



## ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<b>Province of Alberta</b>	
Alberta Culture and Community Spirit (Historical Resources)	<p>Alberta Culture and Status of Women has no objection to the Redesignation/Master Plan, but the applicant should be informed that <i>Historical Resources Act</i> approval must be obtained prior to proceeding with any land surface disturbance associated with development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – <a href="http://www.opac.alberta.ca">www.opac.alberta.ca</a>.</p>
Alberta Health Services	<p>Thank you for inviting Alberta Health Services – Environmental Public Health (AHS-EPH) to comment on the above-referenced application. We understand that this proposal includes two components: one is to re-designate the subject lands from Agricultural, General District (A-GEN) to a Direct Control District to accommodate gravel pit operations; the other is to adopt the Roe Gravel Pit Master Site Development Plan. The intent is to increase volume of the existing adjacent gravel pit by accessing underground reserves on this site.</p> <p>AHS-EPH has reviewed the information provided by Rocky View County. It is noted that the subject lands are located in an area with agriculture and other existing gravel pit operations. However, it appears that the potential for environmental health impacts from all operations (e.g. noise, dust, truck traffic, diesel emissions, etc.) to human receptors is expected to be low. As such, AHS-EPH has no objections to the application as presented. If there are future changes to the proposal that have the potential to impact public health, we wish to be notified.</p>
Capital Projects - Engineering	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• This pit is currently owned and operated by RVC. This pit is in the process of reclamation and only has grass catch remaining to be considered fully reclaimed by Alberta Environment (this could take 1 to 2 seasons of growth). Burnco would like to assume operations and ownership of the pit from RVC to excavate the remaining gravel under the water table.</li> <li>• As the application is for aggregate mining, prior to issuance 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.</li> <li>• Prior to issuance of future DP, the applicant is required to provide a Construction Management Plan in accordance with the County Servicing Standards.</li> <li>• Prior to issuance of future DP, the applicant would 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:</li> </ul>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>○ 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;</li> <li>○ the reclamation monitoring and maintenance plan to ensure the success of the reclamation activities; and</li> <li>○ implementation of the recommendations of the slope stability assessment prepared in support of reclamation activities</li> </ul> <ul style="list-style-type: none"> <li>● Policies should be added under Section 4.0 of MSDP as follows:               <ul style="list-style-type: none"> <li>○ Reclamation would be completed in accordance with Part 5 of the code of practice for pits, which sets requirements regarding the conservation of soil and subsoil and characteristics of reclamation.</li> <li>○ Progressive reclamation would be implemented to ensure that area of disturbance is minimized at any given time and post-extraction lands are returned to their former agricultural state.</li> <li>○ A reclamation plan shall be submitted with each development permit application to demonstrate how the mined areas would be returned to their original condition as new mining areas are opened.</li> </ul> </li> <li>● Prior to issuance of future DP, the applicant is required to provide a comprehensive landscaping plan, for the Phase II area showing the landscaping elements that are to be incorporated into the berm, setback and entrance areas.</li> <li>● In accordance with the requirements of the County Plan, at this time, the applicant shall submit an Air Quality Assessment prepared by a qualified professional and in accordance with the Alberta Ambient Air Quality objectives. OR at this time, the applicant shall submit a memo from a qualified professional that indicates the existing air quality assessment for the existing pit is appropriate for the expansion.</li> <li>● In accordance with the requirements of the County plan, at this time, the applicant shall submit a Noise Impact Assessment prepared by a qualified professional and in accordance with the AER Guidelines. OR at this time the applicant shall submit a memo from a qualified professional that indicates that the existing Noise Impact Assessment is appropriate for the pit expansion.</li> <li>● As a permanent condition of the future DP, the applicant would be required to provide the County with the EPEA registration for the proposed pit as requested.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>● As the applicant plans to excavate underneath the water table and this could have a significant impact on ground water quality and availability, at this time, and in accordance with the County Plan the applicant shall submit a Hydrogeological Assessment Report prepared by a Professional Engineering consultant that in accordance with AEP requirements and the Water Act.</li> </ul>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• A policy should be created to measure the groundwater elevation in all operating measuring wells at least at a frequency of every month.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• The planned access to the parcel is along Range Road 270 then east on Township Road 271. Range Road 270 appears to be a low volume gravel road.</li> <li>• In accordance with the County plan any business not located within an approved business area needs direct access to a paved County Road or Highway. Thus, Prior to issuance of future DP, the applicant would be required to enter into a development agreement (DA) with the County to upgrade Range Road 270 From Township Road 271 to the site access to Industrial/commercial standard as well as construct other required road infrastructure (i.e. road approaches, a cul-de-sac at the termination point of the road, etc.) in accordance with the County's Servicing Standards.</li> <li>• Prior to issuance of future DP, the applicant shall submit a TIA in accordance with the County servicing standard.               <ul style="list-style-type: none"> <li>○ The applicant shall contact RVC Engineering to determine the scope of the TIA.</li> <li>○ If offsite improvements are required as a part of the TIA, Prior to issuance of future DP, the applicant would be required to enter into a DA with the county for the offsite improvements.</li> </ul> </li> <li>• Prior to issuance of future DP, the applicant would 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</li> <li>• At the proposed parcel is within 1.6 km of Highway 567 the application was circulated to Alberta Transportation for comment. Alberta Transportation provided no objections to the proposed development. Alberta Transportation also indicated that a roadside development permit would not be required as the development is greater than 800m away from Highway 567.</li> <li>• 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.</li> <li>• Prior to issuance of future DP, the applicant would be required to provide a Traffic Management Plan in accordance with Joint Operating Standards which shall address:               <ul style="list-style-type: none"> <li>○ measures to control driving behavior of aggregate haulers;</li> <li>○ use and monitoring of in-vehicle monitoring systems;</li> </ul> </li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• As per the MSDP, the sanitary servicing would be provided by portable facilities.</li> </ul>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• Engineering has no concerns at this time.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• At this time, the applicant shall add a policy in the MSDP that indicates how potable water would be provided to the site               <ul style="list-style-type: none"> <li>○ Engineering recommends the use of truck in service for potable water.</li> </ul> </li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• Prior to issuance 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.</li> <li>• Prior to issuance of future DP, the applicant would be required to provide an Erosion &amp; 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.</li> <li>• A Policy should be added to Section 2.2 of MSDP as follows:               <ul style="list-style-type: none"> <li>○ A Stormwater Management Plan shall be submitted at the development permit application stage to address the specific stormwater management requirements of each operational phase.</li> </ul> </li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• As this site has not been active for some years and is nearly reclaimed, at this time and in accordance with the County Plan, the applicant shall submit an Environmental Screening Report (ESR) in accordance with the County Servicing Standards and AEP requirements.               <ul style="list-style-type: none"> <li>○ Should the ESR indicate a BIA is required. Prior to issuance of future DP, the applicant shall submit a BIA in accordance with the County Servicing Standards.</li> </ul> </li> <li>• As a permanent condition of future DP, the aggregate development must align with all relevant municipal, provincial, and federal legislation, regulations and policies.</li> <li>• If any wetlands are being disturbed as part of the development. Prior to issuance of future DP, the applicant would 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.</li> </ul>

Circulation Period: February 23, 2022, to March 17, 2022.

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.