

<p><i>COUNTY OF WETASKIWIN NO. 10</i></p> <p>Municipal Policy & Procedures Manual</p>	<p>61.1 SUBDIVISION</p>
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**REQUIREMENTS FOR RESOURCE EXTRACTION OPERATIONS
POLICY #61.1.14**

POLICY STATEMENT

The Council of the County of Wetaskiwin No. 10 receives requests from landowners who wish to develop their lands for the purpose of opening a Resource Extraction Operation. Resource Extraction Operations, such as gravel pits, are a necessary and valuable addition to the municipality. With that in mind, when established without proper planning and careful consideration they have the potential to have a significantly negative impact on County infrastructure and resident quality of life. In order to provide fair and consistent decisions regarding Resource Extraction Operations, Council deemed it necessary to establish this Policy.

PROCEDURES

The guidelines provided as per the attached "Schedule A" outline the information that the Developer is required to prepare for Administration before an application for a Resource Extraction Operation will be considered. Where rezoning is required, this information must be presented before Administration will allow for the proposal to be presented to Council in a Public Hearing. An application will not be deemed complete until all requirements outlined in "Schedule A" have been met. This Policy hereby grants to Administration the authority to amend "Schedule A".

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RESOURCE EXTRACTION POLICY #61.1.14

- SCHEDULE A – DEVELOPING A RESOURCE EXTRACTION OPERATION IN THE COUNTY OF WETASKIWIN

The Council of the County of Wetaskiwin No. 10 (the County) requires the following information be prepared and presented to the County prior to the development of a Resource Extraction Operation. Where rezoning is required, this information will be prepared to the satisfaction of the Development Officer prior to presentation of the application at a public hearing before Council. Where rezoning is not required, this information shall be prepared prior to the issuance of a Development Permit.

1.0 OBLIGATIONS

- 1.1. Developers are expected to provide a useful, comprehensive document which clearly outlines the vision for development in a proposed area. Developers are expected to provide any information deemed necessary within this proposal, and to understand that County staff must spend a considerable amount of time *comprehensively reviewing each version* of the document until it is deemed complete and ready for a public hearing before Council.
- 1.2. Administration is expected to provide to the Developer a clear understanding of Councils expectations. They will assist in outlining the required information, and will ultimately review the proposal upon its submission. Administration, along with engineers working on their behalf, and other stakeholder agencies, will provide comments regarding the submission and any changes which may be required. These changes should be incorporated into a new document, at which point Administration must begin a new comprehensive review. When Administration is satisfied that the document meets the necessary requirements, they will prepare a public hearing where the information will be presented to Council. Administration will outline the plan and make recommendations to Council based on pertinent County policies, By-laws, and their professional experience in regards to the viability and suitability of the proposal.
- 1.3. The general public is expected to participate in the Developer's public consultation process during the preparation of the plan. They are expected to understand the nature of the proposal, to learn about the issue, listen to all perspectives and viewpoints, and provide comments to the Developer so that their views can be incorporated into the plan. The public is likewise expected to attend the County public hearing, whereby they can make comments to Council and can address any concerns they may have.

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2.0 CONTENTS

The Developer is required to provide the following information before a request to develop a Resource Extraction Operation is approved, unless otherwise directed by Administration.

- 2.1. The Developer shall supply a Traffic Impact Assessment (TIA) prepared by a qualified engineer which shall provide detail on traffic volumes and routes from the property to a provincial highway. The TIA will analyse intersections impacted by the development and will propose mitigative measures and improvements where necessary. Information on traffic volumes must take seasonal variances into consideration.
- 2.2. The Developer shall outline the proposed haul route and shall provide an analysis of municipal infrastructure that will be impacted by the operation. The analysis shall be prepared in conjunction with the County of Wetaskiwin Public Works department and shall identify all roads, intersections, bridges, etc. impacted by the proposal. The Developer shall provide a plan for mitigating impacts and shall provide improvements to County infrastructure as deemed necessary prior to the approval of the plan.
- 2.3. The Developer shall provide information on proposed measures to control dust where necessary, including along haul routes and on site. Dust control measures may include dust capping, maximum drop heights, etc.
- 2.4. A Safety Plan shall be provided, including signage along the haul route and safety measures incorporated into site operations, a Code of Conduct for truck operators, etc.
- 2.5. The proposal shall include hours of general pit, hauling, dewatering and crushing operations, including times of year when trucking will be occurring, along with info on road bans, operation on weekends & holidays, etc.
- 2.6. Noise control including any proposals for noise mitigation, along with a Noise Impact Assessment to provide clear information in regards to the actual projected noise of the pit.
- 2.7. Impacts on water quantity as it shall affect adjacent users over the course of the life of the operation, if any.
- 2.8. The Developer shall provide a plan for solid waste, on site wastewater, if required, areas for cleaning and maintenance of equipment and any necessary measures to reduce environmental impacts in that regard.

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- 2.9. The Developer shall be required to engage in public consultation prior to receiving approval for the Resource Extraction Operation. After receiving direction from County Administration, the Developer shall hold a meeting for the general public describing the proposal and providing the opportunity for feedback which shall be incorporated into a future version of the plan. All feedback shall be added to the plan and shall include details in regards to how specific concerns will be addressed. In addition, the Developer shall provide a plan for ongoing public consultation to address adjacent landowner and public concerns to the satisfaction of the County, including contact information of pit managers.
- 2.10. Maps shall be included as part of the Resource Extraction Operation development proposal. These maps shall show the development area and shall outline the proposed phasing of the operation. The maps shall include, at a minimum, the following:
- 2.10.1. Proposed phasing of development area, including phasing of reclamation.
 - 2.10.2. Access points and direction of traffic flow.
 - 2.10.3. Haul route including all properties adjacent to the haul route with location of residences.
 - 2.10.4. Details on infrastructure located on haul route (roads, bridges, etc.)
 - 2.10.5. Any facilities, storage area, or other major features of the development area.
- 2.11. Any other information deemed necessary by the Development Officer.
- 2.12. The above requirements shall generally be applied to those pits defined as "Resource Extraction Operation Type A". Those pits defined as being "Resource Extraction Operation Type B" may not be subject to the above requirements at the discretion of the Development Officer.

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