



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Description:

1. That *Aggregate Extraction* for gravel mining, crushing, and storage operation may continue to operate on the subject site in accordance with the submitted "Wheatland County Thurn Pit, Site Plan, and Cross-Sections A-A, and C-C" drawings prepared by Wood, dated July 2020, with the application.

Permanent:

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, previous permit approvals [PRDP20153830, 2009-DP-13807, 2004-DP-10691, 1998-DP-7888], in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity unless amended.
3. That no stormwater shall leave the subject lands, or be directed to the Rosebud River, without the written approval from Alberta Environment & Parks. All run-off within the pit shall be retained within the pit and infiltrated.
4. That the area of the site that is open and not reclaimed shall not exceed ± 4.85 hectares (± 12.00 acres) at any time.
5. That no topsoil shall be removed from the site.
6. That the Development Agreement, previously registered by caveat against the subject property, shall remain in effect.
7. That the Applicant/Owner shall prepare and submit to the Development Authority an annual Operations Report on the state of operations of the development, setting out any relevant information which might or will affect the continued operation of the development including an updated Site Plan showing extraction activities and all reclamation activities during the previous year, and any additional information that the Development Authority deems appropriate.
8. That the Applicant/Owner shall continue to undertake erosion control measures in accordance with the recommendations of the Stormwater Management Plan submitted with correspondence from Torchinsky Engineering Ltd., dated November 6, 1998.
9. That the management and monitoring of groundwater shall continue to be in accordance with the approved Hydrogeologic Assessment, prepared by AGRA Earth & Environmental Limited, dated October 1998.
10. That all noise and dust control measures shall continue to be in accordance with the permanent Development Permit conditions, the Activities Plan 2015 (submitted with the current application), the approved Development Agreement, and in accordance with the recommendations from the Stormwater Management Plan (submitted with correspondence from Torchinsky Engineering Ltd., dated November 6, 1998).
11. That landscaping and berming shall continue to be in accordance with the approved Site Plan, previously prepared by Torchinsky Engineering Ltd., dated July 12, 1997.
12. That all berms, overburden stockpiles, and similar earthworks shall continue to be seeded to grass and maintained to prevent erosion and dust.
13. That the Applicant/Owner shall maintain an active Road Use Agreement (RUA) with the County's Road Operations. The current active agreement (RUA #19-0012-10) expires **December 31, 2024**.



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14. That the onsite approaches and approach locations off of County roadways shall continue to be in accordance with County standards, to the satisfaction of the County's Road Operations.
15. That the handling and storage of hazardous or other waste materials shall continue to be in accordance with the approved Management Plan for the Handling and Storage of Hazardous or other Waste Materials, as submitted with correspondence from Torchinsky Engineering Ltd. and dated November 6, 1998.
16. 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 immediately and completed within 72 hours.
17. 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.
18. That all storage or stockpiling of any aggregate material shall be stored within the subject property boundaries.
19. That the hours of operation for the gravel pit shall be from 7:00 a.m. to 6:00 p.m.
20. That aggregate crushing shall not be permitted on Saturdays, Sundays, and Statutory Holidays.
21. That access and egress to the subject property for gravel hauling trucks and construction equipment shall be limited to Monday through Saturday from 7:00 a.m. to 5:00 p.m. inclusive. No access and egress to the subject property by gravel hauling trucks and construction equipment shall be permitted on Sundays or Statutory Holidays.
22. That this Development Permit shall be valid until **MAY 4, 2025**.

Advisory:

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 fire suppression and abatement measures shall continue to be implemented, to the satisfaction of the County's Fire Services.
25. That the Rosebud River Riparian Area (60.00 m [196.85 ft.]) shall be protected in accordance with the County's Riparian regulations and Alberta Stepping Back requirements.
26. That the Applicant/Owner is advised that no resource extraction shall occur within 75.00 m (246.06 ft.) of the Canadian National Railway's (CN) Right of Way. This shall help avoid any adverse impacts to the integrity of the track bed.
27. That the aggregate extraction operation shall adhere to the Alberta Air Quality Objectives at all times.
28. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall maintain a valid Registration and Development and Reclamation Permit, from AEP at all times.