



COUNCIL REPORT

Aggregate Development Performance Standards Policy C-711

Electoral Division: All

Project: 1011-175

Date:	June 18, 2025
Presenter:	Colt Maddock, Policy Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to present Council with the proposed Aggregate Development Performance Standards Council Policy, a component of the Aggregate Resource Plan (“ARP”) project. The development of the Aggregate Development Performance Standards (“the Performance Standards”) document and Council policy is in response to the recommendations provided by the ARP Stakeholder Advisory Committee, and in accordance with the subsequent ARP project terms of reference (“TOR”) approved by Council on October 8, 2024.

Aligning with Recommendation One of the ARP Stakeholder Advisory Committee Report, the intent of the Performance Standards is to establish thresholds for the externalities associated with aggregate development that site operators shall not exceed. The Performance Standards also outline specific submission requirements for future applications, including impact assessments, mitigation strategies, and ongoing monitoring plans.

In addition, aligning with Recommendation Five of the Committee Report, the Performance Standards establish minimum requirements for public engagement, with encouragement for proponents to exceed these minimums where possible. The document also recognizes the County’s potential need to engage third-party experts to review technical components of applications in cases where internal capacity is limited.

The intent of the Aggregate Development Performance Standards Policy is to therefore establish the Performance Standards as the minimum requirements for any new or expanding aggregate development applications and renewals of existing aggregate development applications. This will ensure a balanced approach between supporting the ongoing extraction of aggregate resources while safeguarding the quality of life for landowners near to active sites.

ADMINISTRATION’S RECOMMENDATION

THAT Council approve Policy C-711 (Aggregate Development Performance Standards) as presented in Attachment A.

BACKGROUND

In August 2023, Rocky View County (“the County”) established the ARP Stakeholder Advisory Committee to provide recommendations on aggregate management. The Committee included representatives from industry and residents to ensure a balanced perspective.

The Committee submitted their final report in spring 2024, which consisted of two parts: six consensus-based recommendations for Council consideration and a summary of key issues where consensus could not be reached. The County hosted public engagement events to gather feedback on the report’s recommendations. The six recommendations were:

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- Recommendation One:** That the County develop Performance Standards specific to aggregate development in the County.
- Recommendation Two:** That the County actively regulate aggregate operations through proactive site monitoring, timely expert review of submitted operating reports, and take appropriate enforcement action when necessary.
- Recommendation Three:** That the County develop updated Application Requirements specific to aggregate development applications in the County.
- Recommendation Four:** That the County develop a publicly accessible online platform dedicated to aggregate development within the County.
- Recommendation Five:** That the County define a mandatory stakeholder engagement process for all new aggregate applications and renewals.
- Recommendation Six:** That the County write an Aggregate Resource Plan with clear, accessible language.

On July 23, 2024, following a review of the ARP Stakeholder Advisory Committee's recommendations and public feedback, Council directed Administration to analyze the feasibility of implementing the consensus-based recommendations. The analysis was presented on October 8, 2024, alongside a revised TOR identifying next steps to move the project forward. The revised TOR was approved by Council and outlined that the project would consider five of the six recommendations, along with two items identified in the areas of non-consensus.

ANALYSIS

To meet Recommendation One, Administration has drafted the Performance Standards. The Performance Standards includes 17 sections with 14 sections dedicated to technical subject areas that applicants must consider as part of their aggregate development applications. An applicant for aggregate development shall be required to submit impact assessments, mitigation plans, and plans to establish monitoring programs, along with other requirements outlined in the document. A summary of the Performance Standards sections is available as Attachment B.

To meet Recommendation Five, Administration has included within the Performance Standards, the public engagement process that shall be conducted prior to an application being submitted and ongoing requirements throughout the operation of the site. Prior to an application submission, an applicant shall engage with landowners who may be impacted by the operation of the pit. The applicant is required to submit as part of their application, a summary detailing comments received during the pre-application engagement, along with an Engagement Strategy that outlines continued engagement with the community throughout the operation's lifespan.

The TOR also identified two areas of non-consensus to be explored through the project, one of which was the application review process. In response, Administration has included a provision in the Performance Standards allowing for third party review of technical submissions, where necessary. A third-party review may be initiated by the County when a large application and would be restricted to specific subject matters that the County does not have internal capacity or expertise to review.

The purpose of the *Aggregate Development Performance Standards Policy (C-711)* is to formally establish the Performance Standards as the minimum requirements for aggregate development within the County. While the Policy does not contain the Performance Standards in full, it serves as the mechanism by which these standards are adopted and enforced as the baseline criteria that all aggregate development proposals must meet.

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COMMUNICATIONS / ENGAGEMENT

The Aggregate Development Performance Standards were presented during the engagement stage of the project and where the Engagement Summary report was considered by Council on April 22, 2025.

IMPLICATIONS

Policy C-711 establishes the County's Performance Standards as the minimum requirements for aggregate development within the County.

Financial

There are no financial implications for Policy C-711 (Aggregate Development Performance Standards).

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Services with defined service levels	Policy C-711 defines the Aggregate Development Performance Standards as the minimum requirements for new and expanding aggregate development as well as renewal of development permits relating to aggregate development. Policy C-711 and the Aggregate Development Performance Standards are owned and amended by Planning.
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Citizens satisfied with the range of County services available/delivered	The development of the Performance Standards document is in response to the recommendations provided by the ARP Stakeholder Advisory Committee.
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Citizens satisfied with the public engagement opportunities provided by the County	Policy C-711 states that the most recent version of the County's Aggregate Development Performance Standards shall be published on the County's website.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	The Performance Standards are not static and will be subject to change as best practices for mining operations are realized.

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ALTERNATE DIRECTION

THAT Council refer Policy C-711 to Administration to complete any additional analysis or provide additional information, returning no later than July 17, 2025.

ATTACHMENTS

- Attachment A: Policy C-711 (Aggregate Development Performance Standards)
Attachment B: Summary of Aggregate Development Performance Standards

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer