

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	April 28, 2021	APPLICATION: PRDP20204084
FILE:	06836002	
SUBJECT:	Natural Resource Extraction / Processing / Discretionary use, with no Variances	

APPLICATION: Natural Resource Extraction/Processing, and sales (Phase 2).

GENERAL LOCATION: located approximately 1.61 km (1 mile) west of Hwy. 22 and on the south side of Hwy. 567.

LAND USE DESIGNATION: Special, Natural Resource District (S-NAT) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: This application is for the commencement of Natural Resource Extraction activities within Phase 2 of the Hillstone Aggregates development, which consists of 16.18 hectares (40.00 acres). The Master Site Development Plan (MSDP) for the subject lands, was amended and adopted by Council on February 23, 2021, specifically to address Phase 2 and future operations. Amendments included updates to policy regulations, technical submissions, and cumulative effects of the area.

Phase 2 is located in the central portion of the lands, south of the existing Phase 1. Upon the completion of extraction within Phase 1, the site office, crew shack, sanitary facilities and portable scale facility will be relocated to Phase 2 if required, to ensure appropriate and effective onsite logistics. The site is currently being accessed from an approach off Highway 567. As part of the Phase 2 application, this approach is to be reclaimed and a new Type II intersection is to be constructed at Highway 576 and Range Road 41, located at the northwest corner of the quarter section, providing access to the site.

With the development permit, the Applicant has submitted updated technical documents, to support Phase 2 operations and ensure compliance with the MSDP requirements and Joint Commitments of the area.

The subject site does have an ongoing active Compliance investigation, related to the subject Development Permit approval. Phase 2 mining operations did commence, with ~8.00 to ~10.00 acres being extracted without the proper Development Permit in place. The issuance of this permit will bring the site into compliance.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20204084 be approved with the conditions noted in Attachment 'A'.

Administration Resources

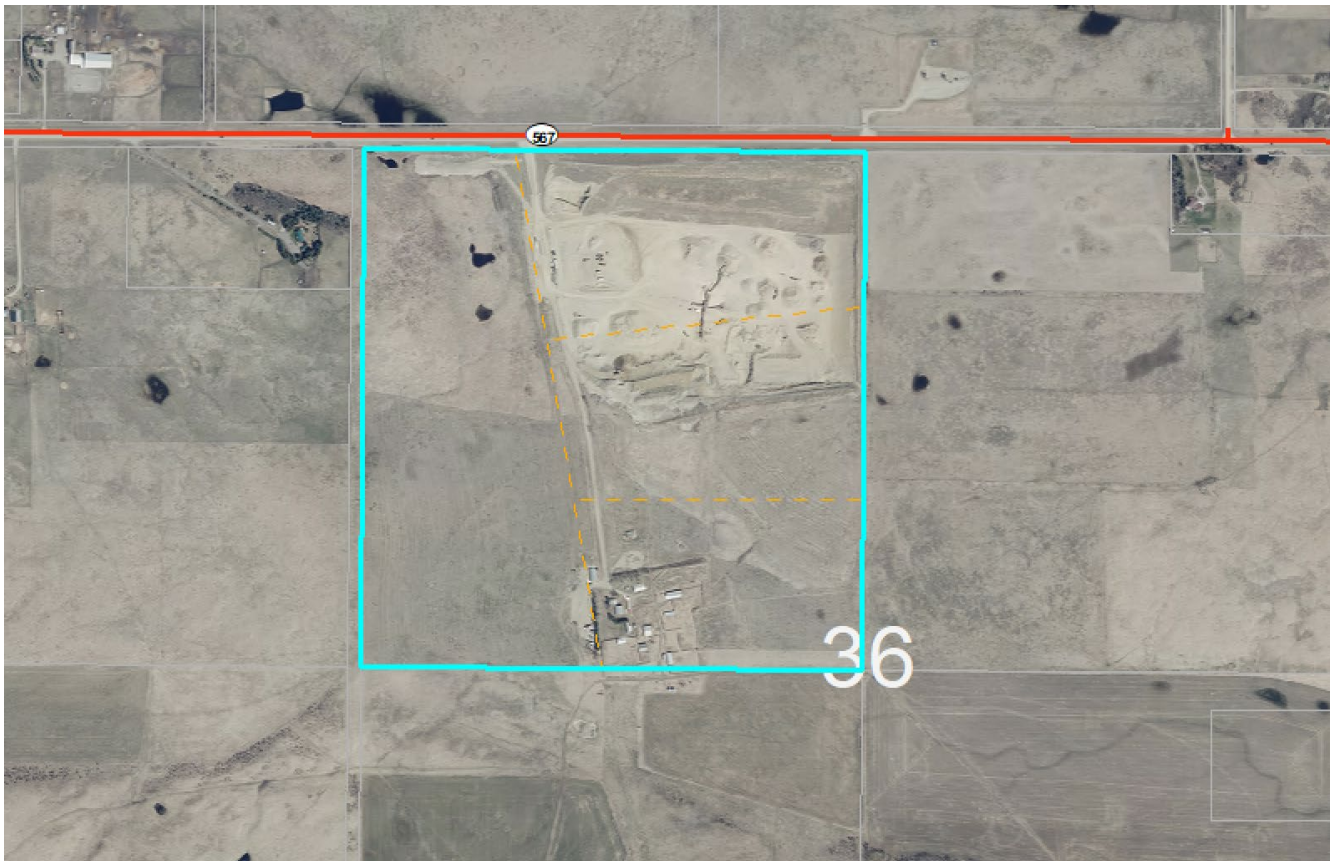
Jacqueline Targett, Planning and Development Services



Option #2: THAT Development Permit Application PRDP20204084 be refused for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land and poses a potential distraction to motorists.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the information and site plan submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Subdivision and Development Regulations;
- Land Use Bylaw C-8000-2020 [LUB];
- Master Site Development Plan: Hillstone Aggregates / NW-36-26-04-W5M;
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

Development Permit:

- DP Package 9 Dwgs. (site plan, signage, lighting, site conditions, grading plan, cross sections), dated December 2020;
- Activities Plan, as prepared by Sedulous Engineering Inc., dated March 2021;
- Cost Estimate for Intersection, as prepared by Sedulous Engineering Inc., dated March 2021;



- Reclamation Plan, as prepared by Sedulous Engineering Inc., dated March 2021;
- Landscape Plan, as prepared by Sedulous Engineering Inc., dated March 2021;
- Range Road 41 & Private Access Road: Grading plan, Geometry Plan, Painting & Signing Plan, Details, all prepared by Sedulous Engineering Inc., dated March, 2021;
- Site Specific Stormwater Implementation Plan (for Phase 2) + (Roads), prepared by Sedulous Engineering Inc., dated December 2019;
- Construction Management Plan, for Intersection Upgrade, as prepared by Sedulous Engineering Inc., dated March 2021;
- Erosion and Sediment Controls, as prepared by Sedulous Engineering Inc., dated March 2021;
- Contamination Report, as prepared by Quantum Place Developments, dated April 2021;
- Traffic Management Plan, as prepared by Quantum Place Developments, dated March 2021;

Master Site Development Plan:

- Air Quality Assessment prepared by Millennium EMS Solutions, dated January 2021;
- Transportation Impact Assessment prepared by Bunt & Associates, dated August 31, 2020;
- Intersection Technical Memo, West Access Road Plans, Geometry plan, Painting & Signing Details all prepared by Sedulous Engineering Inc., dated December 2019;
- Noise Impact Assessment prepared by Patching Associates Acoustical Engineering Ltd., dated September 18, 2020;
- Stormwater Management Plan prepared by Westhoff Engineering Resources Inc., dated September, 2013;
- Erosion and Sediment Control (ESC) Plan prepared by Aggers Technical Services Ltd, dated August 25, 2018;



	<ul style="list-style-type: none"> Wetland Assessment and Impact Report prepared by Ghostpine Environmental Services, dated September 17, 2018.
DISCRETIONARY USE: <ul style="list-style-type: none"> Natural Resource Extraction / Processing 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

The subject property is designated as two land uses: Agricultural, General (A-GEN) (61.80 acres) to the west and S-NAT (61.83 acres) to the east. Five phases are proposed for extraction activities. All current extraction activities are occurring within the S-NAT area. Planned phases 4 and 5 will require amendments to the Master Site Development Plan and land use zoning. Since 2013, phase 1 operations have commenced onsite and are nearing completion and site reclamation.

County Plan & MSDP

Section 15 of the County Plan (CP) supports aggregate extraction, with the adoption of a MSDP. All MSDPs need to be in accordance with Section 29 of the CP.

The MSDP provides comprehensive policy and technical framework for aggregate extraction, processing and all related development activities. The MSDP includes policies on noise, air quality, stormwater, groundwater, visual and landscape impacts, reclamation, traffic impacts, and joint area commitments.

Land Use Bylaw:

The application was assessed in accordance with Sections 464 to 467, S-NAT of the LUB. The lands are currently developed with an active mining operation approved under Phase 1 approvals, located in the north portion of the site. The lands are located in an area of the County that is primarily agricultural in nature; however, there are three other sites in the vicinity zoned to support future natural resource extraction activities, located to the east and north of the subject lands. No active development permits have been issued on those lands at this time.

CONCLUSION:

Subject to the proposed conditions, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JT/lt



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ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



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ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:****Description:**

1. That Natural Resource Extraction/Processing, and sales (Phase 2) may operate on the subject site as approved in accordance with the *Master Site Development Plan: Hillstone Aggregates, dated February 23, 2021* (MSDP), submitted application and supporting technical reports, and includes:
 - i. A operation office building, crew shack portable scale equipment, and crushers.

Prior to Release:

2. That prior to release of this Development Permit, the Applicant/Owner shall submit a Construction Management Plan, for the construction of the Type II intersection at Highway 567 and a paving of a new road within the road allowance, in accordance with County's servicing standards.
3. That prior to release of this Development Permit, the Applicant/Owner shall submit a detailed reclamation plan for the Phase II area, in accordance with the Master Site Development Plan: Hillstone Aggregates (MSDP) and the requirements under the Code of Practice for Gravel Pits published by Alberta Environment & Parks (AEP). The plan shall address:
 - i. 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 40.00 acres at any given time;
 - ii. the reclamation monitoring and maintenance plan to ensure the success of the reclamation activities;
 - iii. implementation of the recommendations of the slope stability assessment prepared in support of reclamation activities; and
 - iv. compliance with the MSDP.
4. That prior to release of this Development Permit, the Applicant/Owner shall submit a comprehensive landscaping plan, prepared by a qualified Landscape Architect, for the Phase II area showing the landscaping elements that are to be incorporated into the berm, setback and entrance areas, in accordance with the MSDP. The plan shall also include confirmation that the existing berming shall be extended through the reclaimed approach area once finished.
 - i. The berm shall be inclusive to the existing berms, include a maximum height of 4.00 m (13.12 ft.), a slope ratio of 3:1 and be seeded with topsoil.
5. That prior to release of this Development Permit, the Applicant/Owner shall submit a Traffic Management Plan, in accordance with Joint Operating Standards of the MSDP, which shall address:
 - i. measures to control driving behaviour of aggregate haulers;
 - ii. use and monitoring of in-vehicle monitoring systems;
 - iii. turning movements onto the Highway to provide recommendations to optimize safety of Highway users; and
 - iv. measures to be implemented to prevent the transfer of aggregate and other detritus materials onto the Highway and local road network.



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6. That prior to release of this Development Permit, the Applicant/Owner shall be required to enter into a Development Agreement with the County, in accordance with the County's Servicing Standards, for:
 - i. Construction of a Type II intersection at Highway 567 and Range Road 41 west of NW-36-26-04-W05M, including all signage and any other roadside indicators to the satisfaction of AT and County;
 - ii. Obtaining a Roadside Development Permit and other necessary approvals from Alberta Transportation (AT) for the Highway Intersection improvements;
 - iii. Construction of Range Road 41 west side of NW-36-26-04-W05M, to an industrial paved standard (400.60 m) from Highway 567 to a site access (approximately 100.00 m) including paved cul-de-sac, necessary signage, stormwater infrastructure and a paved approach for a site access to the satisfaction of County;
 - iv. Removal and reclamation of the existing access to the satisfaction of AT;
 - v. Submission and implementation of the recommendations of the Geotechnical report and Pavement structure design;
 - vi. Submission and implementation of the recommendations of the Construction Management Plan;
 - vii. Registration of necessary easements, right-of-ways and/or restrictive covenants to the satisfaction of Alberta Transportation and the County.
7. That prior to release of this Development Permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Transportation Offsite Levy Bylaw C-8007-2020, for the total gross acreage of the gravel pit and areas associated with gravel extraction activities.
8. That prior to release of this Development Permit, the Applicant/Owner shall submit a Site-specific Stormwater Management plan, incorporating the onsite stormwater management strategy for the Phase 2 development. The site-specific stormwater management shall also address stormwater treatment to minimize the contamination of groundwater through infiltration of un-treated stormwater, in accordance with the MSDP and County's Servicing Standards.
9. That prior to release of this Development Permit, the Applicant/Owner shall a Site-Specific Erosion & Sediment Control plan (ESC) for Phase 2, 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 County's Servicing Standards.
10. That prior to release of this Development Permit, the Applicant/Owner shall demonstrate all necessary approvals have been obtained for any Wetland Disturbance from AEP, under the Water Act.
11. That prior to release of this Development Permit, the Applicant/Owner shall demonstrate that authorization and clearance has been obtained under the Historical Resources Act, for the onsite mining activities.

Upon Implementation & Site Occupancy:

12. That upon completion, that Applicant/Owner shall submit as-built drawings of the constructed onsite stormwater management facilities, prior to the issuance of additional Phase 2 development permits.



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- i. Once received, the County shall perform an inspection of the proposed stormwater management facilities ensuring the proposed facilities were constructed as per the approved Stormwater designs.
- 13. That upon completion, Construction Completion Certificates shall be issued on the constructed Type II intersection and all work completed under the issued Development Agreement, prior to the issuance of additional Phase 2 development permits.
- 14. That upon completion of the additional berming, that Applicant/Owner shall submit compaction testing results of the material onsite, for any placed material that exceeds 1.20 m (3.94 ft.), in accordance with the County's Servicing Standards and prior to the issuance of additional Phase 2 development permits.

Permanent:

- 15. That any plan, technical submission, agreement, or other matter submitted and approved as part of the subject application, PRDP20194424 or PL20180102, prior to release or occupancy conditions, shall be implemented and adhered to in perpetuity, including but not limited to:
 - i. That Gravel operation shall construct and implement any necessary stormwater management facilities, in accordance with the approved site Stormwater Management Plan, in perpetuity.
 - ii. That the Gravel operation shall follow the recommendations of the Wetland Assessment and Impact Report, prepared by Ghostpine Environmental Services, dated September 17, 2018 in perpetuity.
 - iii. That the Gravel operation shall follow the recommendations of the Noise Impact Assessment, prepared by Patching Associates Acoustical Engineering., dated September 18, 2020 and the Air Quality Assessment, prepared by Millennium EMS Solution Ltd., dated January 2021 (including on-going air quality monitoring detailing), in perpetuity.
- 16. The site shall operate in accordance with the MSDP, including the Joint Commitments, at all times.
- 17. That all activity and equipment associated with the Natural Processing Extraction operation, shall be located on the land that is designated as Special, Natural Resource District, except the permitted access as regulated through the *Master Site Development Plan: Hillstone Aggregates*, dated February 23, 2021.
- 18. That upon the building relocation(s) from Phase 1, all buildings shall be in accordance with the minimum setback requirements of the Special, Natural Resources (S-NAT) district.
- 19. That the area of the site that is open and not reclaimed shall be limited to Phase 1 (remaining area) and Phase 2 only. Phase 1 operations shall continue to commence in accordance with any active Phase 1 Development Permit.
- 20. That phase reclamation shall proceed behind extraction activities such that no more than 16.00 hectares (40.00 acres) shall be open at any time for Phase 1 and Phase 2 combined. A minimum of 25% of the area of either phase shall be reclaimed before the next phase is permitted to be opened.
- 21. That there shall not be any storage of any materials or vehicles on the property that are not directly related to the operation of the gravel pit.
- 22. That only on-site extraction materials may be processed on-site, except on occasion whereby blend materials from off-site are required to bring products to specification.



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23. That any gravel extraction and processing operation shall occur 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings.
 - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels. The readings will ensure mining activities remain a minimum of 1.00 m (3.28 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit any reporting to the County, upon request, and include the log in the Annual Reports.
 - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County, at the Applicant/Owner's expense.
24. That no topsoil shall be removed from the site and any soil materials will be salvaged in accordance with industry best practice to ensure their conservation.
25. That all topsoil & overburden excavated within the site may be stockpiled to be used to reclaim the excavated areas. Stockpiled topsoil & overburden will be placed in the depleted areas in the same order they were removed in accordance with the Code of Practice for Pits in Alberta.
 - i. Reclamation of mined areas shall consist of the replacement of salvaged overburden, subsoil and topsoil with 3:1 side slope around the mined areas.
26. That the noise and screening berms, overburden stockpiles, and similar earthworks shall be seeded, mowed, and maintained using erosion control measures.
 - i. That all berms permitted through Phase 1, under PRDP20193501 and PRDP201944424, immediately adjacent to Highway 567, and the subject permit shall be maintained onsite, for the life of the gravel operation.
27. That dust control measures shall be utilized for all vehicles during mining and transport of material, and shall be applied to haul and access roads so that no visible dust is allowed on adjacent lands from the site.
28. That in the case of any spillage of hazardous materials, Alberta Environment and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented.
29. That the days of operation, including stripping of overburden, aggregate extraction, operation of the crusher, portable scale, and stockpiling, shall be limited to the following:
 - i. Monday to Friday: 7:00 a.m. to 7:00 p.m.
 - ii. Saturday: 7:00 a.m. to 5:00 p.m.
 - iii. Sunday: Closed
30. That recorded noise levels generated by aggregate operations shall not exceed *65 dba LAeq (1 hour)* at the receptors' location.
31. That the Applicant/Owner shall submit an Annual Report, that includes all pertinent operation details, no later than six months after each operating year.
 - i. The report shall include but not limited to: Site Operations Manager contact information, site complaints/incident reports, groundwater elevations & monitoring summaries, all extraction details (tonnages and gradation exported, volumes of stockpiled onsite material) and onsite procedure updates;



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Advisory:

32. The Applicant/Owner shall submit payment of the Community Aggregate Payment Levy, annually, in accordance with Bylaw C-7748-2018, as amended, in the amount of \$0.40 per ton of aggregate extracted and remove.
33. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.
34. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the approved Weed Management submissions and the *Alberta Weed Control Act* [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
35. That any other Federal, Provincial or Municipal approvals, regulations or policies are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall operate within the requirements of the Provincial Code of Practice for Pits at all times.
 - ii. That any Alberta Environment Registration(s) [15240-01-00-01-02] shall remain in effect, as amended.
 - iii. That a copy of the Pit Renewal Registration and other any updated Activities plan registrations from Alberta Environment, shall be submitted to the County, once obtained.
36. That the Applicant/Owner shall maintain the existing access/approach, off Highway 567, to the provincial minimum Industrial standard, until the access is reclaimed.
37. That no water shall be used for washing of gravel unless and until written approval has been received from AEP. If washing is approved by AEP, the washing of gravel shall adhere to the approved days and hours of operation condition on the Development Permit.
38. That no wash water shall be discharged off of the site or into any water channel.
39. That all sanitary sewage and water services shall be supplied in accordance with AEP and the Alberta Safety Codes Act.
40. That any fire suppression and abatement measures shall be followed in accordance with the Alberta Fire Code.
41. That if this development permit is not issued by **December 31, 2021** or the approved extension date, then this approval is null and void and the development permit shall not be issued.
42. That this Development Permit, if and when issued, shall be valid until **May 30, 2023**.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Quantum Place Developments	OWNER: 1189677 Alberta Ltd.
DATE APPLICATION RECEIVED: December 12, 2020	DATE DEEMED COMPLETE: February 24, 2021
GROSS AREA: ± 66.63 hectares (± 164.55 acres)	LEGAL DESCRIPTION: NW-36-26-04-W5M
APPEAL BOARD: Municipal Government Board	
HISTORY: <i>Planning Applications</i> <ul style="list-style-type: none"> • February 23, 2021 Council approved an application to adopt a revised Master Site Development Plan, "Hillstone Aggregates" (PL20180105) • December 11, 2012 Council approved an application to adopt the Big Hill Springs Master Site Development Plan (2012-RV-104). • December 11, 2012 Council approved an application to redesignate a portion of the lands (103 acres) from Ranch and Farm District to Natural Resource Industrial District (2012-RV-009). <i>Development Applications:</i> <p>Phase 2 DP's</p> <ul style="list-style-type: none"> • PRDP20181601: Hillstone Aggregates Phase II Gravel Pit for 40 acres; Withdrawn • PRDP20173040: Natural Resource Extraction/Processing, Gravel Pit (Phase 2); Withdrawn • PRDP20151666: Natural Resource Extraction/Processing for gravel extraction, processing and sales (phase 2); Closed <p>Phase 1 DP's</p> <ul style="list-style-type: none"> • PRDP20194424 (renewal for Natural Resource Extraction/Processing for gravel extraction, processing, and sales (Phase 1); Issued July 7, 2020; Expiry: June 30, 2024. • PRDP20193501: Single-lot regrading, construction of a berm [replacement of PRDP20185193]. • PRDP20185193: Single-lot regrading and the placement of clean fill, for construction of a berm; Closed-Expired • PRDP20182626: Natural Resource Extraction / Processing (existing gravel pit), installation of one (1) directional sign; Issued May 3, 2019. • PRDP20180393: Renewal for Natural Resource Extraction/Processing for gravel extraction, processing, and sales; Issued May 3, 2019; Expiry: June 27, 2019. • 2013-DP-15360: Natural Resource Extraction/Processing for gravel extraction, processing, and sales (Phase 1); Issued June 12, 2014 Expiry: June 26, 2018. • 2012-DP-15000: Placement of one (1) freestanding sign; Issued June 12, 2014. 	



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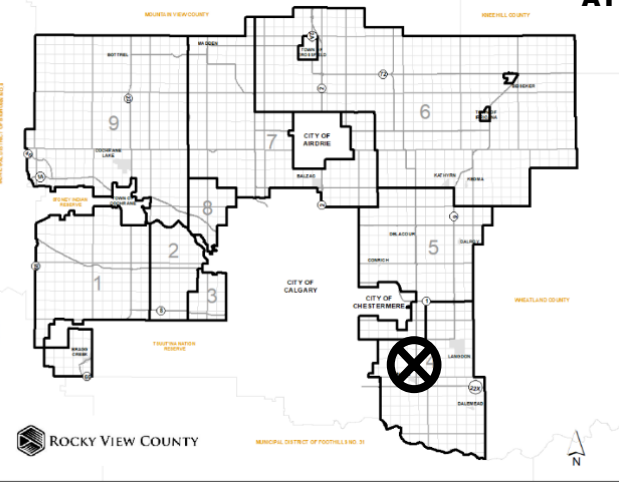
PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

Location & Context

Development Proposal

Natural Resource
Extraction/Processing, and
sales (*Phase 2*)



Division: 09
 Roll: 06836002
 File: PRDP20204084
 Printed: Jan 13, 2021
 Legal: A portion of NW-36-
 26-04-W05M

Development Proposal

Development Proposal

Natural Resource
Extraction/Processing, and
sales (*Phase 2*)



*Division: 09
Roll: 06836002
File: PRDP20204084
Printed: Jan 13, 2021
Legal: A portion of NW-36-
26-04-W05M*

Activities Plan

Development Proposal

Natural Resource
Extraction/Processing, and
sales (*Phase 2*)

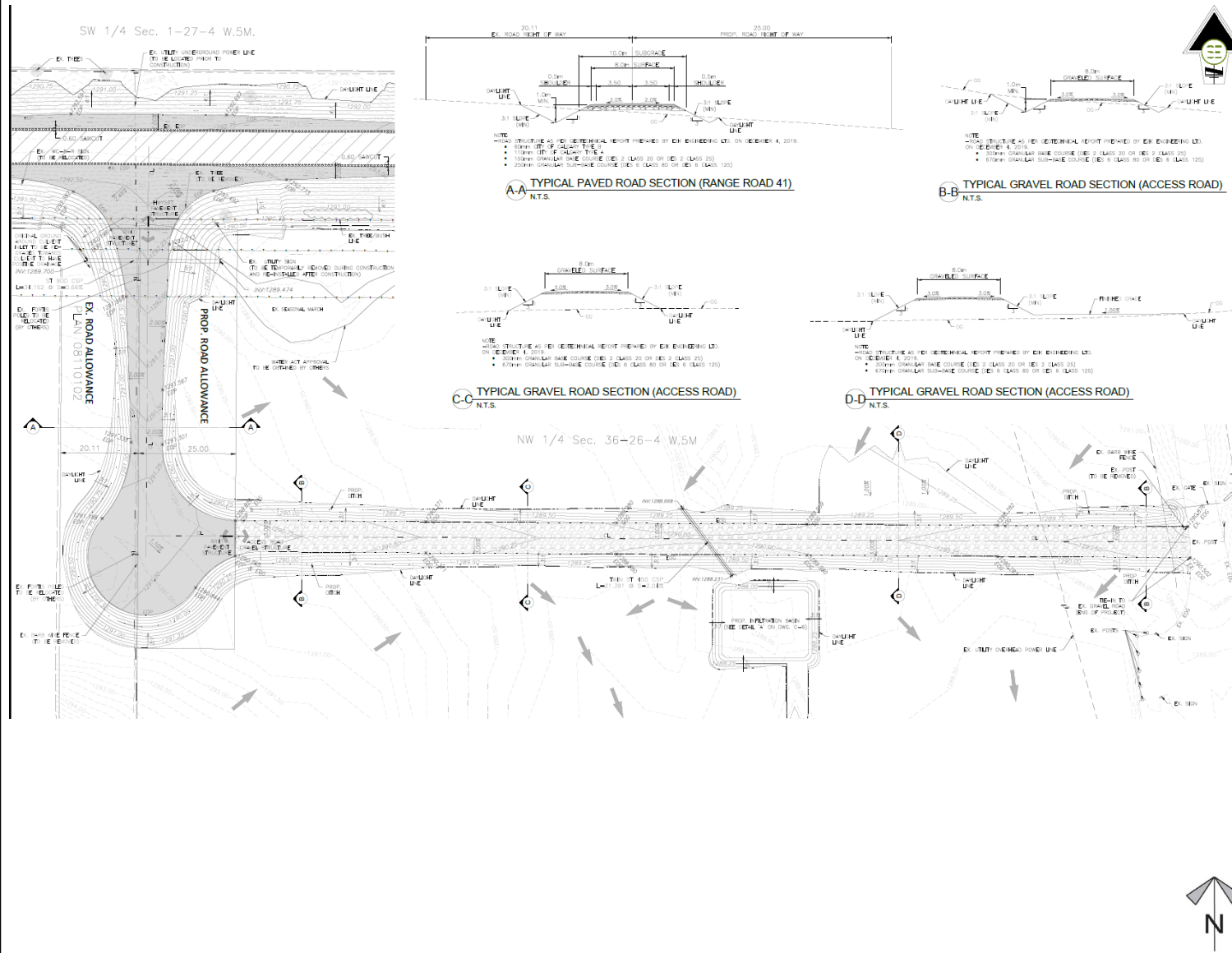
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Proposed Access

Development Proposal

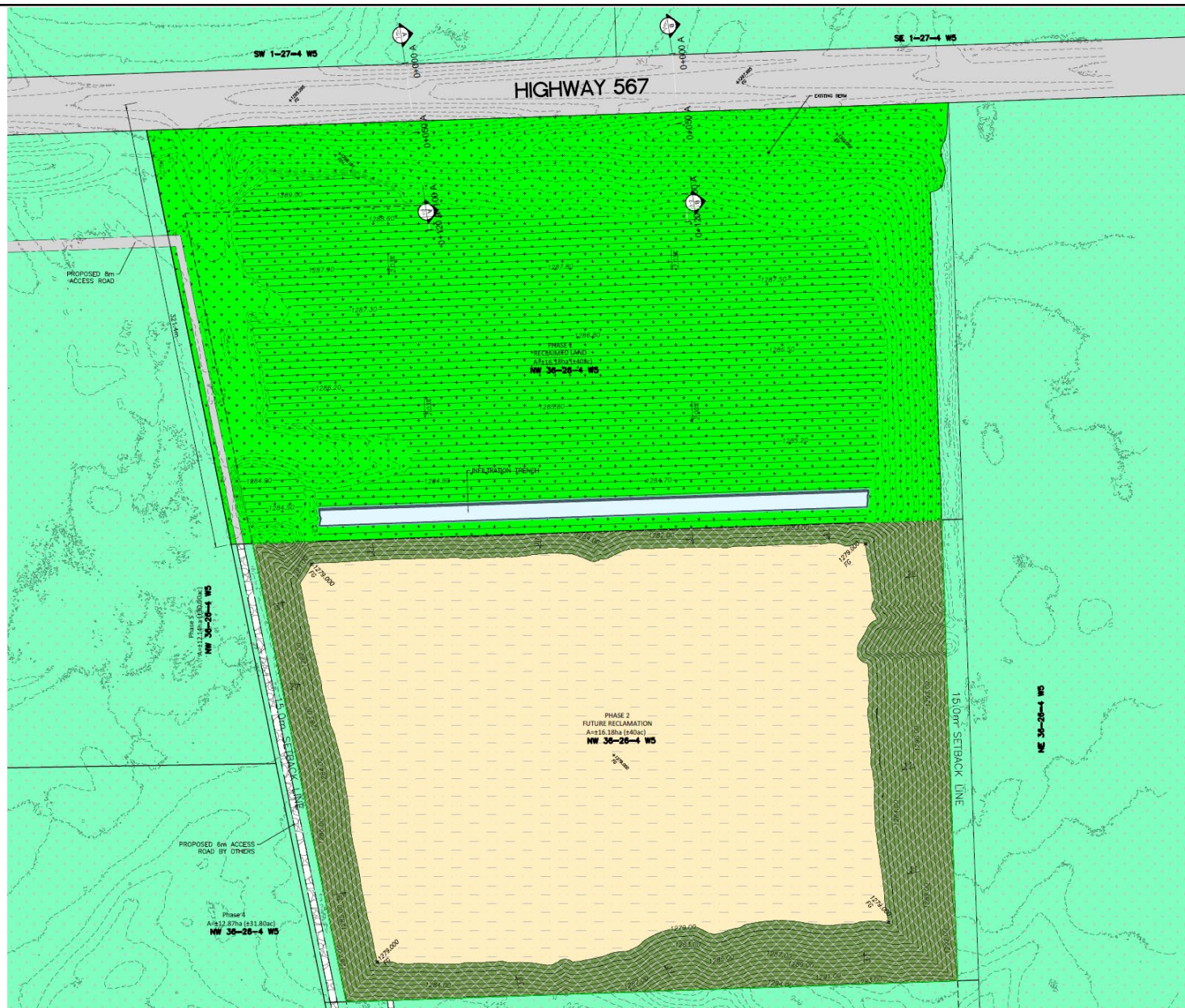
Natural Resource
Extraction/Processing, and
sales (*Phase 2*)



Landscaping Plan

Development Proposal

Natural Resource
Extraction/Processing, and
sales (*Phase 2*)



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Environmental**Development Proposal**

Natural Resource
Extraction/Processing, and
sales (*Phase 2*)

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 09
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Printed: Jan 13, 2021
Legal: A portion of NW-36-
26-04-W05M

