



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That a Natural Resource Extractive/Processing Industry (gravel pit) and accessory buildings (portable aggregate testing lab building, and portable office building) may continue to operate on the subject site in accordance with the approved proposed Phasing & Site Plans, as prepared by BURNCO, dated February 2021.

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, previous permit approvals, or current signed site Development Agreement, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity unless amended.
3. That at no time shall the area directly involved in aggregate extraction, that has not been reclaimed in accordance with Provincial guidelines, exceed forty (40.00) acres.
4. That all extraction and processing shall be a minimum of 60.00 metres from any property line. The 60.00 metre setback shall be maintained as a buffer zone, shall be bermed and landscaped.
5. That no topsoil shall be removed from the site.
6. That there shall be no processing of aggregate into asphalt or similar components on the site.
7. That unless otherwise stated within this approval, the hours of operation of the gravel pit shall be 7:00 a.m. to 6:00 p.m.
8. That the days and hours of operation for aggregate crushing and other processing at the gravel pit shall be from 6:30 a.m. to 11:00 p.m., Mondays through Fridays only. No crushing is permitted on Saturdays, Sundays, or Statutory Holidays.
9. That the access and egress by gravel hauling trucks and construction equipment shall be from 7:00 a.m. to 6:00 p.m. No access or egress shall be permitted on Sundays or Statutory Holidays. Vending operations to the public or general commercial sales to the construction industry will be allowed from Mondays through Saturdays and shall be from 7:00 a.m. to 6:00 p.m.
10. That all equipment used in the removal of overburden, the construction of berms, the construction of roads, and other operations incidental to the development or operation of the site shall operate from 7:00 a.m. to 6:00 p.m., Mondays through Saturday, excluding Statutory Holidays.
11. That only in-situ extraction may be processed and/or sold on the site.
12. That recorded noise levels generated by aggregate operations shall not exceed *65 dba LAeq (1 hour)* at the receptors' location, in accordance with the approved Environmental Noise Study.
13. That Dust Control measures shall be maintained at all times within the site on all operations including but not limited to, excavating, construction of berms, hauling, crushing, and stockpiling operations as set out in the updated and approved Activities Plan or signed Development Agreement.
14. That the Applicant/Owner shall annually prepare and submit to the County's Transportation Services, a Trucking Policy in form and substance satisfactory to Council relating to the supervision of the Applicant/Owner's trucking contractors and the Applicant/Owner's employees



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using any municipal road to haul aggregate or products processed from same and the methods the Applicant/Owner will employ and has employed to address complaints from the Community.

15. That the perimeter of the site shall continue to be fenced and that the fencing shall be maintained to the minimum standard of 4-strand barb wire with the top strand a minimum of 1.20 metres above the adjacent ground and that the perimeter of the site shall be posted with signs at a minimum of 100 metres apart that clearly indicate that there is an open excavation.
16. That the portable buildings shall not be used for residential occupancy purposes at any time.
17. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
18. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers in garbage bins and screened from view by all adjacent properties and public thoroughfares.
19. That the Applicant/Owner shall prepare and submit to the County an Annual Operations Report on the state of the operations of the development, setting out any relevant information which might affect the continued operation of the development and any additional information that the Development Officer deems appropriate. The Applicant/Owner shall submit one (1) copy of the Annual Operations Report 30 days prior to each annual anniversary date of the issuance of the Development Permit.
20. That this permit shall be valid until **September 15, 2026**.

Advisory

21. That the Applicant/Owner shall reclaim all disturbed areas.
22. That 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 tonne of aggregate extracted and remove.
23. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
24. That any development should be located outside of Riparian Protection Area and that the Applicant/Owner shall make all efforts to avoid any area, if possible, in accordance with the County's Riparian principles and Alberta Stepping Back requirements.
25. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall maintain a current registration from Alberta Environment & Parks at all times.
 - ii. That all gravel extraction and processing will cease at least 1.00 m above the water table and any aggregate washing shall be in accordance with AEP's Water Act and the Code of Practice for Pits regulations.
 - iii. That any aggregate washing shall be in accordance with the approvals from Alberta Environment at all times.
 - iv. That the aggregate extraction operation shall adhere to Alberta's Ambient Air Quality Objectives at all times.



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- v. That the Applicant/Owner shall follow the recommendations of the approved Environmental Noise study, to regulate noise on-site and in accordance with the County's Noise Control Bylaw C-5772-2003.
 - vi. That fire suppression and abatement measures shall continue to be implemented, to the satisfaction of the County's Fire Services.
26. That if the development authorized by the Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed with twenty-four (24) months of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.