction. • This pit previously operated by RVC (Luft Pit) but has been inactive for over 40 years and has not been reclaimed. The Applicant is proposing to extract the remaining 360,000 tonnes of aggregate and reclaim the site upon completion of gravel mining operations. • As the application is for aggregate mining, as a condition 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. • As a condition of future DP, the applicant is required to provide a Construction Management Plan in accordance with the County Servicing Standards. • As a condition of future DP, the applicant will be required to provide a detailed reclamation plan for the Phase I area in accordance with the MSDP and the requirements under the Code of Practice for Gravel Pits published by AEP. The plan shall address: <ul style="list-style-type: none"> ○ the progressive reclamation of the pit in terms of operating and un-reclaimed areas compared to reclaimed areas to ensure a maximum open pit area of 40 acres at any given time; ○ the reclamation monitoring and maintenance plan to ensure the success of the reclamation activities; and ○ implementation of the recommendations of the slope stability assessment prepared in support of reclamation activities • As a condition of future DP, the applicant is required to provide a comprehensive landscaping plan, prepared by a qualified Landscape

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	<p>Architect, for the Phase I area showing the landscaping elements that are to be incorporated into the berm, setback and entrance areas.</p> <ul style="list-style-type: none"> • The Applicant submitted an Environmental Screening Report, prepared by SweetTech Engineering Consultants dated May 31, 2023. The report identifies controls and procedures designed to reduce impacts from noise and dust and concludes that further noise and air quality assessments are not warranted. • The MSDP includes policies to adhere to the recommendations of the SweetTech report. • 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 as requested. <p>Transportation:</p> <ul style="list-style-type: none"> • The planned access to the parcel is along Range Road 270 via the existing approach. Range Road 270 appears to be a low volume gravel road. • The applicant submitted a Transportation Impact Assessment, prepared by JCB Engineering Ltd. dated April 4, 2023. The study indicates that there would be a total of 40 daily trips generated by the gravel pit during regular day time operations. This results in an increase in traffic that is still well within the environmental capacity of Range Road 270. No additional analysis is required as the expected life of the gravel extraction operations is only 4 years. Therefore, no upgrades to County roadways are warranted. • As a condition of future DP, the applicant will be required to upgrade the site access to a commercial/industrial standard, in accordance with the County Servicing Standards. • As a condition 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. • Prior to the issuance of the future DP, the applicant is required to contact County Road Operations to enter into a Road Use Agreement for the gravel operations. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The applicant submitted a Geotechnical Report, prepared by SweetTech Engineering Consultants dated October 13, 2023. The report includes a hydrogeological assessment and concludes no negative impacts to the near surface groundwater table are anticipated. The report also includes recommendations for excavation and reclamation slope stability. • As a condition of future DP, the applicant will be required to provide a Geotechnical Assessment which provides slope stability recommendations for Phase I of the gravel pit. The assessment is to provide recommendations for slope design and setbacks in active pit areas as well as for final reclaimed conditions. • As a condition of future DP, the applicant will be required to submit a comprehensive groundwater monitoring plan. The plan shall include water level measurements on at least a monthly basis, and water quality testing at least annually, both using residential wells within or

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	<p>near to 800m radius (there are 4 wells to the north that this would apply to).</p> <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant will use portable sanitary facilities on site. The applicant's proposal is in accordance to policy 449 (use of sewage holding tanks for industrial, commercial and institutional lands). Engineering has no concerns with this proposition <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> No potable water servicing information was provided. Engineering recommends a use of cisterns and a trucked service for all industrial, commercial and institutional applications. Engineering have no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant submitted a Stormwater Management Plan, prepared by SweetTech Engineering Consultants dated May 30, 2023. The report indicates that there is no existing discharge from the pond since the underlying soils have high hydraulic conductivity. Surface runoff that collects in the existing pond either evaporates or infiltrates into the ground. During operations, will be directed towards and confined within the active site footprint created by the removal of sand and gravel. Runoff produced within the undisturbed areas of RRG will be allowed to flow overland, unimpeded to the existing water body in the low area at the northeast of the site. Upon completion of operations, the existing pond will be graded with 5:1 slopes, effectively expanding it. As a condition of future DP, the applicant may be required to provide a detailed stormwater management plan for the Phase I pit area, in accordance with the County Servicing Standards. As a condition 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 submitted an Environmental Screening Report, prepared by SweetTech Engineering Consultants dated May 31, 2023. The report is a desktop study and no field assessment was completed. The report concludes: <ul style="list-style-type: none"> Based on the lack of findings to support the potential for negative impacts to the Project and surrounding areas, as it relates to groundwater, soils, surface drainage, vegetation/rare plant species, wetlands/waterbodies, and wildlife/fisheries, combined with the recommendation of wildlife survey and, if required, monitoring for Burrowing Owls and Great Blue Heron, a biophysical impact assessment is not recommended at this time.

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Agriculture & Environment Services	<ul style="list-style-type: none">• 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. No response received.

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