

*Haul Route Agreement

As a condition of the Development Permit the landowner will be required to enter into a Haul Route Agreement with Mountain View County. Within this agreement the landowner shall provide the County with a letter of credit to be held in trust. The amount required within the Letter of Credit will be dependent on the proposed gravel pit application. The County will draw upon this money should any road improvements be required on the approved haul route. (A draft version of this agreement can be made available prior to the Municipal Planning Commission meeting date.)

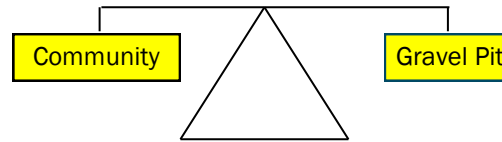
In our experience, it has been *extremely* helpful to have a professional consultant (geologist or land consulting firm) work with you to prepare the Comprehensive Site Development Plan.

Additional studies may be required in support of your application. As Aggregate Extraction proposals are site specific, the following additional supportive reports may be required with the application:

- Biophysical Assessment
- Environmental Management Plan
- Traffic Impact Assessment
- Stormwater Management/Drainage Plan
- Landscaping Plan
- Geotechnical Assessment & Study
- Groundwater Supply Evaluation



Please Remember:



- Gravel Pits can have a lasting effect on the community it is located in.
- There should be an equitable balance between community and gravel pits, each being considerate of the needs of the other.

You are strongly encouraged to meet with them to discuss your proposal prior to submission.

Have questions or need help?
Mountain View County staff is available to assist you with your inquiries.

You can also follow us on
Twitter: @MVCounty



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AGGREGATE EXTRACTION / PROCESSING



MVC (08/08)

Mountain View
COUNTY

Mountain View County Permits

Information Required for Aggregate Extraction / Processing

Note: This brochure outlines general information on Aggregate Extraction / Processing Applications. Specific applications may require additional conditions and/or changes to the process.



It is important that you talk with Mountain View County's Planning and Development Department to discuss the application requirements prior to submitting any applications.

Any gravel, clay, peat, or similar type excavation and/or processing uses proposed for lands within Mountain View County must have the appropriate designation (zoning) and Development Permits prior to commencing any work.

Aggregate Extraction / Processing means development for the removal, extraction, processing and transmission of the following for commercial purposes: sand, gravel, clay, peat, earth, shale, stone, marl, limestone, sandstone, marble, granite or other non-metallic ores. If you are proposing any extraction of aggregate, you will be required to Redesignate the proposed land and obtain a Development Permit prior to starting.

Redesignation, also known as rezoning, is required for all gravel pit undertakings as gravel extraction can only be considered on land that is zoned Aggregate Extraction/Processing District. Redesignation proposals are considered by Council, after a Public Hearing is held. If redesignation is not granted, a Development Permit for gravel extraction on that land cannot be accepted or issued. If redesignation is successful and appropriate zoning is in place, a **Development Permit** is required for any Aggregate Extraction/Processing activities. Any existing extraction sites must obtain rezoning prior to any changes or expansion of the site. Aggregate extraction cannot take place on lands that do not have the appropriate zoning in place.

Comprehensive Site Development Plan (CSDP)

A mandatory component of the Aggregate Extraction/Processing District is the submission of a CSDP. This Plan contains all the required information to apply for gravel extraction in one comprehensive document which provides a clean, consistent, and transparent proposal. The CSDP is a template document that is used as part of the application submission for both the Redesignation and Development Permit applications when applying for aggregate extraction and is completed in two parts. The first section is required as part of the **Redesignation** submission and contains the details of the proposal and the location of the site as well as the purpose and objectives of the project. Information regarding community consultation, transportation networking, and area context/site details is required.

If redesignation is successful and the land is appropriately zoned to Aggregate Extraction/Processing District, the remaining portions of the CSDP, along with the provincial "Code of Practice for Gravel Pits" application, are required for the **Development Permit** application process. The second portion of the CSDP contains the more technical documentation and includes the development details, as outlined in the provincial "Code of Practice" requirements; signage and advertising details; environmental details; and any other approvals required for the operation of the pit.

All Aggregate Extraction/Processing applications for Redesignation and Development Permits must include a CSDP with the completed application to be deemed complete.

General Information:

- All aggregate applications are circulated to adjacent landowners within 1.0 mile of the proposed subject land, and properties adjacent to the proposed haul route.
- The Redesignation process can take from four (4) to six (6) months to complete. Complex applications can take longer. The required portions of the CSDP must be submitted with the application.
- Council makes all decisions on Redesignation applications. There is no appeal to the decision.
- Development Permit applications can take up to 40 days for a decision once the application and CSDP are deemed complete.
- Development Permits are considered by the Municipal Planning Commission and can be appealed.
- Mountain View County must advertise the decision in two consecutive issues of the Mountain View Gazette for a two week appeal period.

When the Development Permit is considered, the Approving Authority may impose the following conditions pertaining to Aggregate Extraction/Processing:

- a) standard hours of operation;
- b) parameters of operation – depth, total area available to develop;
- c) setbacks from roads, residential and other developments;
- d) buffering and noise attenuation;
- e) haul route agreements* and/or development service agreements;
- f) reclamation schedules;
- g) environmental protection measures in accordance with an approved County policy;
- h) review of the Development Permit every five (5) years; and
- i) any other matters deemed necessary by the Approving Authority.