



REPORT TO THE MUNICIPAL PLANNING COMMISSION

May 13, 2021

Agenda Item	
Application No.	48/21
Proposed Development	sand and gravel pit <i>*expansion of previous approval</i>
Legal Description	S½ 28-41-27-W4M
Titled Area	64 hectares (159 acres)
Zoning	Agricultural 'A' District
Landowner	Eadie Development Corporation Ltd.
Applicant	C-Key Trucking Ltd./1331109 Alberta Ltd.

BACKGROUND

C-Key Trucking Ltd. / 1331109 Alberta Ltd. Ltd. (herein after referred to as the C-Key Trucking) is seeking to expand their previous approval, DPA 13/16, for a sand and gravel pit located on S½ 28-41-27-W4M. The applicant is requesting to disturb 37.94 hectares (93.75 acres). The changes to the previously approved Development Permit include expansion of the currently approved pit boundary by 5.52 hectares (13.64 acres), and inclusion of the existing access road that crosses through the SW 28-41-27-W4M. The site plan is contained in the Pre-Circulation Package (see Attachment A). This application requires the Municipal Planning Commission's approval due to the additional site area.

C-Key Trucking has indicated that the operations will include both wet and dry pit excavating, crushing and screening, sand and gravel washing and pit dewatering. The average depth of excavation is 9-11.5 metres (29-38 feet). The depth to groundwater in test holes is average 912.5 masl. The life span of the pit is projected to be approximately 5 years. The estimated volume of material to be removed from the site is 1.0 million tonnes.

C-Key Trucking holds Water Act Licence No. 291632-00-00 for the diversion of water for the purpose of aggregate washing. A settling pond system exists on site, where sediment settles and clean water is then used for washing. Approximately 90% of the wash water is recycled.

The pit uses pit to pit dewatering, pumping into the existing excavations or the reclaimed waterbody on site to maintain all water within the site limits and aquifer. Water Act Approval No. 362252-00-02 has been issued to authorize pit dewatering.

Gravel hauling will occur Monday to Saturday from 7:00 AM to 7:00 PM from May 1 to October 31, and from 7:00 AM to 6:00 PM from November 1 to April 30, with no operations on Sundays or holidays.

Crushing and screening is anticipated to occur 24 hours/day, 7 days/week, maximum 12 weeks/year.

All pit material is hauled directly west through an internal pit road to Spruceville Road (Range Road 27-4), then along Spruceville Road either north to Highway 604 or south to Highway 12.

During normal daily operations, the pit sees an average of 20-30 gravel trucks per day. Up to 5 passenger vehicles may frequent the pit on a daily basis.

The proposed land use after reclamation is agricultural (pasture) with two end pit waterbodies (17.46 hectares and 2.80 hectares in size) designed for wildlife habitat.

POLICY CONSIDERATIONS

A sand and gravel pit is a discretionary use under the Agricultural 'A' District of the County's *Land Use Bylaw* requiring the approval of the Municipal Planning Commission.

The operation must be registered with Alberta Environment and Parks as required and must follow the Code of Practice developed by the Department for the operation and reclamation of gravel pits.

CIRCULATION RESPONSE

C-Key Trucking has advised property owners within 1 mile of the gravel pit site of the renewal, including the expanded excavation area. No responses were received during pre-circulation.

The County's Operations Department has no issues with the proposed development at this location, providing all previous conditions have been met. The access and haul route are adequate, and the proposed traffic should not affect the surrounding infrastructure. As we are unaware of major issues with this operation, the previous

conditions should be adequate and carried over to this approval.

ANALYSIS

A sand and gravel pit is considered a discretionary use in the Agricultural 'A' District of the County's *Land Use Bylaw*. The pit is an existing operation, and staff feel the proposed pit expansion to include additional area is not expected to create conflict with the surrounding land owners.

It is a standard requirement that the operator enter into a development agreement/road haul agreement which is intended to alleviate issues by regulating side sloping, protective barriers (guard rails), erection of required signs and designated haul route.

Any affected parties may appeal a decision made by the Municipal Planning Commission.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. term of development permit to be for five (5) years
2. this approval shall be subject to annual review by the Development Officer. Failure to comply to the conditions of development permit or failure to mitigate concerns raised by surrounding property owners and other residents to the County's satisfaction may result in the permit being suspended or revoked
3. this approval is for a dry pit excavation, wet pit excavation, crushing and screening activities, sand and gravel washing, and pit dewatering only. Further approval is required from the County for any additional activities
4. the pit size is to be no larger than 37.94 hectares (93.75 acres). The pit size includes all excavation areas where aggregate is being removed, areas where reclamation material has been salvaged and stockpiled, and areas determined to be infrastructure (e.g., access road, stockpiles, processing equipment, weigh scales)
5. prior to a development permit being issued, the operator shall:
 - a. submit a progressive reclamation plan to the County's satisfaction
 - b. enter into a development agreement with the County respecting the

operation. A caveat respecting the agreement shall be registered against the title of the property. All terms and conditions of the development agreement shall be met to the satisfaction of the County

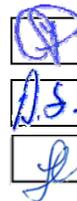
- c. enter into a sand/gravel haul agreement with the County. All terms and conditions of the sand/gravel haul agreement shall be met to the satisfaction of the County
6. applicant is required to direct all haul traffic north or south on Spruceville Road (Range Road 27-4) to either Highway 12 or Highway 604. No other route shall be used for haul traffic, unless permission is received in writing from the County
7. hours of operation shall be as follows:
 - a. gravel operations (i.e. extraction, processing, on-site sales, reclamation) and gravel hauling shall be Mondays to Saturdays, 7:00 a.m. to 7:00 p.m. from May 1 to October 31, and 7:00 a.m. to 6:00 p.m. from November 1 to April 30. The pit shall be closed on Sundays and statutory holidays, including no gravel hauling
 - b. crushing and/or screening processing operations shall be 24 hours per day, 7 days per week, maximum 12 weeks per year
8. if extended hours of operation are required beyond those outlined in condition 7, the operator shall ensure landowners within a one-mile radius of the pit are notified at least seven (7) days prior to the proposed date of the extended hours of operations. Please note that if concerns are raised, the operator will be required to further limit operations at the County's discretion
9. if, in the opinion of the County, activities on this site causes noise, dust problems or other safety concerns, the operator will be required to further limit operations at the County's discretion
10. appropriate noise abatement measures will be required to reduce nuisance impact on adjacent residents, and the County reserves the right to further restrict the hours of operation at its sole discretion
11. applicant to ensure that there is ongoing communication with surrounding property owners and other residents that advises them of non-typical operations
12. applicant to ensure all gravel trucks used in the operation are registered with the provincial central truck registry. Written evidence of the same is to be provided to the County

13. a 3 metre (10 foot) wide buffer to be maintained for excavation from property lines with a minimum 3:1 slope ratio
14. cut and fill slopes to be no steeper than 4:1 for the final design when adjacent to a road, and 3:1 when adjacent to a property line
15. if any excavation adjacent to the road allowance is to occur over a period longer than one (1) month, the operator is required to install guard rails or other barriers to the satisfaction of the County along the entire length of the excavated area
16. no new topsoil, overburden or granular material to be piled over 2 metres (6.56 feet) in height within 30.0 metres (98.42 feet) from a property line
17. applicant to satisfy all requirements of Alberta Environment and Parks for the operation

Please note that Lacombe County has passed Bylaw 1261/17 which authorizes the collection of a community aggregate payment from all sand and gravel operations in the County. Attached is a copy of the Bylaw.

MPC DECISION

PREPARED BY: Cajun Paradis, Senior Planner
REVIEWED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager



Three blue ink signatures are shown in separate boxes. The top signature is a stylized 'C' for Cajun Paradis. The middle signature is 'D.F.' for Dale Freitag. The bottom signature is a cursive 'T' for Tim Timmons.