



Mountain View
C O U N T Y

May 19, 2017

File No.: PLDP20170109

OLDS CONCRETE SERVICES (2014) LTD.
5801 - 48 AVE
OLDS, AB T4H 1V1

Dear Joel Vermeulen:

RE: Proposed Development Permit

Legal: NW 28-32-2-5

Development Proposal: Aggregate Extraction and Processing - Class 2 Gravel Pit and Accessory Use, Concrete and Asphalt Recycling

The above noted Development Permit Application on the NW 28-32-2-5 for a Aggregate Extraction and Processing - Class 2 Gravel Pit and Accessory Use, Concrete and Asphalt Recycling was considered by the Municipal Planning Commission on May 18, 2017.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Land Use Bylaw No. 15/15	Section 4.5 Community Consultation Program Section 9.17 Topsoil Management and Removal Section 10.8.a. Aggregate Extraction/Processing Section 14.3 AEP Aggregate Extraction/Processing District Discretionary Use – Aggregate Extraction/Processing and Dwelling, Security Suite
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Municipal Development Plan Bylaw No. 09/12	8.0 Natural Resources
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The Municipal Planning Commission concluded that a Aggregate Extraction and Processing - Class 2 Gravel Pit and Accessory Use, Concrete and Asphalt Recycling is suitable development for NW 28-32-2-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 15/15.

2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

STANDARD CONDITIONS IF APPLICABLE:

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. N/A
6. N/A
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
10. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

11. N/A
12. N/A

ADDITIONAL CONDITION(S):

13. The hours of operation for the gravel pit and accessory use, concrete and asphalt recycling, including but not limited to crushing/loading/hauling/landscaping maintenance and sales of aggregate shall be Monday to Saturday 7:00 am to 7:00 pm. No operation of the gravel pit and accessory use, concrete and asphalt recycling shall occur on Sundays or Statutory holidays. Hours of operation shall be strictly adhered to.
14. On the occasion that the applicant, landowner and/or operator wishes to extend the hours of operation for crushing purposes other than the hours specified in Condition #13, the operator shall obtain and submit to Mountain View County written consent from the majority of adjacent landowners within one (1) mile of the subject property
15. The applicant, landowner and/or operator shall sign the Road Use/Haul Route Agreement and provide the security in the amount of \$10,000 prior to operations commencing on the NW 28-32-2-5. The designated haul route is; from the entrance of the gravel pit north along Range Road 24 (gravel surface) to Highway 27. The applicant, landowner and/or operator shall ensure any persons leaving the pit are aware of the designated haul route for the gravel pit.
16. Issuance of this Development Permit is conditional to the applicant's submission for a Class 2 gravel pit and accessory use, concrete and asphalt recycling, to be located within the Aggregate Extraction and Processing zoned area of the NW 28-32-2-5 consisting of no more than 4.9 hectares (12.1 acres) in total area for the use. No expansion outside of the designated Aggregate Extraction and Processing

zoned area or additional uses including industrial storage not associated with the pit or concrete and asphalt recycle product has been permitted with issuance of this Development Permit.

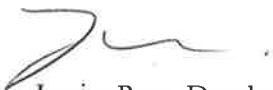
17. The applicant, landowner and/or operator shall ensure the aggregate extraction - Class 2 gravel pit is the primary use on the subject property. A gravel pit shall be actively operating on the subject property within the Aggregate Extraction and Processing zoned area of the subject property prior to and concurrent with the accessory use, concrete and asphalt recycling operations occurring on the property.
18. The applicant, landowner and/or operator shall not direct lights from trucks and equipment towards the adjacent residences. All lights shall be pointed so that they do not negatively affect the neighboring lands.
19. The applicant, landowner and/or operator shall provide dust control within the operation of the gravel pit to ensure there is no adverse impact to adjacent landowners and residences.
20. The applicant, operator and/or landowner shall ensure all trucks leaving the pit are free of material outside of the haul box of the vehicle
21. The applicant, landowner and/or operator shall install an identification sign at the entrance of the gravel pit. This sign must be legible and shall include the name of the pit, the legal land descriptions and rural address information, contact information, and hours of operation.
22. Soils shall be separated into top soil and sub soil piles. All piles and berms shall be seeded to prevent the contents from being blown off-site and shall be used for reclamation purposes within the pit.
23. Asphalt plants require issuance of a new Development Permit.
24. The applicant, landowner and/or operator shall observe and practice the standard code of practice for pits as described within the "A Guide to the Code of Practice for Pits" published by Alberta Environment.
25. That the applicant, landowner and/or operator complies with Section 6.6.2 Extraction Setbacks of the "A Guide to the Code of Practice for Pits" for the southerly gravel pit setbacks from the property lines.
26. The applicant, landowner and/or operator shall implement a phasing and reclamation plan for the NW 28-32-2-5, and return the pit back to agricultural use when the resource is depleted. Any additional uses for the subject property shall require the issuance of permits from Mountain View County. A reclamation certificate shall be obtained from Alberta Environment when the pit is depleted and reclaimed back to its original agricultural land use.
27. The applicant, landowner and/or operator shall conform to the noise control methods identified within Section 6.7.1 of "A Guide to the Code of Practice for Pits" published by Alberta Environment.
28. No tanks or industrial storage shall be stored on the subject property.
29. There shall be no recreational vehicle use for office, or residential/camping use permitted on the NW 28-32-2-5.
30. The applicant, landowner and/or operator shall restrict the use of engine retarder brakes within the pit operating area.
31. The applicant, landowner and/or operator shall dispose of any chemicals collected and contained on site at an approved waste facility in a timely manner to prevent possible soil contamination. Any contamination clean up shall be the responsibility of the applicant, landowner and/or operator.
32. There shall be no burning of any waste products including combustible materials related to the gravel pit and concrete and asphalt recycling, on the subject property at any time.

33. The applicant, landowner and/or operator shall comply with the Mountain View County's Community Aggregate Payment Levy Bylaw.
34. If the development authorized by this Development Permit is not commenced within 5 years from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect.
35. This permit shall be reviewed by administration every five (5) years to confirm compliance with the above conditions. If the review confirms non-compliance, the Approving Authority will take the appropriate actions to remedy the non-compliance.
36. The applicant, landowner and/or operator shall ensure the accessory use, concrete and asphalt recycling storage and processing area is restricted to the 60 meter by 60 meter area of the Aggregate Extraction and Processing zoned area, as identified on the applicant's site plan. No expansion outside of that designated area has been permitted. Expansion of the accessory use, concrete and asphalt recycling area shall require approval from Mountain View County. Delineation of the 12 acre Aggregate Extraction and Processing zoned area shall be posted by an Alberta Land Surveyor and the applicant, landowner and/or operator shall outline the surveyed area to the satisfaction of the Approving Authority.

A Notice of Decision will be placed in the **May 23, 2017** and **May 30, 2017** issues of the Mountain View Gazette for an appeal period which ends on **June 06, 2017** at 4:00 p.m. Should you wish to appeal this decision or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the County Office on or before **June 09, 2017**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 15/15 will be applied. Following the appeal period, should no appeals be submitted, the Development Permit will be issued. If a Building Permit is required, please ensure the contractor receives a copy of the approved sketch so that the setbacks as approved are adhered to.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 extension #222 or by email at jross@mvcounty.com.

Yours truly,



Jessica Ross, Development Officer
Planning and Development Services

/lc

Enclosures

OVERHEAD SITE PLAN

+/- 250m

MANUFACTURER MATERIALS FOR SALE

EXISTING AREA IS HILLY AND NEEDS TO BE LEVELLED FOR SITE PREPARATION +/- 185m

FUTURE TRUCK TURN AROUND

EXISTING GRAVEL

BROKEN CONCRETE AND ASPHALT TO BE GLENDED WITH GRASS - SEE NOTES +/- 60m

OVERGROWN STOCKPILE - SEE NOTES

PIT RUN TO BE EXTRACTED FIRST - SEE NOTES

PARKING AREA FOR EMPLOYEES

GRAVEL SURFACED +/- 105m

RT ROAD - WILL BE 14555m

FUTURE EXTRACTION - SEE NOTES

+/- 185m

+/- 125m

CONDITIONALLY APPROVED MOUNTAIN VIEW COUNTY PLANNING AND DEVELOPMENT SERVICES SEE LETTER FOR CONDITIONS

PLD 20170109 / May 18/17



RECEIVED MAR 20 2017 MOUNTAIN VIEW COUNTY DIVISION



**Mountain View
COUNTY**

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Excerpt from the Municipal Government Act, Section 685(1) - Grounds for Appeal
685(1) - If a development authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

File Number of the Development Application: _____

APPELLANT: Name: _____ Telephone: _____
Address: _____

LAND OWNER: Name: _____ Telephone: _____
Address: _____

LAND DESCRIPTION: Registered Plan: _____ Block: _____ Lot: _____
Part: _____ Section: _____ Twp.: _____ Range: _____ Meridian _____

THIS APPEAL IS COMMENCED BY, ON BEHALF OF:

- (a) _____ Adjacent Landowner (Fee \$425.00)
- (b) _____ Developer/Applicant/Landowner (Fee \$425.00)

REASON(S) FOR THE APPEAL (use additional paper if required):

In accordance with the MGA section 686(4) and the FOIPP Act section 40(1) all information you have provided, including personal information, will be made available to the Public in its original state.

Signature of Appellant/Agent

Date