SMOKY LAKE COUNTY

AGENDA: MUNICIPAL PLANNING COMMISSION to be held on

April 23, 2021 at 10:00 a.m. Virtually, via Zoom Platform –

Virtually, Online through Zoom:

 $\underline{https://us02web.zoom.us/j/87315078721?pwd=L1ZUVEhVaXRGTWxuZTNIQTNjeUw1Zz09} \ Or, \ by \ \underline{https://us02web.zoom.us/j/87315078721?pwd=L1ZUVEhVaXRGTWxuZTNIQTNjeUw1Zz09} \ Or, \ \underline{https://us02web.zoom.us/j/87315078721?pwd=L1ZUVEhVaXRGTWxuZTNIQTNjeUw1Zz09} \ Or, \ \underline{https://us02web.zoom.us/j/87315078721?pwd=L1ZUVEhVaXRGTWxuZTNIQTNjeUw1Zz09} \ Or, \ \underline{https://us02web.zoom.us/j/87315078721?pwd=L1ZUVEhVaXRGTWxuZTNIQTNjeUw1Zz09} \ Or, \ \underline{https://us02web.zoom.us/j/8731507821?pwd=L1ZUVEhVaXRGTWxuZTNIQTNjeUw1Zz09} \ Or, \ \underline{https://us02web.zoom.us/j/873150782$

phone: 1-877-853-5257, Meeting ID: 873 1507 8721 Password: 953025

- 1. CALL TO ORDER
- 2. AGENDA
- 3. MINUTES
 - 3.1 Adopt Minutes of March 8, 2021.
- 4. REQUEST FOR DECISION
 - 4.1 <u>Development Permit(s) to be Considered:</u>
 - 4.1.1 DP 007-21: Campground, Major
 - 4.1.2 DP 011-21: Natural Resource Extraction/Processing Facility (Sand and Gravel)
 - 4.1.3 DP 012-21: Natural Resource Extraction/Processing Facility (Sand and Gravel)
 - 4.2 Heritage Resource Intervention Permit(s) to be Considered:
 - 4.2.1 Nil.
- 5. ISSUES FOR INFORMATION
 - 5.1 Nil.
- 6. CORRESPONDANCE
 - 6.1 Nil.
- 7. DELEGATON(S)
 - 7.1 Nil.
- 8. ADJOURNMENT

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Monday, March 8, 2021,** held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was called to Order at 1:05 p.m. by the Chief Administrative Officer, Gene Sobolewski in the presence of the following persons:

PRESENT

Dan Gawalko	Councillor Div. 1	Present in Chambers
Johnny Cherniwchan	Councillor Div. 2	Present in Chambers
Craig Lukinuk, Reeve	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Randy Orichowski, Deputy Reeve	Councillor Div. 5	Present in Chambers
Gene Sobolewski	CAO	Present in Chambers
Lydia Cielin	Assist. CAO	Virtually Present
Jordan Ruegg	P&D Manager	Present in Chambers
Kyle Schole	P&D Assistant	Present in Chambers
Patti Priest	Recording Secretary	Virtually Present

2 Members of the Public was virtually present.

No Member of the Media was present.

2.0 ADOPTION OF AGENDA

MPC21.007: Lukinuk

That the Agenda for the Municipal Planning Commission meeting for Monday, March 8, 2021, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC21.008: Gawalko

That the Minutes of Municipal Planning Commission meeting held on Thursday, December 7, 2020, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 004-21: Campground, Major

MPC21.009: Orichowski

That the Municipal Planning Commission **DEFER** Development Permit No. 004-21: Pt. of NE-33-59-13-W4M, for the development of a Campground, Major, to allow time for the developer to revise the proposed site plan to include legislated setback restrictions, relocation of the access road, number of camping stalls to scale, and to include a stipulation in the proposed development information of any dock or beach development on the bed and shore to be approved through Alberta Environmental and Parks.

CARRIED UNANIMOUSLY.

One member of the Pubic virtually left the meeting, time 1:48 p.m.

4.1.2 DP 005-21: Modular Home

MPC21.010: Lukinuk

That the Municipal Planning Commission **APPROVE** Development Permit No. 005-21: Plan 314HW, Block 4, Lot 15 (Pt. of NW-10-59-18-W4M), for the development of a Modular Home, subject to the following conditions:

- 1. The proposed Modular Home shall be constructed and sited as per the Site Plan, dated February 11, 2021, attached to, and forming part of, this Development Permit.
 - Minimum Front Yard Setback: 7.6 meters (25.0 feet).
 - Minimum Rear Yard Setback: 7.6 meters (25.0 feet).
 - Minimum Side Yard Setbacks: 1.5 meters (5.0 feet).
- 2. The Modular Home shall be a minimum of 55.7 square meters (600.0 square feet) in ground floor area.
- 3. The maximum height of the Modular Home shall not exceed 10.0 meters (33.0 feet).
- 4. The proposed Modular Home shall be skirted, permanently affixed to a foundation, and without any towing hitch or tires attached.
- 5. The maximum lot coverage shall not exceed 45% of the total lot, of which, a maximum of 15% of the total lot area may be covered by Accessory Buildings.
- 6. The construction of the proposed Modular Home shall commence within twelve (12) months from the date of issuance of this Development Permit and be completed within five (5) years from the date of issuance.
- 7. The Developer shall provide evidence to the Development Authority for Smoky Lake County that the Modular Home meets and complies with both the Alberta Building Code and the relevant CSA Standard.
- 8. The Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris during construction.
- Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this utility shall be borne solely by the Developer. Please contact Daniel Moric, Smoky Lake County Gas Department at 780-656-5734 for more information.
- 10. Municipal water and sewer services are provided by Smoky Lake County. All costs associated with connecting to these services will be borne solely by the Developer. Please contact Dave Franchuk, Manager, Smoky Lake County Environmental Services Department at 780-656-5734 for more information.
- 11. The Developer shall be required to obtain all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required.
- 12. The Developer shall be held financially responsible during construction, renovation and/or demolition, for any and all damages caused by the Developer, his servants, his suppliers, his agents and/or his contractors, to any public or private property.

CARRIED UNANIMOUSLY.

4.1.3 DP 006-21: Bunk House

MPC21.011: Gawalko

That the Municipal Planning Commission **APPROVE** Development Permit No. 006-21: Plan 7520244, Block 5, Lot 9 (Pt. NE-15-60-12-W4M), for the development of a Bunk House, subject to the following conditions:

- 1. The proposed Bunk House be constructed and sited as per the Site Plan, dated February 24, 2021, attached to, and forming part of, this Development Permit.
 - Minimum Front Yard Setback: 23.1 meters.
 - Minimum Rear Yard Setback: 7.6 meters.
 - Minimum Side Yard Setbacks: 1.5 meters.
- 2. That the proposed development of a Bunk House not be used as a temporary or permanent dwelling unit.
- 3. That the proposed Bunk House not be modified to include kitchen and/or sanitary facilities which may allow for its use as a dwelling unit.
- 4. The Bunk House shall not be permanently connected to any utility (gas, water, private sewage or electrical).

- 5. The Bunk House shall not be used for the purposes of a home occupation.
- 6. The Bunk House shall not exceed 6.1 meters in height.
- 7. The maximum lot coverage shall not exceed 45% of the total lot area, of which, a maximum of15% of the total lot area may be covered by accessory buildings.
- 8. The proposed development shall commence within twelve (12) months of the date of issuance of this Development Permit and be completed within five (5) years from the date of issuance.
- 9. All applicants, general and private contractors shall, during the course of construction, keep the land in a reasonable condition so as not to constitute a nuisance, and shall secure all manner of debris. At the conclusion of construction, all building materials shall be removed from the site. As well, the developer shall prevent excess soil and debris from being spilled onto public road allowances during construction.
- 10. Lot grading shall ensure that the subject site does not drain onto an adjacent site.

CARRIED UNANIMOUSLY.

4.1.4 DP 007-21: Campground, Major

MPC21.012: Orichowski

That the Municipal Planning Commission **DEFER** Development Permit No. 007-21: PLAN 0726807 Bloc 1 Lot 1, for the development of a Campground, Major, to allow time for the developer to revise the proposed site plan to include legislated setback restrictions, exact number of camping stalls, placement of internal roadways to scale, and to include a stipulation in the proposed development information of: a plan for public road dust control mitigation which would be at the owner's expense.

CARRIED UNANIMOUSLY.

5.0 <u>ISSUES FOR INFORMATION</u>

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 <u>DELEGATION</u>

7.1 Nil.

8.0 ADJOURNMENT

MPC21.013: Halisky

That the Municipal Planning Commission Meeting of March 8, 2021, adjourn at 2:39 p.m.

CARRIED.

Lorne Halisky, Chairperson S E A L

Gene Sobolewski, CAO

MUNICIPAL PLANNING COMMISSION DEVELOPMENT REPORT



AGENDA ITEM 4.1.1

MEETING DATE	APRIL 23, 2021
FILE NO.	DP 007-21
LEGAL DESCRIPTION	PLAN 0726807 Bloc 1 Lot 1
LOT AREA	11.99 ACRES (4.85 HECTARES)
APPLICANT	RANDY LUDWIG
LANDOWNER	RANDY LUDWIG
PROPOSED DEVELOPMENT	CAMPGROUND, MAJOR
ZONING	AGRICULTURE DISTRICT (AG)
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	19590121
DIVISION	5 (SE of Waskatenau)

RECOMMENDATION

That the Municipal Planning Commission **approve** Development Permit No. 007-21: PLAN 0726807 Bloc 1 Lot 1, for the development of a **Campground, Major,** subject to the following conditions:

- 1. The proposed Campground, Major, shall be constructed and sited as per the Site Plan, dated February 26, 2021, attached to, and forming part of, this Development Permit.
 - Minimum Front Yard Setback: 23.1 metres (75.8 feet).
 - Minimum Rear Yard Setback: 18.3 metres (60.0 feet).
 - Minimum Side Yard Setbacks: 18.3 metres (60.0 feet).
- 2. Development of roads, facilities and camping stalls shall not occupy more than two-thirds (7.99 acres) of the total site area. A minimum of one third (3.99 acres) of the total site area shall be left in its natural state.
- 3. Construction and future maintenance of accesses to said lands and all internal roads located on said lands shall be the responsibility of the Developer. Development of all internal roads shall be at the discretion of, and to the satisfaction of, the Development Authority. To this end, all internal roads shall have a minimum of a 6.0 metre (20.0 foot) usable top, except for one-way roads, which shall have a minimum of a 3.7 metre (12.0 foot) usable top and shall be hard surfaced.
- **4.** Each camping stall shall be service by an internal road.
- 5. The internal road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site.
- 6. The proposed Campground shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage. To this end, all proposed site developments shall be setback a minimum of 30.0 metres from the creek running through said lands.
- 7. Dust control shall be provided by the Developer, upon request, and to the satisfaction of, Smoky Lake County.
- 8. All camping stalls shall be setback a minimum of 30.0 metres from the shore of Bonnie Lake.
- 9. A maximum of thirty (30) camping stalls shall be permitted on said lands. Any further expansion beyond thirty (30) camping stalls shall require a new Development Permit to be obtained by the Developer.
- **10.** A maximum of thirty (30) recreational vehicles shall be permitted on said lands at a given time. In addition, the Developer shall only allow parking of recreational vehicles and passenger vehicles on said lands.
- 11. Fires shall be permitted only in designated firepits and other such facilities designated by the Development Authority for such use. Each camping stall shall be provided with a fire pit which meets the specifications established by Smoky Lake County's Fire Chief.
- **12.** All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.
- **13.** All camping stalls shall be developed to the following minimum standard:
 - a. Width = minimum of 6.10 metres (20.0 feet);

- b. Depth = minimum of 18.29 metres (60.0 feet); and
- c. Area = minimum of 111.48 square metres (1,200 square feet).
- 14. All camping stalls shall be separated from each other by a minimum of 3.05 metres (10.0 feet).
- **15.** A single security/site-operator suite/dwelling unit shall be permitted on site.
- **16.** The Developer shall provide on-site potable water to the satisfaction of the Development Authority.
- 17. The Developer shall designate an area equivalent to ten percent (10%) of the total site area as group-use area. This area shall be clearly marked and free from all traffic hazards. The design of such an area, including the provision of facilities for picnicking and/or recreation shall be to the satisfaction of the Development Authority.
- **18.** The site shall be kept in a neat and tidy condition in accordance with Smoky Lake County Bylaw No.1169-08: *Nuisance and Unsightly Premises*, as amended. Garbage receptacles shall be located throughout the site to the satisfaction of the Development Authority.
- 19. Municipal water and waste water services are not available at this location. It shall be the responsibility of the Developer to ensure that proper water and waste water services are provided to the satisfaction of the Development Authority. All costs associated with the installation and ongoing maintenance of these services shall be borne solely by the Developer.
- **20.** The Developer shall comply with the provisions of Smoky Lake County Bylaw No. 1342-19: *Noise Bylaw*, as amended.
- 21. Lot grading shall be conducted in a manner so as to prevent the site from draining onto an adjacent property.

BACKGROUND

- The reason this application is being referred to the Municipal Planning Commission is that a Campground, Major is listed as a "Permitted Use" under the Agriculture General (AG) District in Smoky Lake County Land Use Bylaw No. 1272-14. According to Section 2.11.1.B, of Smoky Lake County Land Use Bylaw No. 1272-14, all applications for "Discretionary Uses" shall be referred to the Municipal Planning Commission for its consideration.
- 2. Smoky Lake County Land Use Bylaw No.1272-14 defines a "Campground, Major" as "an area which has been planned and improved for the short term occupancy of more than twenty (20) holiday trailers, motor homes, tents, campers of similar recreational vehicles, and is not used as a year round storage, or accommodation for residential use. Typical uses include tourist recreational vehicle parks, campsites, and tenting grounds and recreational activities, such as picnic grounds, boating facilities and playgrounds.
- 3. As per Section 2.14 of Land Use Bylaw No. 1272-14: If approved, a Notice of Decision of the approval will be mailed to adjacent landowners, as identified on the Smoky Lake County Assessment Roll, informing them of the Notice of Decision and their right of appeal. A Notice of Decision will also be published in a newspaper circulating within the municipality, stating the legal description and municipal address of the property, the nature of the approved development and right of appeal.
- 4. This application was previously considered at the March 8, 2021 meeting of the Municipal Planning Commission. The decision as made to defer the application until a more detailed Site Plan and additional information regarding the provision of dust control was provided by the Applicant.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO. 1272-14: SECTION 8.2: AGRICULTURE GENERAL (AG) DISTRICT	PAGE 4
APPENDIX B	LAND USE BYLAW NO. 1272-14: SECTION 7.2 CAMPGROUNDS	PAGE 10
APPENDIX C	LAND USE BYLAW NO. 1272-14: SECTION 7.23: RECREATIONAL VEHICLE CAMPGROUNDS	PAGE 13
APPENDIX D	DEVELOPMENT PERMIT APPLICATION – DP 007-21	PAGE 14
APPENDIX E	GENERAL LOCATION MAP	PAGE 20

Prepared by:

Jordan Ruegg

Planning and Development Manager

April 14, 2021

Date

8.2 AGRICULTURE (AG) DISTRICT

Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
 U. Secondary Suite
- V. Shipping Container
- W. Solar Energy Collection Systems
- X. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Animal Breeding and/or Boarding Facility
- B. Animal Clinic
- C. Animal Hospital
- D. Animal Hospital, Large
- E. Boarding Facility
- F. Buildings and Uses Accessory to Discretionary Uses
- G. Campground, minor
- H. Campground, intermediate
- Campground, major
- J. Cemetery
- K. Child Care Facility
- L. Day Care Facility

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- M. Duplex (Vertical and Side-by-Side)
- N. Family Care Facility
- O. Intensive Agriculture
- P. Kennel
- Q. Natural Resource Extraction Industry
- R. Place of Worship
- S. Public and Quasi-Public Building and Use
- T. Public Utility
- U. Recreational Use
- V. Recreational vehicle park
- W. Relocated Building
- X. Secondary Commercial
- Y. Sign
- Z. Surveillance Suite
- AA. Transfer Station
- BB. Utility Building
- CC. Wind Energy Conversion System, Small
- DD. Wind Energy Conversion System, Large
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the	At the Discretion of the	At the Discretion of the
	Subdivision Authority	Subdivision Authority	Subdivision Authority
Community/	At the Discretion of the	At the Discretion of the	At the Discretion of the
Institutional Use	Subdivision Authority	Subdivision Authority	Subdivision Authority
Industrial Use	At the Discretion of the	At the Discretion of the	At the Discretion of the
	Subdivision Authority	Subdivision Authority	Subdivision Authority

A. Lot Area - Agricultural Use

- The minimum parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may by permitted out of an un-subdivided quarter section if the following criteria are met to the satisfaction of the County:
 - Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - adjacent to or near quarter section boundaries;
 - in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - along a designated rural residential collector road;
 - The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - a financial plan to the satisfaction of the County;
 - a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.



location, character and parcel coverage percentages of the environmentally sensitive areas and/or heritage features on the site.

B. Lot Area - Residential Use

- Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road	23.1 m (92.0 ft.) from the property line
Allowances	
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision	7.6 m (25.0 ft.) from the property line
Road	

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

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Adjacent to Another	18.3 m (60.0 ft.) from the property line
Parcel	

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

- Notwithstanding subsections (A), (B), and (C) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this Bylaw shall apply.
- B. Minimum Floor Area
 - i. Single detached dwellings 69.7 sq. m (750.0 sq. ft.)
 - ii. Manufactured and modular home units 65.0 sq. m (700.0 sq. ft.)
 - iii. All others uses at the discretion of the Development Authority
- C. Maximum Site Coverage 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

- D. Maximum Height
 - i. 11.0 m (36.1 ft.)
 - In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.
- 6. Other Regulations
 - A. Residential parcels in the Agriculture District will not be allowed:
 - i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
- ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
- within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
- iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
- Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
- D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
- E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
- F. The keeping of recreational vehicles shall be provided in accordance with Section 7.23 of this Bylaw.
- G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
- H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

 A private sewage inspection will be required, at no cost to the County, prior to endorsement for all subdivisions within the County where the site is affected by a private sewage disposal system.

6.20 WATER SUPPLY/SANITARY FACILITIES AND NATURAL GAS

- All development within the County shall be provided, at no cost to the County, with sanitary facilities to the satisfaction of the Plumbing and Drainage Regulations and any other Provincial legislation or regulations.
- A development permit shall not be issued for residential, commercial, industrial or recreational uses
 unless the Development Authority is satisfied that water supplies of sufficient quality and quantity
 are or will be made available to support the proposed development.

7 SPECIAL PROVISIONS

7.1 BARE LAND CONDOMINIUMS

- A Bare Land Condominium development must comply with the County's Bare Land Condominium Policy, as amended, along with all the general regulations of this Bylaw, including the regulations of the applicable Land Use District.
- An application for a Bare Land Condominium development shall include a comprehensive site plan, in accordance with Section 2.4 of this Bylaw.
- For the purposes of this Bylaw, a Bare Land Condominium Plan is a plan of subdivision and a unit on a Bare Land Condominium Plan is a lot.

7.2 CAMPGROUNDS

- 1. A comprehensive site plan shall be provided to the satisfaction of the Development Authority that shows the location, design standards and site requirements of any common accessory uses and services, such as washrooms, laundromat, recreational buildings, retail store, food concession, fire pits, fire wood storage, lighting, water supply, wastewater disposal facilities, solid waste collection facilities and any other similar uses or services that may be associated with or required within a campground. The following regulations shall be applied in designing the campground site plan:
 - (a) a minimum site area of 0.40 ha (1 ac);
 - (b) a minimum of 10% of the total site shall be set aside in a location acceptable to the Development Authority as a common open space recreation area;
 - (c) each stall shall be accessed by an internal road;
 - (d) the road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site;

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- (e) walkways with a minimum width of 1.62 m (4 ft) surfaced to the satisfaction of the Development Authority shall be provided from all stalls to all service buildings and facilities, refuse areas and recreation areas;
- roads shall be hard surfaced or surfaced to the satisfaction of the Development Authority and shall be:
 - (i) 3.05 m (10 ft) in width for one-way traffic; and
 - (ii) 6.10 m (20 ft) in width for two-way traffic;
- (g) fires will be permitted only in designated fire pits or other such facilities;
- (h) potable water and wastewater disposal facilities are required to the satisfaction of the Development Authority;
- all utility services and all utility wires and conduits shall be provided as required by the Development Authority and the utility companies;
- (j) fences shall be allowed within the recreational vehicle park only if they are erected and maintained by the park operator to a uniform standard throughout the park;
- (k) all stall boundaries shall be clearly defined on the ground by permanent flush stakes or markers, with a stall number or other identification system;
- (I) suitable ground cover and a flat area for each stall shall be provided;
- (m) minimum camping stall size shall be:
 - (i) 6.10 m (20 ft) in width;
 - (ii) 18.29 m (60 ft) in depth; and
 - (iii) 111.48 m2 (1,200 ft2) in area;
- (n) minimum distance between camping stalls shall be 3.05 m (10 ft);
- (o) minimum campground front, side and rear yards shall be 3.05 m (10 ft) from all site boundaries;
- (p) one (1) parking stall per camping stall; and
- (q) visitor parking shall be provided in a common area to the satisfaction of the Development Authority
- A landscaping plan that retains natural vegetation shall be provided to the satisfaction of the Development Authority.

- 3. Campgrounds are considered temporary occupancies.
- 4. One on-site security/operator suite may be permitted.

7.3 CANNABIS PRODUCTION AND DISTRIBUTION

Regulations within this section apply to the production and development of licensed cannabis for medical and non-medical purposes.

- Cannabis production and distribution developments shall not be permitted unless all
 applicable licensing and approvals have been provided by the provincial and federal
 governments.
- A copy of the current license(s) and/or approvals for a proposed cannabis production and distribution development, as issued by the provincial and/or federal government, shall be provided to the Development Authority with the development permit application or as a condition of development permit approval.
- The design of buildings on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
- Hours of operation may be restricted as a condition of the development permit issued by Development Authority.
- The illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under municipal, provincial and federal regulations.
- 6. The minimum required lot size shall be at the discretion of the Development Authority.
- Parking and loading requirements for cannabis production and distribution facilities shall be provided based on the requirements for an industrial use in Section 6.13 of this Bylaw, and any applicable requirements in provincial and federal regulations, as amended.
- Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
- Applications for subdivision of land for this use may be required to include the information required by the Development Authority in Section 2.5(1).
- 10. Landscaping requirements shall be at the discretion of the Development Authority.

- A person applying to develop a site as a private liquor store and storage facility where allowed under this bylaw shall comply with the following provisions:
 - Store size limitation the retail and storage space shall be a minimum of 56.0 sq. m (600.0 sq. ft.).

7.22 RECREATIONAL USES

- Recreational development shall be required to:
 - maintain an open space buffer of sufficient size and composition to act as a visual and noise barrier from adjacent uses which may be incompatible; and
 - install, when necessary, adequate on-site water supply and sewage disposal systems which have been approved by the authority having jurisdiction.

7.23 RECREATIONAL VEHICLE CAMPGROUNDS

- Development of roads, facilities, and recreational vehicle sites shall occupy no more than twothirds of the proposed site, leaving a minimum of one-third of the site in its natural state (or landscaping one-third to the satisfaction of the Development Authority).
- Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- 3. The entire site design shall be at the discretion of the Development Authority.
- Where the campground directly adjoins a residential area, adequate screening or fencing shall be provided, to the satisfaction of the Development Authority.
- A sufficient number of picnic tables, fire pits, and garbage cans shall be provided to accommodate the design capacity of the campground. Exact numbers shall be at the discretion of the Development Authority.
- On recreational vehicle campgrounds located next to a lake, if boat launching and swimming facilities are not provided, alternative locations for same should be indicated on a map or sign on the site.
- An adequate potable water supply and sewage disposal facilities shall be provided, in accordance with Provincial regulations and/or the Safety Codes Act, as applicable.
- 8. A portion of the campsites should be serviced by electrical, water or sewage disposal hookups.

7.24 RECREATIONAL VEHICLE PARKS

- Each recreational vehicle parking stall be a minimum width of 10.0 m (32.8 ft.) and a minimum area of 250.0 sq. m (2691.0 sq. ft.).
- As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction,

Smoky Lake County - Land Use Bylaw No. 1272-14

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Box 310 4612 McDougall Drive Smoky Lake, AB TOA 3C0 ph 656-3730 fx 656-3768

BUSINESS LICENCE REQUEST FORM

Applicant Information .			
Applicant: Randy hudw g Phone:			
Address: 7223-135A Avenue NW cell Phone: 780-299-9278			
city/Prov. Edmonton, AB Postal Code: TSCQH7 Fax:			
Email address: Corky-34 & shaw. ca Signature: Family Luchu			
Description of Business Activity			
Business Name: Victoria Trail Campsites + RV			
Nature of Business: Camping			
Business Start Date: April 1121			
Located at: (Please check one of the following)			
Legal: Lot Block Plan OT2/SOand Part of ¼ Sec Twp590 Rgd90 W4M			
□ Mobile			
Preferred Method of Communication			
Select a method which can be used to advise you that your application has been completed. ☐ call you for pick up			
**If a decision has not been picked up within 5 (five) working days, the decision will be automatically mailed to applicant.			
DFFICE USE ONLY			
Date Received (if applicable)			
ssued Date Our File Number:			
Note(s):			

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only			
Our File Number: Your File Number:			
Applicant Information			
Applicant/Agent: Randy Ludwig Phone: 780-299-9278			
Address: 7223 - 1354 Avenue Nobell Phone:			
City/Prov. Edm, AB Postal Code: 150H7 Fax:			
Email address: Corky-34 D show ca Signature: Range Lactury			
Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.			
Registered Landowner Information Owner same as applicant			
Registered Owner: Randy Ludwig Phone:			
Address: Fax:			
City/Prov Postal Code: Signature: Lively Liveling			
Section A - Property Information			
Division			
Legal: Lot <u>l</u> Block <u>l</u> Plan <u>0726807and</u> Part of <u>¼</u> Sec <u>Twp 690</u> Rg& <u>90</u> W4M			
Subdivision Name (if applicable) or Area of Development			
Rural Address/Street Address 19080 - TWP 590 Parcel Size 11.99 acres			
Number of existing dwellings on property (please describe) Detaned Garage, Farm House, Rimp House, 6 Out buildings, I whatse			
Has any previous application been filed in connection with this property? Yes No (abiv)			
Is the subject property near a steep slope (exceeding 15%)?			
Is the subject property near a steep slope (exceeding 15%)? Is the subject property near or bounded by a body of water? If Yes I No			
Is the subject property mean or bounded by a body of water?			
Is the subject property within about of a provincial nighway? Is the subject property near a Confined Feeding Operation? □ Yes □ No Distance:			
Is the subject property within 1.5km of a sour gas facility?			
Is the subject property within 1.5km of a sewage treatment plant/lagoon? Yes V No Distance: Is the subject property immediately adjacent to the County boundary? Yes V No			
If yes, the adjoining municipality is:			
in 100, the adjoining maintipanty is.			
Page 9 of 12			

RECEIVED FEB 2 6 2021 SMOKY LAKE COUNTY

1			
	Section B – Proposed Development Information		
	Estimated Cost of Project \$ 200,000 P \(\sigma \)		
	Estimated Commencement Date April 1 2021 Estimated Completion Date Ongoing		
	Dwelling:		
	Floor Areasq. ft. % of Lot Occ	upiedft / m	
	Accessory Building: Floor Areasq. ft. % of Lot Occu	upied Height of Acc. Bldg ft / m	
	Parking: # of Off-Street Parking Stalls (if applicable)		
X	Land Use District (Zoning) of Property:	reational / AG	
	Description of Work: make roads, camposites	s, entails tree removal	
	Section C – Preferred Method of Communication		
	When a decision has been made on your file, do you wish for us to:		
	□ call you for pick up □ mail the decision □ email the decision		
	Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended states:		
	608(1) Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if		
	 a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose. 		
	I/we grant consent for the Development Authority to commo		
	regarding my/our application. YES	NO	
Ì	OFFICE USE ONLY	Authorization:	
	Type of Payment: ☐ DEBIT ☐ CASH ☐ CHEQUE	Issuing Officer's Name	
	Fee \$	Issuing Officer's Signature	
	Receipt #	Date of Approval	
	Receipt Date	Date Issued	
	Date Received* and deemed complete by Development Authority.	Comments and/or Variances	
	☐ Entered into MuniSight PD #		

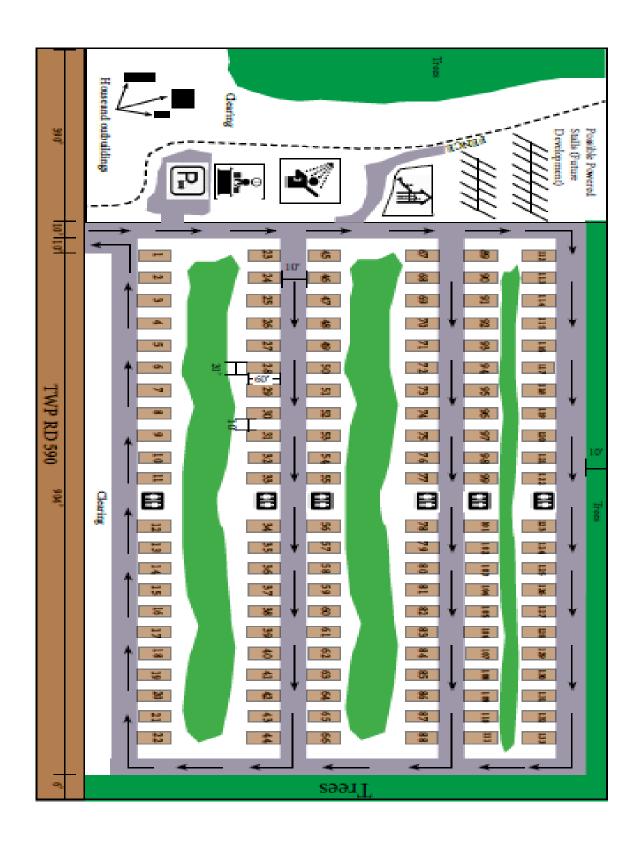
Page 10 of 12

03-05

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number:	Roll Number:
DEVELOPMENT PERMIT SITE PLAN	
	< 3 €>
Existing	postect mer ulding proposed office
Jeb 23/21	SIGNATURE OF APPLICANT:
DATE:	DEVELOPMENT AUTHORITY:

Page 11 of 12



April 13, 21

JordanRuegg Planning and Development Manager 4612 – McDougall Drive, P.O. Box 310 Smoky Lake, Alberta, TOA 3C0

Dear Jordan:

In regards to your email on April 7 about how we plan to mitigate the dust. We have several ideas we can propose to you.

First off we were going to talk to the county regarding the dust on TWP 590 last year as the big trucks coming down there speed and when it is dry out the dust rolls onto our property and into my cabin windows. Truck drivers and other neighbors speed past our place quite regularly. I was going to ask for a reduced speed limit in front of our cabin. We have small children playing and dogs. Also I was wondering how that would work if we wanted to get asphalt down in front to reduce the dust. Is this done at our expense?

There is also a product I can purchase called Brook 34 that you spray on road once a year for dust. It is a biodegradable product. I am also looking into getting a water tank on a trailer to go around and spray the roads inside and outside of the camping area. This will help to keep the dust down on dry days. It will be good to have also in case of a fire. Portable and can be filled up down the road at the water station in Waskatenau. Eventually a fence can be erected along 590 as well that will help immensely with this problem.

As for the traffic we may bring, campers should not be driving that fast up to the property, as they need to stop at the stop sign on 191 to pull into our place. My main concern is 590, which I feel is already a problem to be addressed either way.

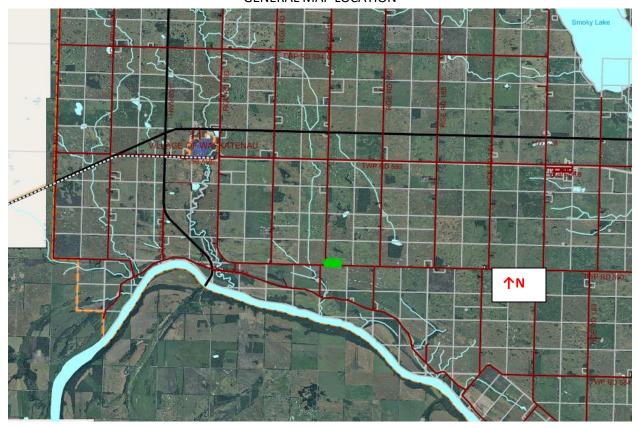
In closing if we can get some type of road put out there not gravel, water the roads, put up a fence and reduce the speed limit in area with signs that children are playing I think it would be a good start to keeping the dust down.

If you have any questions or need more information please don't hesitate to call or email me.

Thank you.

Randy Ludwig and Corinne Friedrick

GENERAL MAP LOCATION





Municipal Planning Commission – April 23, 2021 – Item 4.1.1 – Development Permit 007-21 (Page 21 of 21)

MUNICIPAL PLANNING COMMISSION DEVELOPMENT REPORT



AGENDA ITEM 4.1.2

MEETING DATE	APRIL 23, 2021
FILE NO.	DP 011-21
LEGAL DESCRIPTION	Pt. of NW 2-61-18-W4M, Pt. of SW 2-61-18-W4M, Pt. of SW 11-61-18-W4M, Pt. of SE
	10-61-18-W4M & Pt. of NE 3-61-18-W4M
LOT AREA	+/- 800 ACRES - TOTAL PIT SIZE = +/- 101.70 HECTARES (251.30 ACRES)
APPLICANT	SMOKY LAKE COUNTY
LANDOWNER	SMOKY LAKE COUNTY
PROPOSED DEVELOPMENT	NATURAL RESOURCE EXTRACTION/PROCESSING FACILITY (SAND AND
	GRAVEL)
ZONING	AGRICULTURE DISTRICT (AG)
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	186110230, 18610220, 18611120, 18611010, 18610340
DIVISION	5

RECOMMENDATION

That the Municipal Planning Commission approve Development Permit No. 011-21: Pt. of NW 2-61-18-W4M, Pt. of SW 2-61-18-W4M, Pt. of SW 11-61-18-W4M, Pt. of SE 10-61-18-W4M & Pt. of NE 3-61-18-W4M, for the development of **Natural Resource Extraction/Processing Facility (Sand and Gravel)**, subject to the following conditions:

- 1. The proposed Development shall be constructed and sited as per the Progressive Reclamation Plan dated May 26, 2020, attached to, and forming part of, this Development Permit.
- 2. This Development Permit will expire twenty (20) years from the date of issuance.
- 3. The Developer must comply with all requirements of Alberta Environment and Parks, including any registrations, permits and approvals.
- **4.** Tree and bush removal on Said Lands shall take place only during the approved period of July 31 to April 15, as required by the *Alberta Wildlife Act* and the federal *Migratory Birds Convention Act*.
- 5. Any burning of vegetation on Said Lands will require a Burn Permit issued by Smoky Lake County's Fire Chief or his designate.
- **6.** Reclamation and rehabilitation of Said Lands shall be in accordance with the *Alberta Environmental Protection* and *Enhancement Act (EPEA)* and the Code of Practice for Pits.
- 7. All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.
- 8. Hours of Operation:
 - a. Crushing Operations:
 - 24 hours per day, 365 days per year.
 - b. <u>On-Site Development Operations (including tree removal, pit development, reclamation):</u> 24 hours per day, 365 days per year.
 - c. Hauling:
 - 7:00 a.m. 9:00 p.m., Monday to Saturday inclusive. Hauling will not be permitted on Sundays and Statutory Holidays.
- 9. The Developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be located in a position so as to act as a sound barrier. Also, the Developer shall apply methods of minimizing the noise created from machinery wherever possible.
- **10.** The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.

- 11. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
- 12. Accesses and haul routes into extraction areas shall be located away from residential areas.
- 13. The Developer shall ensure that any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial regulations and legislation. Setbacks from pipelines shall be in accordance with appropriate provincial legislation and regulations established by the Energy Resources Conservation Board (ERCB). Setbacks from utility corridors shall be in accordance with provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
- **14.** No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the *Water Act* and from the Department of Fisheries and Oceans. Evidence of a *Water Act* approval or license must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
- **15.** All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
- **16.** If a portion of the pit should become inactive for a period lasting more than **two (2) consecutive years**, the pit faces shall be sloped to a ratio of **2:1** to ensure public safety and prevent erosion.
- 17. The Developer shall obtain any and all approvals, permits, authorizations, certificates and licenses from any and all agencies, departments and authorities as may be required.
- **18.** Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally-owned roads.

BACKGROUND

- 1. The reason this application is being referred to MPC is that a Natural Resource Extraction/Processing Facility (Sand and Gravel) is a Discretionary Use in the Agriculture District (Section 8.2).
- 2. In relation to Section 2.14 of Land Use Bylaw 1272-14: If approved, it is recommended to expand the notification area to send notices to landowners from 50m to 500m of the subject property.
- 3. A previous Development Permit (DP 049-16) was issued by Smoky Lake County on November 21, 2016, for a pit size of 95.5 hectares. The County wishes to expand the previously permitted area to 101.7 hectares. The County has provided a revised progressive reclamation plan for the existing and proposed areas.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 3
APPENDIX B	DEVELOPMENT PERMIT DP 049-16	PAGE 9
APPENDIX C	REVISED PROGRESSIVE RECLAMATION PLAN	PAGE 54
APPENDIX D	GENERAL LOCATION MAP	PAGE 56

Prepared by:

Jordan Ruegg

Planning and Development Manager

<u> April 14, 2021</u>

Date

8.2 AGRICULTURE (AG) DISTRICT

Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

Permitted Uses

- A. Agricultural Support Service
- B. Basement Suite
- C. Bed and Breakfast Establishment
- D. Buildings and Uses Accessory to Permitted Uses
- E. Community Hall
- F. Day Home
- G. Dwelling, Single Detached
- H. Extensive Agriculture
- Garage Suite
- J. Garden Suite
- K. Guest House
- L. Home Occupation, Major
- M. Home Occupation, Minor
- N. In-law Suite
- O. Manufactured Home
- P. Modular Home
- Q. Natural Area
- R. Public Utility
- S. Secondary Suite
- T. Shipping Container
- U. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Animal Breeding and/or Boarding Facility
- B. Animal Clinic
- C. Animal Hospital
- D. Animal Hospital, Large
- E. Boarding Facility
- F. Buildings and Uses Accessory to Discretionary Uses
- G. Cemetery
- H. Child Care Facility
- I. Communication Tower Facility
- J. Day Care Facility
- K. Duplex (Vertical and Side-by-Side)
- L. Family Care Facility
- M. Intensive Agriculture
- N. Kennel

- O. Natural Resource Extraction Industry
- P. Place of Worship
- Q. Public and Quasi-Public Building and Use
- R. Public Utility
- S. Recreational Use
- T. Relocated Building
- U. Secondary Commercial
- V. Sign
- W. Surveillance Suite
- X. Solar Energy Collection Systems
- Y. Small Radio Communication Facilities
- Z. Transfer Station
- AA. Utility Building
- BB. Wind Energy Conversion System, Small
- CC. Wind Energy Conversion System, Large
- DD. Workcamp, Short-Term
- EE. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the	At the Discretion of the	At the Discretion of the
	Subdivision Authority	Subdivision Authority	Subdivision Authority
Community/	At the Discretion of the	At the Discretion of the	At the Discretion of the
Institutional Use	Subdivision Authority	Subdivision Authority	Subdivision Authority
Industrial Use	At the Discretion of the	At the Discretion of the	At the Discretion of the
	Subdivision Authority	Subdivision Authority	Subdivision Authority

A. Lot Area – Agricultural Use

i. The minimum parcel size for extensive agricultural uses shall normally be 32.0

Smoky Lake County - Land Use Bylaw No. 1272-14

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ha (80.0 ac.) less any approved subdivisions.

- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may by permitted out of an un-subdivided quarter section if the following criteria are met to the satisfaction of the County:
 - Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - adjacent to or near quarter section boundaries;
 - in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - along a designated rural residential collector road;
 - The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the location, character and parcel coverage percentages of the environmentally sensitive areas and/or heritage features on the site.

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

B. Lot Area - Residential Use

- Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Development Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

Smoky Lake County - Land Use Bylaw No. 1272-14

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

- Notwithstanding subsections (A), (B), and (C) above, where there is an
 intersection or sharp curve, the minimum yard requirements shown on Figures
 20 and 21 of this Bylaw shall apply.
- B. Minimum Floor Area
 - i. Single detached dwellings 69.7 sq. m (750.0 sq. ft.)
 - ii. Manufactured and modular home units 65.0 sq. m (700.0 sq. ft.)
 - iii. All others uses at the discretion of the Development Authority
- C. Maximum Site Coverage 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

- D. Maximum Height
 - i. 11.0 m (36.1 ft.)
 - In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.
- 6. Other Regulations
 - A. Residential parcels in the Agriculture District will not be allowed:
 - within required setbacks from a sewage treatment plant or lagoon or solid waste disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;

Smoky Lake County - Land Use Bylaw No. 1272-14

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- within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
- iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
- Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
- D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
- E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
- F. The keeping of recreational vehicles shall be provided in accordance with Section 7.23 of this Bylaw.
- G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
- H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.



Smoky Lake County

P.O. Box 310 4612 McDougall Drive Smoky Lake, Alberta T0A 3C0

Phone: 780-656-3730 1-888-656-3730 780-656-3768 www.smokylakecounty.ab.ca

DEVELOPMENT PERMIT

Permit No.: File Number: 286286-16-D0039 DP 049-16

Tax Roll Number:

18610230, 18610220,

18611120, 18611010, 18610340

Application Date:

October 12, 2016

Issued Date:

November 21, 2016

Applicant

Name: Smoky Lake County

Address:

4612 McDougall Drive

Smoky Lake, Alberta TOA 3CO

(780)656-3730 Phone: Fax: (780) 656-3768

Legal Description

SW 2-61-18-W4M, SE 2-61-18-W4M SW 11-61-18-W4M, SE 10-61-18-W4M,

NE 3-61-18-W4M

Owner

Name: Smoky Lake County

Address: Box 310

> 4612 McDougall Drive Smoky Lake, Alberta

TOA 3CO (780)656-3730

Phone: Fax: (780) 656-3768

Rural Address:

Discretionary Use

Land Use District:

Agriculture District (AG)

Description of Work:

Natural Resource Extraction/Processing Facility (Sand and Gravel)

Fees **Total Permit Fee:** \$0.00 Permit Fee Balance: \$0.00

Permit Conditions:

1. The proposed Development shall be constructed and sited as per the Progressive Reclamation Plan dated March 23, 2016, attached to, and forming part of, this Development Permit.

Use:

- 2. This Development Permit will expire twenty (20) years from the date of issuance.
- 3. The Developer must comply with all requirements of Alberta Environment and Parks, including any registrations, permits and approvals.
- 4. Tree and brush removal on Said Lands shall take place only during the approved period of July 31 to April 15, as required by the Alberta Wildlife Act and the federal Migratory Birds Convention Act.
- 5. Any burning of vegetation on Said Lands will require a Burn Permit to be issued by Smoky Lake County's Fire Chief or his designate.

Page 1 of 3 DP 049-16 (Smoky Lake County)

- Reclamation and rehabilitation of Said Lands shall be in accordance with the Alberta Environmental Protection and Enhancement Act (EPEA) and the Code of Practice for Pits.
- All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.
- 8. Hours of Operation:
 - a. Crushing Operations:
 - 24 hours per day, 365 days per year.
 - On-Site Development Operations (including tree removal, pit development, reclamation):
 24 hours per day, 365 days per year.
 - c. Hauling:
 - 7:00 a.m. to 9:00 p.m., Monday to Saturday inclusive. Hauling will not be permitted on Sundays and Statutory Holidays.
- The Developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be located in a position so as to act as a sound barrier. Also, the Developer shall apply methods of minimizing the noise created by machinery wherever possible.
- The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
- The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
- 12. Accesses and haul routes into extraction areas shall be located away from residential areas.
- 13. The Developer shall ensure that any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial regulations and legislation. Setbacks from pipelines shall be in accordance with appropriate provincial legislation and regulations established by the Energy Resources Conservation Board (ERCB). Setbacks from utility corridors shall be in accordance with appropriate provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
- 14. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the Water Act and from the Department of Fisheries and Oceans. Evidence of Water Act approval or license must be provided to the Development Authority of Smoky Lake County in cases where a surface waterbody is altered or disturbed.
- All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
- 16. If a portion of the pit should become inactive for a period lasting of more than two (2) consecutive years, the pit faces shall be sloped to a ratio of 2:1 to ensure public safety and prevent erosion.
- The Developer shall obtain any and all approvals, permits, authorizations, certificates and licenses from any and all agencies, departments and authorities as may be required.
- Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence of municipallyowned roads.

Note(s):

- Contraventions of the Land Use Bylaw or this Development Permit are enforceable under Section 5 of the Land Use Bylaw 1272-14 and amendments thereto.
- 2. The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact Smoky Lake County.
- All applicable Safety Codes Permits (Building, Electrical, Plumbing, Gas, and PSDS) must be obtained through The Inspections Group Inc. If you have any questions regarding permits please call 1-866-454-5048.
- The applicant is responsible to accurately locate any oil, gas, power, and telephone lines on the subject property
 prior to undertaking any excavation work by contacting Alberta One Call at 1-800-242-3447.

Page 2 of 3 DP 049-16 (Smoky Lake County) Issued By:
Jordan Ruegg

Planning and Development Manager

Municipality

Smoky Lake County Box 310 4612 McDougall Drive Smoky Lake, Alberta TOA 3C0 www.smokylakecounty.ab.ca Phone: 780-656-3730

Fax: 780-656-3768

Page 3 of 3 DP 049-16 (Smoky Lake County)



Box 310 4612 McDougall Drive Smoky Lake, AB T0A 3C0 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

	18600230, 1861 0550, 18611150
Our File Number: DP 049 - 16 Your File Number:	Roll Number: 1861 1010 1861 0340
Applicant Information	
Applicant/Agent: Smout LAKE COUNTY	Phone: 780-656-3730
Address: BOX 310, 4612 McDougall DRIVE	Cell Phone:
City/Prov. SmokY LAKE Postal Code: TOA 360	Fax: 780-656-3768
Email address:	Signature:
Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the re and complete and is, to the best of my knowledge, a true statement of the facts relating to thi	gistered owner and that the information given on this form is full sapplication.
Registered Landowner Information	Owner same as opplicant
Registered Owner:	Phone:
Address:	Fax:
City/Prov Postal Code:	
Right of Entry Pursuant to Section 542 of the Municipal Government Act, I hereby do of Smoky Lake County to enter upon the land as described above, for a site	_ or do not grant consent for a designated officer
Print Name	
Print Name:	Signature:
Print Name:	Signature:
Print Name: Section A - Property Information	Signature:
Print Name: Section A - Property Information Legal: Lot Block Plan and	Signature:
Print Name:	Signature: WV1 2-61-18-W4M SW 11-61-19 W4M JE 10-61-18 W4M Part of NE 1/8 Sec 3 Twp 6/ Rge / 8 W4M
Print Name:	Signature: WV1 2-61-18-W4M SW 11-61-19 W4M JE 10-61-18 W4M Part of NE 1/8 Sec 3 Twp 6/ Rge / 8 W4M
Print Name: Section A - Property Information Legal: Lot Block Plan and F Subdivision Name (if applicable) or Area of Development Rural Address/Street Address Parcel	Signature:

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Box 310 4612 McDougall Drive Smoky Lake, AB TOA 3C0 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Is the subject property ne		159/13	D 14	F0 11			
	ear a steep slope (exceeding			Ø No			
is the subject property w	ithin 800m of a provincial hi	water:	1077/0877	☑ No			
	ear a Confined Feeding Oper			☐ No	200		
s the subject property wi	ithin 1.5km of a sour gas faci	ation		□ No	Distanc	e:	
s the subject property w	thin 1.5km of a sour gas fact	llity?	☐ Yes			e:	-
s the subject property im	thin 1.5km of a sewage trea mediately adjacent to the C unicipality is:	ounty boun	dary?	Yes □	No No	No Distance:	
ection B – Proposed	Development Informa	tion					
stimated Cost of Project	s_V/A						
stimated Commencemer	nt DateASAP		Estima	ted Com	oletion [Date DECEMBER	31,2016
Owelling: Floor Area	sq. ft.	% of L	ot Occupie	d	_	Height of Dwelling	ft/m
ccessory Building Flor	or Areasq	. ft. % of Lo	nt Occupies				
			or occupied			Height of Acc. Bldg	II / m
			or occupied			Height of Acc. Bldg	π/m
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Page 5 of 9



Box 310 4612 McDougall Drive Smoky Lake, AB TOA 3C0 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Section C – Abandoned Wells	and the second second second
(for buildings larger than 47m ² /505 sq. ft.) provide in an application for development can be considered co- process for determining what information is required Alberta Energy Regulator's Abandoned Well Viewer of mapview.ercb.ca/spatialdatabrowser/default.aspx?c	relopment Regulation requires that an applicant for a development permit formation about abandoned oil and gas wells on the subject property. Before emplete, applicants MUST provide this information. The following outlines the with your development application. Applicants are required to verify the online at: online at: online Abandoned Wells.xml to determine if abandoned wells are located on y phoning Alberta Energy Regulator at 1-855-297-8311.
If an abandoned well <u>is</u> found, then the Applicant ML affecting their property to confirm the following: 1. a sketch showing the location and setback d 2. the map from the ERCB Vlewer of the subject a list of all abandoned wells, including the su 4. any additional information from Licensee(s) If an abandoned well is <u>not</u> found, then the Applicant	JST provide Smoky Lake County with all Licensees identified by the AER as istance required by the Licensee from each abandoned well; it property; inface coordinates;
CORY OLLTKEN	OCTOBER 12, 2016
Applicant Print Name Ap	plicant Signature Date
	all you for pick up mail the decision
OFFICE USE ONLY Type of Payment: DEBIT CASH CHEQUE Fee \$ Receipt #	Authorization: Issuing Officer's Name Issuing Officer's Signature
Receipt Date	Date of Approval Date issued
Date Received *and deemed complete by Development Authority. ☐ Entered into e-SITE #	Comments and/or Variances
The personal information provided is being collected under the authority of the Municipal	

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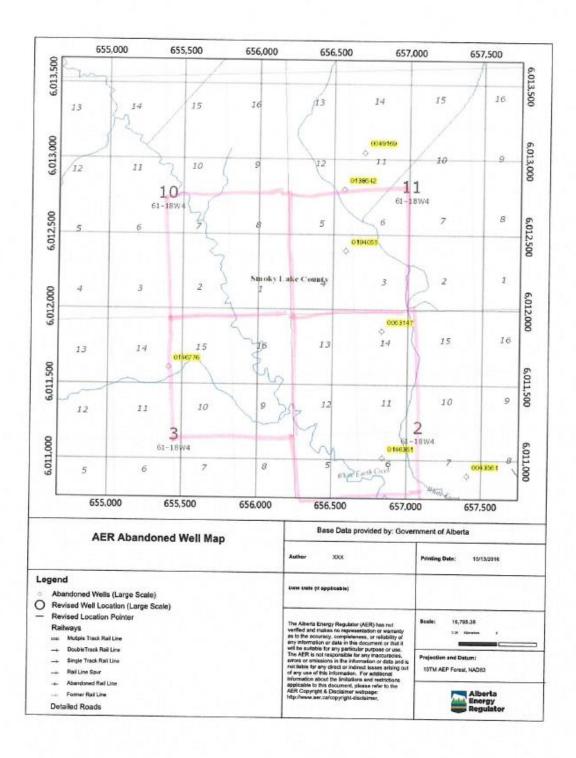


Box 310 4612 McDougall Drive Smoky Lake, AB TOA 3C0 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Our File Number: OP 049-16	186(03), 196(0320, 196/1120, Roll Number: 186/1910, 186(0340	
DEVELOPMENT PERMIT SITE PL	AN	P
SEE ATTACHED STA	E PLAN	>
OCTOBER 12, 2016	SIGNATURE OF APPLICANT:	
11 4010	DEVELOPMENT AUTHORITY:	

Page 7 of 9



Registration Application Code of Practice for Pits Updated Activities Plan Sand and Gravel

Smoky Lake County

W½ 2, SW 11, SE 10, NE 3-61-18-W4M The White Earth #2 Pit

Prepared by:

TWERDOFF & ASSOCIATES INC.

Dennis Twerdoff, M.Sc., P.Geol., P.Ag. Senior Project Manager

> Revised May 3, 2016



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Updated Activities Plan The White Earth #2 Pit W ½ 2, SW 11, SE 10, NE 3-61-18-W4M Smoky Lake County

Registration No. 216357-00-00

List of Appendices

Appendix 1 Land Title

Appendix 2 Conservation and Reclamation Plans

TWERDOFF & ASSOCIATES INC. File No15-108

Smoky Lake County

Registration No. 216357-00-00

SCHEDULE 1 REGISTRATION INFORMATION

Date: May 3, 2016
Previous Environmental Protection and Enhancement Act Approval Number: 216357-00-00
Water Act authorization required? Yes □ No If Yes, or current Water Act authorization Number: End Pit Lake, Pit to Pit Dewatering - application in progress
Name of Applicant (company or person in whose name the pit will be registered):
Smoky Lake County
Address: 4612 - McDougall Drive, PO Box 310, Smokey Lake, AB T0A 3C0
Phone: (780) 656-3730 Facsimile: (780) 656-3768
e-mail: dponich@smokylakecounty.ab.ca
Name of Person Submitting Application: Dennis Twerdoff
Company Name: Twerdoff & Associates Inc.
Job Title: Senior Project Manager
Address: PO Box 64223, 5628 4th St. NW, Calgary, AB T2K 6J0
Phone: (587) 888-6111 Facsimile: (403) 460-1800
e-mail: twerdoff@gmail.com Signature:
11

TWERDOFF & ASSOCIATES INC. File No15-108

Name of Primary Contact for Pit: Doug Ponich

Job Title: Public Works Manager

Address: 4612 - McDougall Drive PO Box 310 Smoky Lake, AB T0A 3C0

Phone: (780) 656-3755 Facsimile: (780) 656-3768

e-mail: dponich@smokylakecounty.ab.ca

Pit Location	Registered Owners	Occupants
Municipal Address or 1/4-Sec-Twp-Rge-Mer	Name, Address and Phone Number	Name, Address and Phone Number
NW 2-61-18-W4M	County of Smoky Lake Box 310 Smoky Lake, AB. T0A 3C0	None
SW 2-61-18-W4M	County of Smoky Lake Box 310 Smoky Lake, AB. T0A 3C0	None
SW 11-61-18-W4M	County of Smoky Lake Box 310 Smoky Lake, AB. T0A 3C0	None
SE 10-61-18-W4M	County of Smoky Lake Box 310 Smoky Lake, AB. T0A 3C0	None
NE 3-61-18-W4M	County of Smoky Lake Box 310 Smoky Lake, AB. T0A 3C0	None

SCHEDULE 2 ACTIVITIES PLAN

Part 1 Information

1.1 Aggregate Type

Sand and Gravel

1.1.1 Current Size of Pit

• 86.6 ha

1.2 Average Thickness

Mineral Soils

○ Topsoil: <u>0.2 m</u>
 ○ Subsoil: <u>0.2 m</u>

Organic soils

Organic topsoil 0.5 m
 Subsoil Absent

Overburden: <u>1.0 m</u>
 Aggregate: <u>2.5 m</u>
 Total Depth: <u>3.9 meters</u>

1.2.1 Soil Series

The pit lies within a soil polygons consisting of four soil series¹. Soils within the pit area
consist of Orthic Dark Grey Chernozems (Redwater and Rimbey Soil Series) and Orthic
Black Chernozems (Ferintosh Series). Low-lying, poorly drained areas consist of organic
Rego-Humic Regosols (Kerensky Series). Organic soils in the area are Typic Mesosols¹.

Estimated Pre-Disturbance Soil Volumes				
Soils		Depth (m)	Area (m ²)	Volume (m³)
Topsoil	Mineral	0.2	513,000	102,600
	Organic (Peat)	0.5	442,000	221,000
Subsoil		0.2	513,000	102,600

Smoky Lake County

Registration No. 216357-00-00

- Mineral soils are located in the center of the pit area and cover approximately 51.3 ha.
- Organic soils are located on the outer boundaries of the pit area and cover approximately 44.2 ha.

1.2.2 Overburden and Aggregate

- Overburden Volume (original): 629,616 m³*
- Aggregate Volume (original): 1,844,100 m³*
- * Based on Focus Corporation's White Earth Gravel Pit Quantities estimate, May 2009.

1.3 Soil Texture

Topsoil: Organic Mineral soils: Sandy Loam¹
 Subsoil: Organic Mineral soils: Sandy Clay¹

1.4 Erosion and Dust Control Techniques

Erosion Control:

- During construction and operation, physical barriers such as certified weed free straw bales and silt fences will be utilized to minimize erosion when necessary.
- All drainage will be directed into the excavation.

Stockpiles:

- Will be separated from each other by at least 3 m, they will be vegetated and shallow sloped.
- Stockpile site locations will be prepared so that:
 - stockpiles are placed on stable ground;
 - topsoil and subsoil stockpiles are placed in locations unaffected by pit activities;
 - aggregate material is placed in areas where topsoil and subsoil have been stripped;
 - o reject material is placed in areas where topsoil and subsoil have been stripped;
 - o topsoil and subsoil stockpiles are stabilized to minimize erosion.
- Organic material will be stripped and placed in areas where all other soils have been stripped or onto organic soils.
- Topsoil and subsoil salvage will not occur under wet, frozen, adverse field conditions or high wind velocities that will result in admixing, loss, compaction or degradation of soil.
- · Topsoil will be salvaged a minimum of 5 m ahead of pit faces.
- · Subsoil will be salvaged a minimum of 3 m ahead of pit faces.

Dust Control:

- The crusher will be cleaned regularly.
- During dry periods, the pit and access roads will be watered down. Water used will be supplied by the Town of Smoky Lake.
- Dust control on municipal roads will be conducted to the satisfaction of the municipality.

1.5 Air Monitoring Initiatives

4

No air monitoring is planned for this area.

1.6 Inactive Pit Conservation & Reclamation Techniques

- The pit will be clearly identified by signs that indicate danger and discourage trespassing.
- Slopes above and below structures and equipment will be stabilized and sloped no steeper than 3:1 to ensure stable, safe pit conditions.
- . During periods of inactivity of over 3 months, pit faces will be sloped no steeper than 2:1.
- Stockpiles will be vegetated.
- · Weeds will be sprayed and/or mowed when necessary.
- The site will be monitored bi-annually to ensure soil reclamation material is stable, weeds
 are controlled and the site is secure.

1.7, 1.8 Scale Drawings (Existing, Operational & Reclaimed conditions)

See attached Conservation and Reclamation Plans (Appendix 2).

Part 2 Information

1.9 Maximum Pit Size

95.5 ha

1.10 Depth to Groundwater

The elevation of groundwater is approximately 0.5 - 2 m below original ground level.
 The elevation is estimated to be 603 m asl.

1.11 Pit Activities

- Dry pit excavations.
- Wet pit excavations.
- Crushing and screening.
- · Possible mixing of asphalt and aggregate.

1.11.1 Wet Pit Excavations

- Mining will occur below the water table.
- · Gravel will be bailed. All water from draining gravel will be directed into the wet pit.
- · Onsite pit to pit dewatering may occur.

1.11.2 Salt Mixing, Asphalt Mixing, Asphalt Truck Box Spraying

- No salt mixing will occur.
- A portable asphalt plant may be located on the site and will conform with the Code of Practice for Asphalt Paving Plants prior to any operations.
- If Smoky Lake County or a 3rd party contractor develops a asphalt plant on site, Smoky Lake County will ensure the necessary registration / authorizations are in place prior to commencing operations.
- Truck box spraying may occur.
 - If spraying does occur, it will be conducted in designated areas (See section 1.12).
- · Bulk fuel may be stored on the site in above ground storage tanks.

1.11.3 Use of Alternative Reclamation Material

· No alternative reclamation material will be utilized at the pit.

1.11.4 Aggregate Washing

No washing will occur.

6

1.12 Mitigative Measures

Surface Water Management:

· Any surface water due to run-off will be confined within the pit.

Crushing and Screening:

Crushing and screening equipment will be cleaned regularly to control dust.

Bulk Fuel Storage:

- All fuel storage sites will be constructed in a manner that follows the Guidelines for Secondary Containment for Above Ground Storage Tanks, Alberta Environmental Protection, May, 1997² and comply with Part 4 of the Alberta Fire Code.
- A bermed imperviously lined area, or other form of secondary containment, will surround fuel tanks with a minimum 110% holding capacity of the largest tank's capacity.
- All machinery maintenance supplies will be kept in a designated storage facility.

Fueling During Operations:

- All dispensing or transferring of fuel will be attended for the duration of the operation.
 The attendant must be aware of proper fuel handling procedures to minimize the risk of a spill and shall continuously scan the area adjacent to the fuelling operation for possible leaks or spills.
- The transferring and dispensing of fuel will be done with pumping equipment, an approved hose, and top-fill nozzle.
- A site-appropriate spill containment kit will be readily available.

Spills:

- Any spills will be controlled immediately using various techniques including diking and containing.
- Spills will be collected using sorbent pads and vacuum trucks.
- All waste material/impacted soil will be disposed of at an approved waste management facility
- If pit operations interfere with the immediate spill response, pit operations will be suspended until complete cleanup occurs.
- If a spill occurs, it will be reported according to Alberta Environment's "A Guide to Release Reporting", 2005, and the site will be remediated to Alberta Environment Guidelines.

Asphalt Mixing and Asphalt Truck Box Spraying:

- Asphalt mixing and truck box spraying will occur in designated areas.
- Designated areas will be prepared so that:
 - Topsoil and subsoil have been stripped and stockpiled; and
 - the base is composed of a low permeability material (ie. < 10⁻⁶cm/s), a compacted clay liner, or an engineered liner.
- Any diesel impacted material will be salvaged and disposed of in an appropriate waste management facility.

Weed Introduction Prevention:

The area will be sprayed and/or mowed for weed control when necessary.

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Updated Activities Plan The White Earth #2 Pit W ½ 2, SW 11, SE 10, NE 3-61-18-W4M Smoky Lake County

Registration No. 216357-00-00

 Earthmoving equipment will be pressure washed and inspected for weeds, noxious vegetation, and foreign soil prior to delivery to the site to minimize the introduction of weeds

1.13 Proposed Reclaimed Pit Land Uses

Wildlife Habitat: 53 % End Pit Lake: 47 %

1.13.1 Agricultural Lands

CLI Soil Capability for Agriculture:

The entire pit area is classified as organic which are not placed in a capability class.³

1.14 Release of Pit Water

No pit water will be released off site. All dewatering will be done through onsite pit to
pit dewatering.

1.15 Soil Replacement Depth

Potential Post-Disturbance Volumes and Depths					
Soils		Volume (m³)	Area (m ²)	Depth (m)	
Topsoil	Mineral	102,600	271,080	0.4	
	Organic (Peat)	221,000	230,092	1.0	
Subsoil		102,600	271,080	0.4	

^{*}Volumes are estimations.

Topsoil:

In areas with mineral soil, topsoil will be replaced to an average depth of 0.2-0.4 m. In
areas with organic soil, organic soils will be replaced to an average depth of 0.5-1 m. All
available topsoil will be used for reclamation.

Subsoil:

Subsoil only exists in areas with mineral soil. Subsoil in these areas will be replaced to an
average depth of 0.2-0.4 m. All available subsoil will be used for reclamation.

1.16 Scale Drawings of Site Conditions after Reclamation

See attached Conservation and Reclamation Plans (Appendix 2).

1.17 Cross-Section Drawing of Site Conditions after Reclamation

• See attached Conservation and Reclamation Plans (Appendix 2).

1.18 Surface Water Bodies in Reclaimed Landscape

- A surface water body 45.3 ha in size will be left in reclaimed landscape for water fowl
 and wildlife habitat. The water body will have an extended littoral zone along the
 east/northeast edges, downwind of prevailing winds to help alleviate erosion and create a
 more productive, bio diverse aquatic shoreline. The shoreline will also be somewhat
 irregular in shape to provide a natural appearance.
- Extended littoral zones will have a length of approximately 500 metres, a depth of less than or equal to 1 metre, and will be sloped at to approximately 50:1.

9

 A typical cross section illustrating shoreline reclamation with an extended littoral zone is shown in Figure 1.

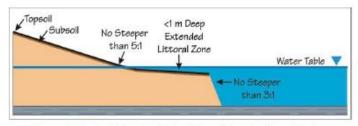


Figure 1: Typical Extended Littoral Zone Shoreline Cross Section

A typical cross section illustrating other shoreline reclamation shown in Figure 2.

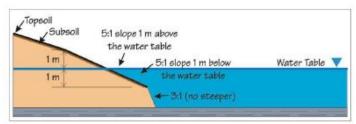


Figure 2: Typical Shoreline Cross Section

1.19 Progressive Reclamation

- · Smoky Lake County intends to mine areas to the north and move south.
- As they move south, they will mine wet pit areas along the edges and then move toward
 the middle so they have dry-land access without requiring pit dewatering.
- The water body will grow as excavations continue over time and as they move towards the centre and then south.
- As an area is depleted, shore lines will be contoured and mineral soil and subsoil will be replaced along water body edges. Organic soils will be replaced adjacent to areas with pre-existing organic soils.

Additional Information

Excavation:

- Average depth of excavation including removal of topsoil subsoil, overburden and aggregate: 3.9 meters
- · Life expectancy of pit: 50 years.
- Equipment that may be used for moving topsoil may include: excavator, grader, articulated rock truck, scraper/buggy, dozer, and front-end loader.

Boundaries:

 A mining setback of (3.9 m x 1.5) 5.85 m will be maintained to ensure there is enough material available to create a 3:1 slope along property boundaries and the wellsite.

Revegetation:

- The reclaimed pit area will be seeded to pasture.
- The Smoky Lake County (landowner) approved seed mix is Creeping Red Fescue and/or Smooth Brome.

Buffers:

- A 3 m undisturbed buffer will be maintained along property boundaries, undisturbed buffer and right-of-ways.
- . A 30 m undisturbed buffer will be maintained from White Earth Creek.

Compaction:

 Compacted areas will be ripped to a depth of 50 cm prior to replacing topsoil and subsoil.

Internal Slopes:

- Reclaimed slopes, no steeper than 3:1, will be constructed between the property lines and right of ways.
- Reclaimed slopes, no steeper than 3:1 will be constructed between the pit and adjacent wildlife habitat land.

Smoky Lake County

Registration No. 216357-00-00

Activities Plan (Schedule 2 Form)

Part 1 Information
Aggregate Type (Check off all that apply): 🛛 Gravel 🖾 Sand 🗌 Clay 🔲 Marl
Current Size of Pit: 86.6 ha
Peat Topsoil Average Thickness (indicate meters or centimeters for each one): Topsoil 0.5 m Subsoil 0.0 m Overburden 1 m Aggregate 2.5 m
Topsoil Texture (check all that apply): organic soil mineral soil clay loam silty loam sand sandy loam loam clay silt other Subsoil Texture (check all that apply): organic soil mineral soil clay loam silty loam sand sandy loam loam clay silt other (sandy clay)
Mineral Topsoil Average Thickness (indicate meters or centimeters for each one): Topsoil 0.2 m Subsoil 0.2 m Overburden 1 m Aggregate 2.5 m
Topsoil Texture (check all that apply): organic soil mineral soil clay loam silty loam sand sandy loam loam clay silt other Subsoil Texture (check all that apply): organic soil mineral soil clay loam silty loam sand sandy loam loam clay silt other
Description of techniques to prevent wind and water erosion, and to limit the movement of dust from the pit: See Report.
Participation in local or regional air monitoring initiative: No
Inactive pit conservation and reclamation techniques: See report.
Scale drawings and cross-sections of existing pit conditions and planned sequence of operation attached.
Part 2 Information
Maximum planned size of pit: 95.5 ha
Depth to groundwater (meters) in test holes (indicate each depth if multiple holes): <u>Groundwater is located approximately 603 m asl.</u>
12

TWERDOFF & ASSOCIATES INC.

File No15-108

Updated Activities Plan The White Earth #2 Pit W ½ 2, SW 11, SE 10, NE 3-61-18-W4M	Smoky Lake Count egistration No. 216357-00-0
Planned activities at the pit (check off all that apply): ☐ wet pit excavati ☐ concrete production ☐ mixing salt and aggregate ☒ mixing asphalt ☐ spraying truck boxes ☐ aggregate washing ☐ use of alternative materials.	with aggregate
native range% grassland% prop	st% posed subdivision% r%
Pit water release (rationale for release, techniques and discharge points): occur and gravel will be bailed or the pit will be dewatered with pit to pit will be released off site. Surface runoff will be directed into the pit.	
Mineral Soils Average topsoil replacement depth (cm): 0.2-0.4 cm Average subsoil replacement depth (cm): 0.2-0.4 cm	
Organic Soils Average topsoil replacement depth (cm): 0.5-1.0 cm Average subsoil replacement depth (cm): 0.0 cm	
Scale drawings and cross-sections of reclaimed pit conditions attached	d.
Description of surface water bodies in the reclaimed pit: Design: Irregular shaped end pit lake with extended littoral zone Intended use: waterfowl habitat	
Water elevation at full supply level: Approximately 603 m asl Slope of land one meter above full supply level: 5:1 Slope of land one meter below full supply level: 5:1	- -

Signature and title of person who developed Activities Plan:

Senior Projects Manager TWERDOFF AND ASSOCIATES INC.

Dennis Twerdoff

Smoky Lake County

Registration No. 216357-00-00

SCHEDULE 3 SECURITY ESTIMATE

Security

The pit is owned and operated by Smoky Lake County. Security is not required.

Security Estimate (Schedule 3 Form)

Acres of land secured at \$250/acre: 0 ha	Acres x $$250 =(a)$
Detailed full-cost security calculation attached	ed Total full-cost = $\underline{\$0}$ (b)
Area of land at full-cost: 0a	Cost/hectare or acre = \$0
Total security to be provided ((a) + (b)): \$0	
Proposed method of payment: Letter of credi	t Cash Other (explain)
Signature and title of person submitting estimate	

Dennis Twerdoff, M.Sc., P.Ag., P.Geol.

Senior Project Manager

TWERDOFF & ASSOCIATES INC.

References

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Updated Activities Plan The White Earth #2 Pit W ½ 2, SW 11, SE 10, NE 3-61-18-W4M Smoky Lake County

Registration No. 216357-00-00

Appendix 1 Land Title



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL 0023 467 475 4;18;61;10;SE

TITLE NUMBER 882 063 978 C

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 18 TOWNSHIP 61

SECTION 10

QUARTER SOUTH EAST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: SMOKY LAKE COUNTY

REGISTERED OWNER(S)

REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

882 063 978 29/03/1988

SEE INSTRUMENT

OWNERS

THE COUNTY OF SMOKY LAKE NO. 13.

OF BOX 310, SMOKY LAKE

ALBERTA TOA 3CO

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

(CONTINUED)

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 29 DAY OF APRIL, 2011 AT 10:45 A.M.

ORDER NUMBER:18816999

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

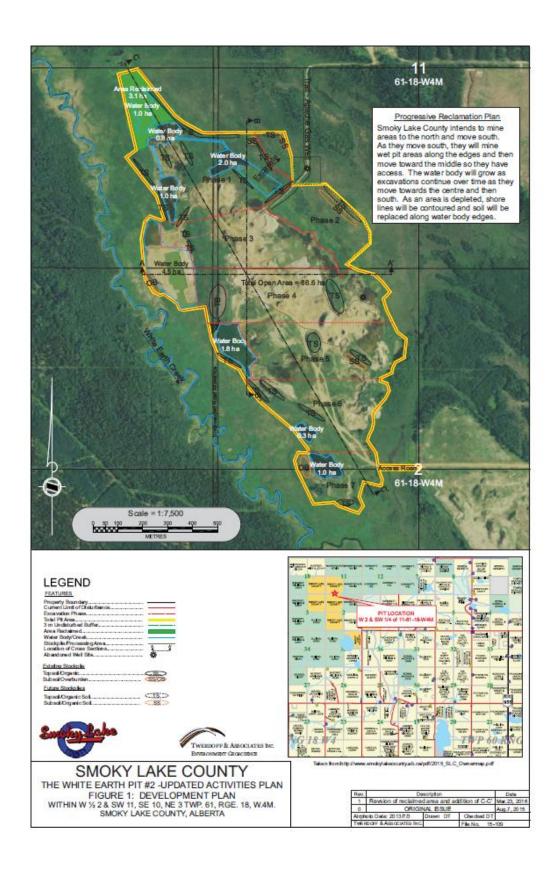
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

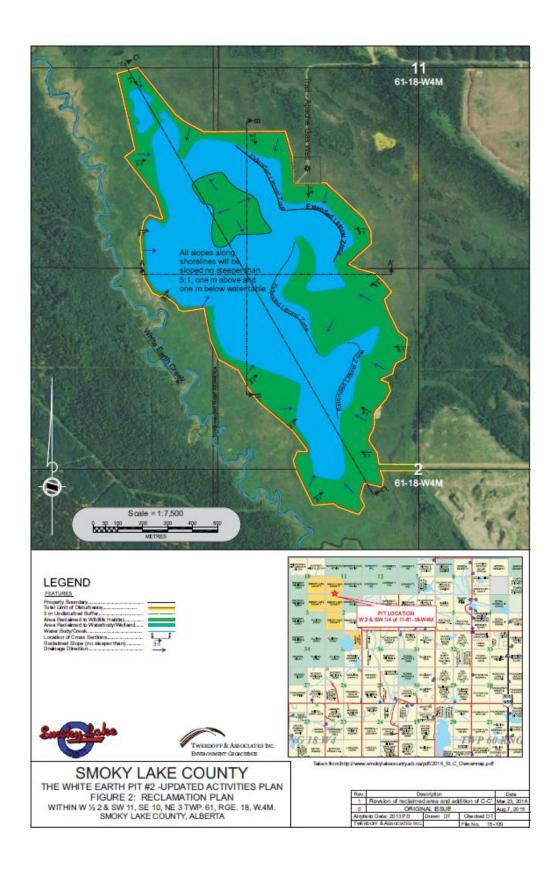
Updated Activities Plan The White Earth #2 Pit W ½ 2, SW 11, SE 10, NE 3-61-18-W4M Smoky Lake County

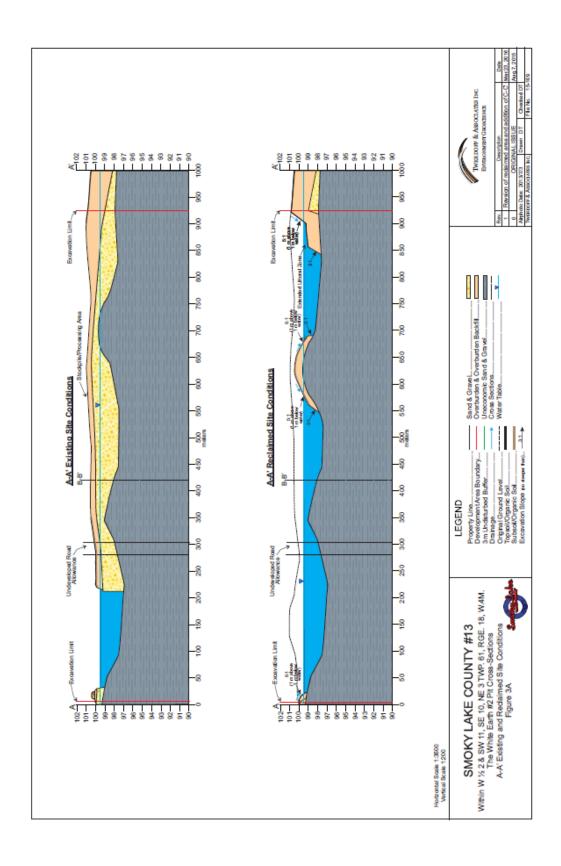
Registration No. 216357-00-00

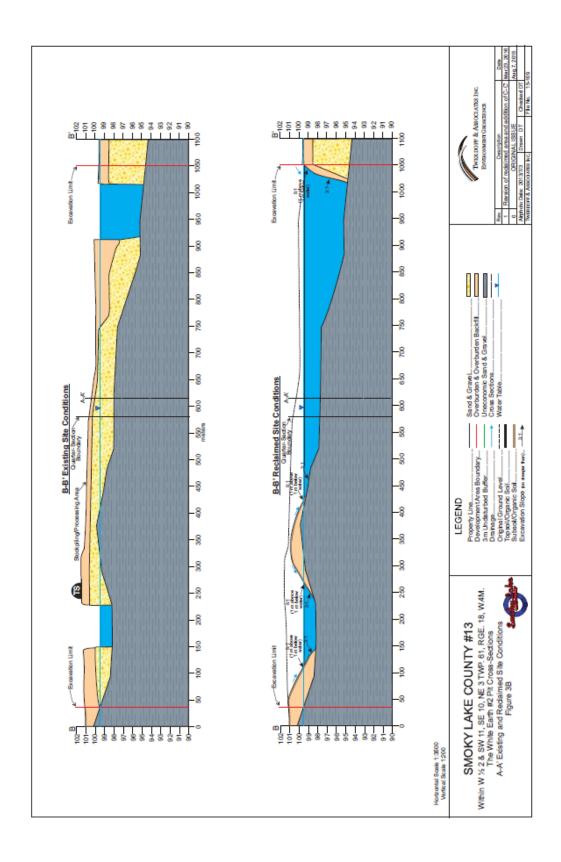
Appendix 2 Conservation and Reclamation Plans

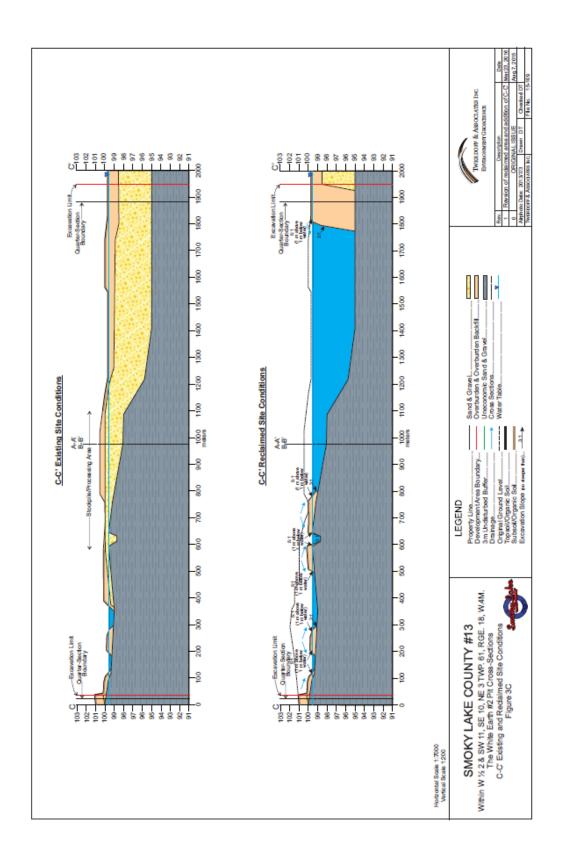
18













March 23, 2016

Stephen Abioye Reclamation Approvals Coordinator Regional Approvals Environment and Parks 111 Twin Atria Building 4999 - 98 Avenue Edmonton, AB T6B 2X3

Dear Mr. Abioye:

Re.

Supplemental Information Request

Smoky Lake County

W 1/2 2, SW 11, SE 10, NE 3-61-18-W4M - The White Earth #2 Pit

Further to your email dated February 23, 2016 requesting supplemental information for the White Earth #2 Pit, the following information is supplied.

Include NE 3 please.

All legal land locations have been changed to include quarter section NE 3.

Please, ensure to include NE 3 quarter in pit location address, including the registered owners and occupants.

Registered owners and occupants table has been revised to include quarter section NE 3.

Straw bales must be weed-free. Ensure to use bales that are certified weed-free.

The Updated Activities Plan has been revised to state that straw bales, if used, must be certified weed-free.

Recommendation in the Guide to COP was for 5 m and 3 m respectively for topsoil and subsoil salvage. Would the reported salvage plans for topsoil and subsoil not significantly add to the footprints of your disturbance or of what need are these?

A topsoil salvage of 15 m ahead of pit faces and a subsoil salvage of 10 m ahead of pit faces was a carryover from a previous approval documents. The Updated Activates Plan has been revised to reflect:

- Topsoil will be salvaged a minimum of 5 m ahead of pit faces.
- · Subsoil will be salvaged a minimum of 3 m ahead of pit faces.

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Identify the sources of your water as this may also require some authorization under the Water Act.

The Town of Smoky Lake will provide water for dust control. Please see revised COP.

Provide a development permit for your proposed pit size.

Smoky Lake County is the pit operator and the landowner, and the pit is within Smoky Lake County. Research by Smoky Lake County indicates that there does not appear to be a requirement for Smoky Lake County to issue a development permit to itself. No development permit has been issued for this site nor does it appear to require a development permit.

Your planned activities in Schedule 2 checked "mixing of asphalt and aggregates", ensure to include this in your pit activities.

Possible mixing of asphalt and aggregate has been included in the pit activities.

Bailing, wet pit extraction, and pit dewatering may require some authorization under the *Water Act*, ensure to include these in your *Water Act* application.

All appropriate Water Act applications have been submitted and Wendi Dehod has been communicating with myself and Smoky Lake County regarding these applications.

Include this activity above in section 1.11

Possible mixing of asphalt and aggregates has been added to Section 1.11.

In 2010, a compliance inspection reported asphalt piles on site. This confirms the asphalt mixing operations on your site. It is required that you register with Alberta Environment and Parks prior to commencing this operations. In order to show your due diligence, please, register your asphalt plant prior to commencing operations and notify the department when your plant is moved or decommissioned.

The asphalt that you are referring to was cold mix obtained from a nearby Alberta Transportation pit where it was mixed. It was temporarily stockpiled on the site and used for local roads by the County. No asphalt is remaining on the site.

It should be noted that when Smoky Lake County requires asphalt, they hire a 3rd party contractor that is responsible for obtaining appropriate Codes of Practice, reporting requirements and management.

Include this activity above (Section 1.11) and in your Schedule 2 form.

The COP requires that you obtain written consent of all registered landowners prior to use of the alternative materials.

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Screenings are the same as reject material. It is the material that is left behind when sand and gravel is crushed and screened. It is comprised of material from the site and consists largely of silts and clays that are separated from the sand and gravel deposit in order for the produced product to meet engineering specifications. It is actually not considered an Alternative Reclamation Material. Please see revised COP. Also, Smoky Lake County is the operator and landowner.

What other material is planned to be used as alternative reclamation materials, Asphalt?? How much of these materials would be used? Refer to Section 4.11.4 of the Guide to the COP for more guidance.

Smoky Lake County does not intend to use any alternative reclamation materials including asphalt.

What other mitigations are in place for the fuel storage especially, equipment fuelling during operations?

Smoky Lake County fuels all pit equipment at a designated fueling area.

A "Fueling During Operations" sub-section has been added to Section 1.12. Please see revised Updated Activities Plan for additional mitigation measures.

Clarify, if this imply both topsoil and subsoil

Both topsoil and subsoil will be stripped from the designated area. Please see revised Updated Activities Plan.

On what substrate would this organic material be placed? And what's the composition of the organic material, Peat or LFH?

Organic soils would be placed over material at the base of the pit (silt/clay/sand), on replaced overburden, or on replaced reject material used to contour the pit prior to soil replacement. Please see Section 1.4, Stockpiles. Organic soils are peat.

What's the average length, depth and slope of the extended littoral zone across the eastern and northeastern shorelines?

The extended littoral zones will have an average length of 500 metres, a depth of 1 metre, and will be sloped at 50:1. The Updated Activities Plan has been revised to include these average dimensions.

The Guide to COP recommended that Extraction setbacks are included from all boundaries and undisturbed buffer zones to ensure adequate materials is available to meet the sloping

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requirements. The use of "may" and "if" above are unacceptable and should be revised since extraction setback is actually required.

The Updated Activities Plan has been revised, and a mining setback of 5.85 metres will be maintained along all property boundaries and the wellsite.

Provide the seed mixes as approved by the registered landowners?

The seed mix used is in consultation with the Smoky Lake Ag Fieldman. At this time, they use Creeping Red Fescue and/or Smooth Brome.

How effective would this depth be in decompacting the areas?

Compacted areas will be ripped to a depth of 50 cm. The revised depth will be more effective in increasing infiltration of surface water, and creating a better root zone than the previously proposed depth of 15 cm.

Please, check all that apply. Use of alternative reclamation materials was mentioned in the report.

As discussed earlier, Smoky Lake County does not intend to use any alternative reclamation material.

There is no mention of the average volume of topsoil (organic/mineral) and subsoil to be stockpiled. Kindly, provide a soil material balance table, showing the depths, area and volumes of soil materials (topsoil and subsoil) pre- and post-disturbance.

Moreover, with about 50% of the entire disturbance reclaimed to waterbody, what are the possibilities of placing a thicker depth than proposed?

How much area is covered by the organic soils?

Based on Agrasid and field observations, mineral soil occur within the centre area of the pit while organic soils occur along the edges of the pit. Area measurements indicate 50.2 ha of land originally had mineral soil and 44.2 ha of land had organic soils.

Since a large portion of the reclaimed pit will be water body, there will be extra soil available for reclamation. However, if one looks at the quality of soil available, mineral soils are higher in quality because they have a mineral matrix component. Organic soils, on the other hand, are comprised of peat with no mineral matrix. They will decompose over time.

Smoky Lake County intends to reclaim upland areas using mineral soil. Organic soils will be used to reclaim areas along the perimeter of the pit where organic soils were originally present.

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In my opinion, under EPEA, Smoky Lake County is obligated to replace soils to a depth of 85% original depths. If excess soils are available, it will allow Smoky Lake County to use the extra soil to touch up areas that may require more soil to meet reclamation criteria. The COP has been revised to reflect an average replacement depth of soils that could be more than original depths.

With the sequence of development moving from north to south, a cross-section from the NE to the SW corners of the pit could be added to your drawing to provide a more detailed representation of the pit and cover a wider portion of the pit disturbance

Please see Appendix 2 for the additional cross-section C-C'.

Does this imply that topsoil is stored partially on an area reclaimed? If so, who would you reposition this portion without degrading the area reclaimed? If not, what's this drawing implying?

Figure 1 has been revised so that the topsoil stockpile is not included in the reclaimed area. At this point in time only 3.1 ha has been reclaimed.

With phased operations, I expected that a section of your report would be dedicated to progressive reclamation with more details as the mining operation progresses north to south.

The Updated Activities Plan has been revised to include a "Progressive Reclamation" section. Please refer for Section 1.19.

If you have any questions, please contact me at 587-888-6111 or by email at twerdoff@gmail.com.

Yours truly,

Dennis Twerdoff, P.Geol. P.Ag.

Senior Project Manager

cc: Doug Ponich, Smoky Lake County

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Hi Dennis.

I thought I had responded to this, but must have fallen off my desk, my apologies for responding sooner. I consulted with Jordan Ruegg (CC'ed) and attached is the conversation we had. Neither Jordan's argument not yours satisfactorily, addressed my request and as such, I would advise that the county applies and issues a Development Permit for this activities as we bring the operations to compliance and registration.

In addition, could you please show the location of the asphalt plant on the Map? You do not need to send a revised version of the activities plan but just, the information requested would suffice.

Thanks, Stephen

From: Dennis Twerdoff [mailto:twerdoff@gmail.com]

Sent: Thursday, May 05, 2016 11:29 AM

To: Stephen Abioye

Cc: doug ponich; jruegg@smokylakecounty.ab.ca

Subject: Re: SIR Comments on White Earth Pit 2 (00216357-00-00)

Hi Stephen

Please see revised COP. Your comments were incorporated into Section 1.11.2 and 1.12.

In the past, many municipalities did not require development permits for sand and gravel or for municipal projects. This pit was developed in around 1982 which preceded the requirement for development permit.

Under the landuse bylaw, it is considered a development not requiring a development permit.

Please refer to section 2.2B in the attached link.

http://www.smokylakecounty.ab.ca/4_county_government/Bylaws_and_Policies/pdf/bylaws/1272_14_Land_U_se_Bylaw.pdf

Thanks

Dennis

On Fri, Apr 29, 2016 at 11:07 AM, Stephen Abioye <Stephen.Abioye@gov.ab.ca> wrote:

Hi Dennis,

1

After, the review of your response to the SIR, I only have these few comments to clarify before we could proceed with issuing your registration. I have decided to provide these through this medium instead of generating another SIR:

- 1. May I know the basis for the exemption of Smoky lake County from development permit requirement? Is that in the Land Use Bylaw for the County or where is this clearly stated?
- The need to register your asphalt plant prior to the start of operation cannot be overemphasized. Ensure to have a registration in place prior to the operations. Also, it is the responsibility of the county to ensure that the 3rd party contractor obtains the necessary registration/authorizations prior to commencing the operation on their pit. Besides, there should be measures to prevent transfer of weeds and soil borne diseases on the land. Please, clarify.

I hope you can provide answers to this as soon as you can. Do give me a shout if you have any questions.

Stephen

From: Dennis Twerdoff [mailto:twerdoff@qmail.com]

Sent: Tuesday, March 29, 2016 8:37 PM To: Stephen Abioye; doug ponich

Subject: Fwd: SIR Comments on White Earth Pit 2 (00216357-00-00)

Hi Stephen

Please see attached. Not sure what happened here, I was sure I sent that to

you on Mar 23. I forwarded the email to my admin to print. See below....but I

can't find the original email in my outbox.

Anyway, thank you for the reminder.

Dennis

----- Forwarded message -----

From: Dennis Twerdoff < twerdoff@gmail.com >

Date: Mon, Mar 28, 2016 at 11:27 AM

Subject: Fwd: SIR Comments on White Earth Pit 2 (00216357-00-00)

To: Candice Charman-Shea < ckjcharm@gmail.com>

Hi Stephen

2

Please see SIR response and revise COP/plans Dennis On Tue, Feb 23, 2016 at 4:07 PM, Stephen Abioye < Stephen. Abioye@gov.ab.ca wrote: Hi Doug and Dennis, Attached is the SIR (Supplemental Information Request) for the EPEA Code of Practice for Pits, Updated Activities Plan application for the White Earth Pit 2. I have a few questions/comments that require some clarification before we can proceed to authorizing this "update" to Registration 00216357-00-00. For your convenience, I have provided my questions within the attached PDF document of the submitted pit application as "comments," which are linked to the areas of the report (highlighted in yellow) related to the questions that I have. Feel free to give me a call to discuss if the questions are unclear. Also, be reminded that pursuant to section 4.1.1 of the EPEA Code of Practice for Pits which states "No person shall conduct any activity at a pit except in accordance with the most recent Activities plan". Failure to comply is a contravention of the Act and may warrant compliance actions. Please, note that we require a response within 30 days of this request, in a separate document. However, if you are unable to meet that timeline, call or email me to discuss a timeframe that will work for you. Regards, Stephen Abioye, M.Sc., P.Ag Reclamation Approvals Coordinator Alberta Environment and Parks – Lower Athabasca Region 111, 4999 - 98 Avenue Edmonton, AB T6B 2X3 Phone: (780) 427-6451

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Fax: (780) 427-7824 Stephen.Abioye@gov.ab.ca

http://esrd.alberta.ca/

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Dennis Twerdoff, P.Geol. P.Ag.

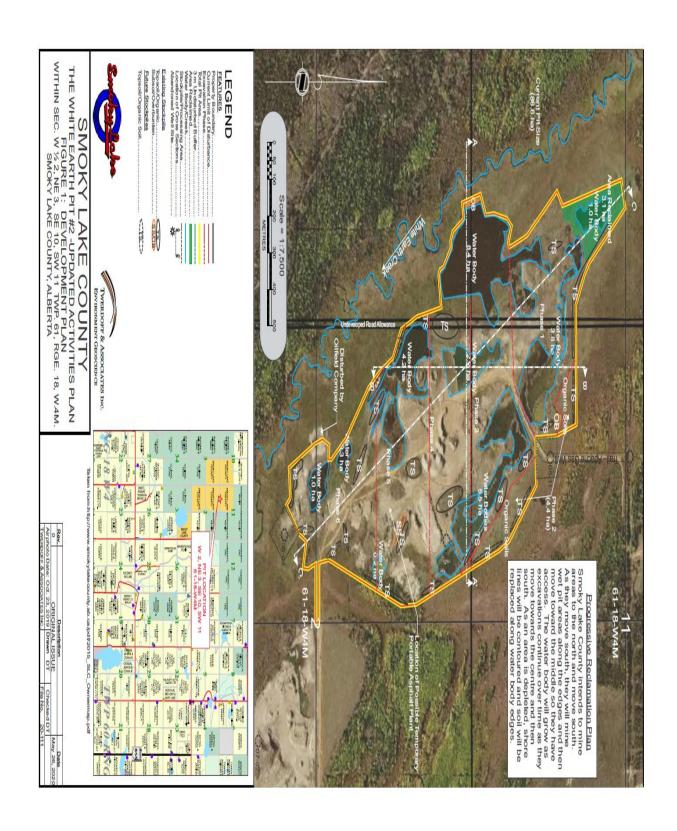
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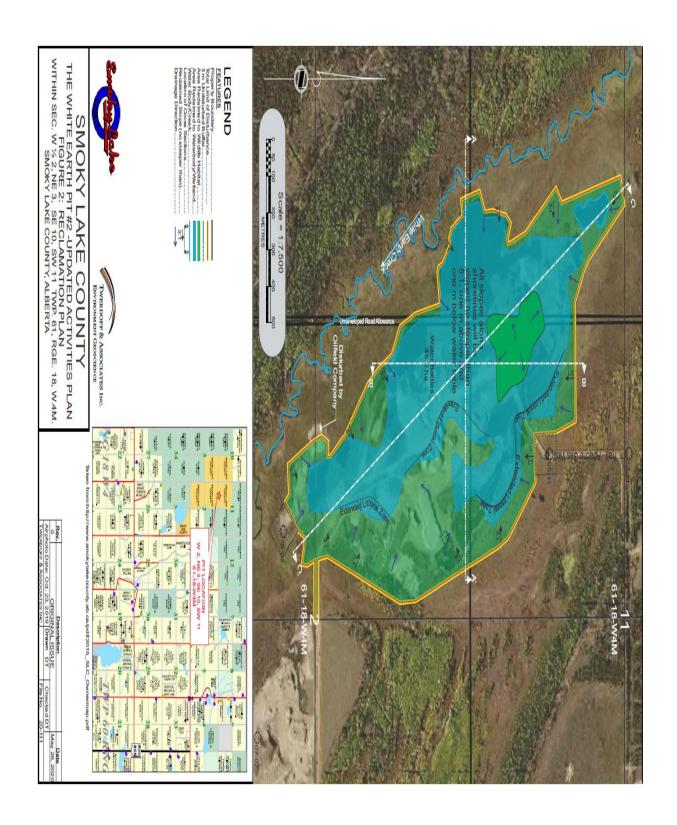
Ph. 403.244-1814 Fax: 403.460-1800 Cell: 587.888-6111

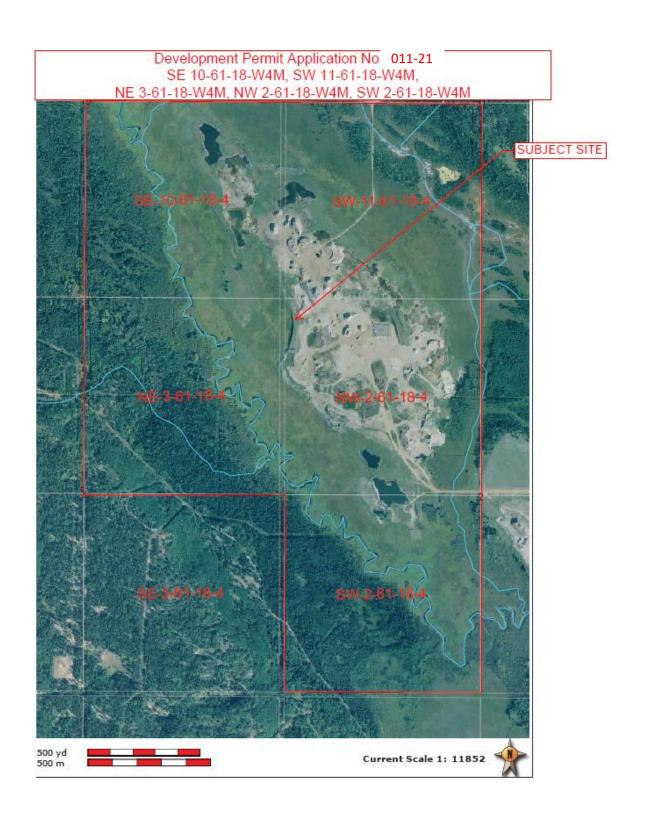
email: twerdoff@gmail.com

PO Box 64223 5628 4th St. NW Calgary, AB T2K 6J0

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MUNICIPAL PLANNING COMMISSION DEVELOPMENT REPORT



AGENDA ITEM 4.1.3

MEETING DATE	APRIL 23, 2021
FILE NO.	DP 012-21
LEGAL DESCRIPTION	SE-32-58-16-W4M
LOT AREA	160 ACRES (11.0 PROPOSED PIT SIZE)
APPLICANT	CLH GROUP INC.
LANDOWNER	CLH GROUP INC.
PROPOSED DEVELOPMENT	NATURAL RESOURCE EXTRACTION/PROCESSING FACILITY (SAND AND
	GRAVEL)
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	16583210
DIVISION	3

RECOMMENDATION

That the Municipal Planning Commission APPROVE Development Permit No. 012-21: **SE-32-58-16-W4M** for the development of **Natural Resource Extraction/Processing Facility (Sand and Gravel), (11.0 Acres)**, subject to the following conditions:

- 1. The proposed Development shall be constructed and sited as per the Site Plan dated March 17, 2021, attached to, and forming part of, this Development Permit.
- 2. This Development Permit will expire three (3) years from the date of issuance.
- 3. The Developer must comply with all requirements of Alberta Environment and Parks, including any registrations, permits and approvals.
- **4.** Tree and bush removal on Said Lands shall take place only during the approved period of July 31 to April 15, as required by the *Alberta Wildlife Act* and the federal *Migratory Birds Convention Act*.
- 5. Any burning of vegetation on Said Lands will require a Burn Permit issued by Smoky Lake County's Fire Chief or his designate.
- **6.** Reclamation and rehabilitation of Said Lands shall be in accordance with the *Alberta Environmental Protection* and *Enhancement Act (EPEA)* and the Code of Practice for Pits.
- 7. All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.
- 8. Hours of Operation:
 - a. Crushing Operations:

24 hours per day, 365 days per year.

- b. On-Site Development Operations (including tree removal, pit development, reclamation): 24 hours per day, 365 days per year.
- c. Hauling:
 - 7:00 a.m. 9:00 p.m., Monday to Saturday inclusive. Hauling will not be permitted on Sundays and Statutory Holidays.
- 9. The Developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be located in a position so as to act as a sound barrier. Also, the Developer shall apply methods of minimizing the noise created from machinery wherever possible.

- **10.** The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
- 11. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
- 12. Accesses and haul routes into extraction areas shall be located away from residential areas.
- 13. The Developer shall ensure that any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial regulations and legislation. Setbacks from pipelines shall be in accordance with appropriate provincial legislation and regulations established by the Energy Resources Conservation Board (ERCB). Setbacks from utility corridors shall be in accordance with provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
- 14. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the *Water Act* and from the Department of Fisheries and Oceans. Evidence of a *Water Act* approval or license must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
- **15.** All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
- **16.** If a portion of the pit should become inactive for a period lasting more than **two (2) consecutive years**, the pit faces shall be sloped to a ratio of **2:1** to ensure public safety and prevent erosion.
- 17. The Developer shall obtain any and all approvals, permits, authorizations, certificates and licenses from any and all agencies, departments and authorities as may be required.
- **18.** Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipallyowned roads.

BACKGROUND

- 1. The reason this application is being referred to MPC is that a Natural Resource Extraction/Processing Facility (Sand and Gravel) is a Discretionary Use in the Agriculture District (Section 8.2).
- 2. In relation to Section 2.14 of Land Use Bylaw 1272-14: If approved, it is recommended to expand the notification area to send notices to landowners from 50m to 500m of the subject property.

SUPPORTING DOCUMENTS

APPENDIX A LAND USE BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT PAGE 3
APPENDIX B DEVELOPMENT PERMIT APPLICATION DP 012-21 PAGE 9
APPENDIX D GENERAL LOCATION MAP PAGE 26

Prepared by:

Jordan Ruego

Planning and Development Manager

April 14, 2021

Date

8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

Permitted Uses 2

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite V. Shipping Container
- W. Solar Energy Collection Systems
- X. Wind Energy Conversion System, Micro

3. Discretionary Uses

- Animal Breeding and/or Boarding Facility
- B. Animal Clinic
- C. Animal Hospital
- D. Animal Hospital, Large
- E. Boarding Facility
- F. Buildings and Uses Accessory to Discretionary Uses
- G. Campground, minor
- H. Campground, intermediate
- Campground, major
- J. Cemetery
- K. Child Care Facility
- L. Day Care Facility

- M. Duplex (Vertical and Side-by-Side)
- N. Family Care Facility
- O. Intensive Agriculture
- P. Kennel
- Q. Natural Resource Extraction Industry
- R. Place of Worship
- S. Public and Quasi-Public Building and Use
- T. Public Utility
- U. Recreational Use
- V. Recreational vehicle park
- W. Relocated Building
- X. Secondary Commercial
- Y. Sign
- Z. Surveillance Suite
- AA. Transfer Station
- BB. Utility Building
- CC. Wind Energy Conversion System, Small
- DD. Wind Energy Conversion System, Large
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the	At the Discretion of the	At the Discretion of the
	Subdivision Authority	Subdivision Authority	Subdivision Authority
Community/	At the Discretion of the	At the Discretion of the	At the Discretion of the
Institutional Use	Subdivision Authority	Subdivision Authority	Subdivision Authority
Industrial Use	At the Discretion of the	At the Discretion of the	At the Discretion of the
	Subdivision Authority	Subdivision Authority	Subdivision Authority

A. Lot Area – Agricultural Use

- The minimum parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may by permitted out of an un-subdivided quarter section if the following criteria are met to the satisfaction of the County:
 - Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - The parcel is should normally be located:
 - adjacent to or near quarter section boundaries;
 - in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - a financial plan to the satisfaction of the County;
 - a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

location, character and parcel coverage percentages of the environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Smoky Lake County - Land Use Bylaw No. 1272-14

Α.	discount to Amother	18.3 m (60.0 ft.) from the property line
I A	djacent to Another	I 18.3 III (60.0 IL) Irom trie property line
	,	
D.		
Pe	arcel	

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

- Notwithstanding subsections (A), (B), and (C) above, where there is an
 intersection or sharp curve, the minimum yard requirements shown on Figures
 20 and 21 of this Bylaw shall apply.
- B. Minimum Floor Area
 - i. Single detached dwellings 69.7 sq. m (750.0 sq. ft.)
 - ii. Manufactured and modular home units 65.0 sq. m (700.0 sq. ft.)
 - iii. All others uses at the discretion of the Development Authority
- C. Maximum Site Coverage 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

- D. Maximum Height
 - i. 11.0 m (36.1 ft.)
 - In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.
- 6. Other Regulations
 - A. Residential parcels in the Agriculture District will not be allowed:
 - i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
- ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
- within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
- iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
- Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
- D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
- E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
- F. The keeping of recreational vehicles shall be provided in accordance with Section 7.23 of this Bylaw.
- G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
- H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

Pit Plan For CLH Group Inc.

SE32-58-16-W4

(Kostyshen Pit)



Prepared By Cody Hrehorets President CLH Group Inc. Cody.clhgroup@outlook.com



INTRODUCTION:

The background information gathered by Cody Hrehorets (operating as CLH Group Inc. (CLH) as an application package for the Kostyshen Pit, aggregate operation as required by Smoky Lake County Natural Resource Extraction Development Permit program.

PROJECT OVERVIEW:

The total area application area is expected to be 10.5 Acres including stockpiles and roughly 1/2 an acre for access roads. **See appendix 1.** The estimated life of the deposit will range up to 2 years. Pit operations include removal of gravel to be crushed on site. Progressive reclamation will be ongoing until the deposit is depleted with an end land use of recreation land.

TimeLine

CLH would plan on developing pit in summer of 2021 and and full reclamation completed within 2 years of pit starting.

This application report CLH Group Inc. seeks authorization for the development, operation and reclamation of the Pit under the Code of Practice for Pits as per Smoky Lake County Natural Resource Extraction Permit. This application report describes the Project and pertains to the Pit and access road. All figures that illustrate Pit conditions and proposed reclamation are included and Detailed Security Estimate are included.

Site Location

The Site is located in Smoky Lake county, It is 1/2 mile east of rg rd 165 and 1/2 mile north of twp rd 585A.

Land Ownership

The Project application area is owned by CLH Group Inc..

Land Use and Adjacent Land Use

Land use is currently recreation land. The adjacent land to the north is crown land used for recreation, to the southeast is pasture land owned by huterite colony and to the southwest Croswell which is another gravel pit.

EXISTING SITE CONDITIONS

Topography:

The land is located 3/4 mile north of North Saskatchewan river next to crown land. In Smoky lake county. The land is higher land bordering crown land which is light sandy soil for the most part with some low lying swamp areas.

Hydrology

The well water table of concern for the project is approximately 25m below the ground. It is utilized for local domestic and stock watering. There will be no washing operations in pit as it will be just an extraction pit with no crushing operations. There is a low land part of the property with a high water table but no extraction will be taking place there.

Soils

On June. 30/2020 Test holes were dug to find depths of gravel soil and sub soil. Topsoil average depth was 0.3m. Subsoil was minimal in centre of dig. On the outer edges of projected pit site the subsoil did get deeper to a depth of 0.5m. The top soil is a very sandy material through most part of extraction area. The north end of site has some blacker low land soil but no extraction will be taking place there. The sub soil consisted of a grey silt clay and would be stockpiled and used for reclamation.

Aggregate Resource

The aggregate resource mined at the Pit consisted of sand and gravel. The pit is a very shallow deposit both in overlying materials as well as aggregate depth. The pit has a resource depth that ranged from 0.6 to 1.6 meters and averages 1.2 meters.

Vegetation

The majority of the project area is natural grass with some trees around extraction area. There is no seeded grass/hay in pit area or crop land.

Tree Removal

There will be some single trees in centre of extraction area that will have to be removed to dig gravel. There also is some lighter treed area on east side of extraction area that will have ti be moved as well.

PIT ACTIVITIES AND OPERATIONS

Boundary Demarcation and Buffers

Property boundaries, setbacks and limits of aggregate operations are to be marked in the field. The Project properties are bounded by privately owned quarter-sections of land along all property boundaries. The pit are will be well within property boundaries therefore will not need buffer zone. The whole site is treed on all sides of property and will not be visible by any adjacent land or home owners.

Infrastructure and Equipment

Equipment that will be used is 2 excavators, a Bull Dozer. 2 rock trucks. There will be a mobile crusher set up on site and two loaders for loading and feeding crusher.

Site Access

Site access will be From rg rd 165 through huterite land and into property from south west side. The other option is to come off twp rd 585 on county rd allowance. The road allowance would have to be developed so depending on plan for hauling out would dictate which access we would be using.

Operations Area

The main gravel stockpiling and crushing area will be on the shallow seam of gravel on west side of extraction area. There will a crusher set up there as well as parking and staging area. If need be for certain jobs a platform scale would also we set up along access road on west side. (Appendix 2)

Mining Operations and Sequence

The mining activities to The place in this order are was follows:

- Stripping of top soil to be place on north side of site
- Stripping of subsoil to be placed on south end of pit area
- · Gravel will be crushed on west side of extraction site
- Subsoil placed back in excavation area and put to grade
- · Top dressed with topsoil
- · Seeded back to natural grass

Soil Handling and Storage

Topsoil will be plied on north end of site and sub soil on west as per site plan attached. (Appendix 2)

Noise Emissions and Controls

As appropriate, a range of noise control methods or specific management practices will be deployed by CLH and its contractors for the noise levels associated with pit operations and activities.

Noise control and mitigation measures may include:

Noise source screening by using product material and soil stockpiles; install noise-reducing accessories for equipment and vehicles where available; orient equipment to direct noise away from the receptor location; operator awareness when operating mobile equipment; limit duration of an activity or operation in a particular location; and keep equipment maintained for efficiency and reduction of noise.

Dust Emissions and Controls

The primary dust sources will be from equipment and vehicle travel in the Pit. Other dust sources may include equipment and vehicle emissions, recently placed soil or overburden as well as Pit working areas.

As appropriate, dust controls and mitigation measures may include:

Limit duration of an activity or operation in a particular location; water spraying of access and high traffic areas at regular intervals during operations; water spray use (or biodegradable suppressant) on unpaved access roads; and operator awareness when operating mobile equipment and vehicles.

RECLAMATION PLAN

Site Recontouring

Pit contouring will involve the grading and contouring of overburden materials to blend with the surrounding terrain thereby establishing integration with the surrounding landscape features. Overburden materials will be replaced and spread throughout the mining area to create, at a minimum, 20:1 internal slopes and 3:1 slopes along property boundaries for projected site recountouring. The extraction site not along property lines so there will be no slope needed along property. The extraction site is a hill that will be removed so the land should bet left with not much of a slope or grade change to surrounding area.

Soil Replacement Depths

CLH will be targeting the complete replacement of all topsoil and any subsoil material salvaged. Some operational losses are expected will be incurred during the stripping, stockpiling and soil handling processes, but should be minor in effect.

Erosion Control

CLH intends to establish vegetation on reclaimed lands to mitigate erosion concerns. CLH will continually monitor the site (especially in spring or during high precipitation events) for erosion and repair utilizing erosion and sediment controls as appropriate. Seeding of a potential cover crop will be determined based on the time of year that final reclamation is attained.

End Land Use

The end land use will be recreation land.

Revegetation

Revegetation will be staged with reclamation activities to ensure areas are not left void of a vegetated cover for extended periods of time. Seed mixes used will be determined at the time of reclamation and will be consistent with the end land use and landowner specification.

Weeds

The site will be monitored for noxious and restricted weeds as defined by Alberta's Weed Control Act and County bylaws. Herbicide may be applied to control weeds in accordance with the latest edition of the Environmental Code of Practice for Pesticides (Alberta Environment 1997) and the Code of Practice for Pesticides.

Monitoring and Maintenance

A monitoring program will be developed and implemented by CLH to assess the overall reclamation success. This program will be developed to ensure a consistent objective assessment until a desired plant community is established.

Success will be measured as compared to applicable reclamation criteria and the requirements set by regulatory approvals. Monitoring activities will include the following assessments:

- success of mitigative measures (e.g., deep tillage to reduce compaction);
- landscape characteristics (e.g., subsidence, drainage);
- · topsoil depth and distribution;
- erosion and sediment controls; vegetation composition, including weeds; and plant vigour, health, cover, density, height and yield (as applicable).
- Post-reclamation monitoring will be conducted in late summer / fall to assess vegetation at the end of a full growing season and will continue until the desired plant community has become established.

At this time a site inspection will be required to determine if all soil parameters reclamation criteria. This assessment will most likely occur approximately two years following revegetation, depending upon the degree of disturbance and complexity of the desired plant community.

RECLAMATION SECURITY

Cost of reclamation was determined by our current cost per acre of reclaiming in the pit we are in as well as previous pit reclamation. Expected time the reclaiming will take is 22 hours. See next page for equipment being used and costs associated.

D6R Dozer- \$175/hr= \$3850

250G Excavator- \$175/hr= \$3850.00

300D Rock truck- \$160/hr=\$3520.00

Cost of discing 10.5 acres 2 passes= \$500.00

Total cost of reclamation: \$11720.00

The estimate was developed with consideration for available reclamation material stockpile volumes, the Pit area, unit operating costs, time required to complete work and project management costs.

CLOSURE

This report has been prepared for the exclusive use of CLH Group Inc. (CLH) and authorized users for specific application to this Project. The work was conducted in accordance with the scope of work prepared for this project and accepted reclamation work practices. No other warranty, expressed or implied, is made.

Please note that conservation and reclamation plans have inherent limitations. No detailed site assessment on a given property can wholly eliminate uncertainty regarding the potential for unrecognized conditions within a property.

CLH may rely on this report for specific application to this project site. This report was prepared to fulfill Smoky Lake County natural resource extraction permit.

Any question please don't hesitate to email or call

(780)656-8410

cody.clhgroup@outlook.com

CodyHrehorets President CLH Group inc.

DEVELOPMENT PERMIT APPLICATION FORM

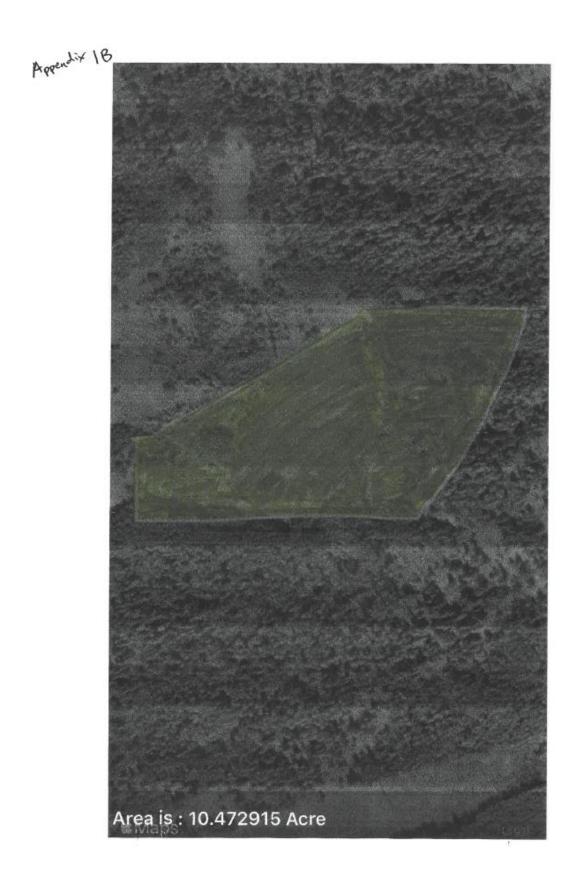
Internal Use Only		
Our File Number: Your File Number:		
Applicant Information		
Applicant/Agent: CLH Group Inc Phone:		
Address: <u>RR2</u> Cell Phone: <u>780 656-8410</u>		
City/Prov. Andrew Postal Code: TOBOCO Fax:		
Email address: Cody. chg out look con Signature:		
Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.		
Registered Landowner Information		
Registered Owner: CLH Goog Inc. Phone: 780 656-8410		
Address: RR2 Am Fax:		
City/Prov. And Postal Code: †080c0 Signature:		
Section A - Property Information		
Division		
Legal: Lot Block Plan and Part of <u>SE</u> ¼ Sec <u>32</u> Twp <u>58</u> Rge <u>16</u> W4M		
Subdivision Name (if applicable) or Area of Development		
Rural Address/Street Address Parcel Size Parcel Size		
Rural Address/Street Address Parcel Size P		
Number of existing dwellings on property (please describe)		
Number of existing dwellings on property (please describe) O Has any previous application been filed in connection with this property? Yes		
Number of existing dwellings on property (please describe) Has any previous application been filed in connection with this property? If yes, please describe the details of the application and file number:		
Number of existing dwellings on property (please describe) Has any previous application been filed in connection with this property?		
Number of existing dwellings on property (please describe) Has any previous application been filed in connection with this property?		
Number of existing dwellings on property (please describe) Has any previous application been filed in connection with this property?		
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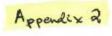
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Section B – Proposed Development Information			
Estimated Cost of Project \$ 1,200,000			
Estimated Commencement Date _Jvn . 20 a (Estimated Completion Date 2023		
Dwelling:			
Floor Areasq. ft. % of Lot Occu	pied Height of Dwellingft / m		
Accessory Building:	_		
Floor Areasq. ft. % of Lot Occu	pied ft / m		
Parking: # of Off-Street Parking Stalls (if applicable)			
Land Use District (Zoning) of Property:			
Description of Work: Gravel Exraction			
Section C – Preferred Method of Communication			
When a decision has been made on your file, do you wish	for us to:		
☑ call you for pick up ☐ mail the decision ☑ email t	he decision		
Section 608(1) of the Municipal Government Act, R.S.A. 20	000, c. M-26, as amended states:		
608(1) Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if			
 the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose. 			
I/we grant consent for the Development Authority to communicate information and/or the decision electronically			
regarding my/our application. VES NO			
OFFICE USE ONLY	Authorization:		
Type of Payment: ☐ DEBIT ☐ CASH ☐ CHEQUE	Issuing Officer's Name		
Fee \$	Issuing Officer's Signature		
Receipt #	Date of Approval		
Receipt Date	Date Issued		
Date Received_ *and deemed complete by Development Authority. □ Entered into MuniSight PD #	Comments and/or Variances		

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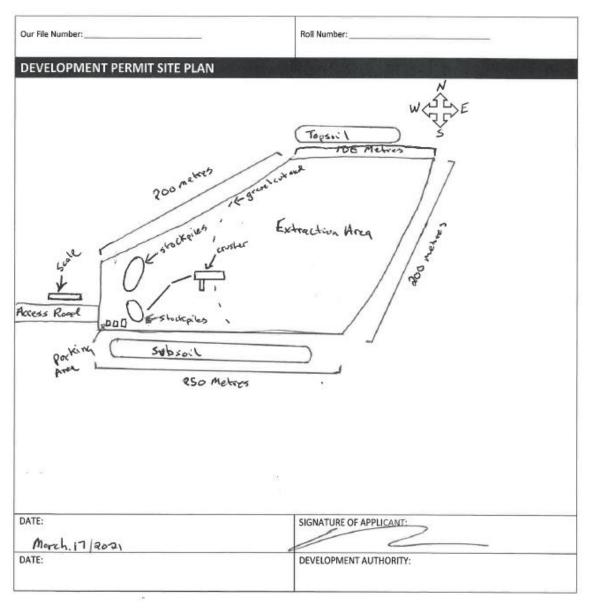


Section 61

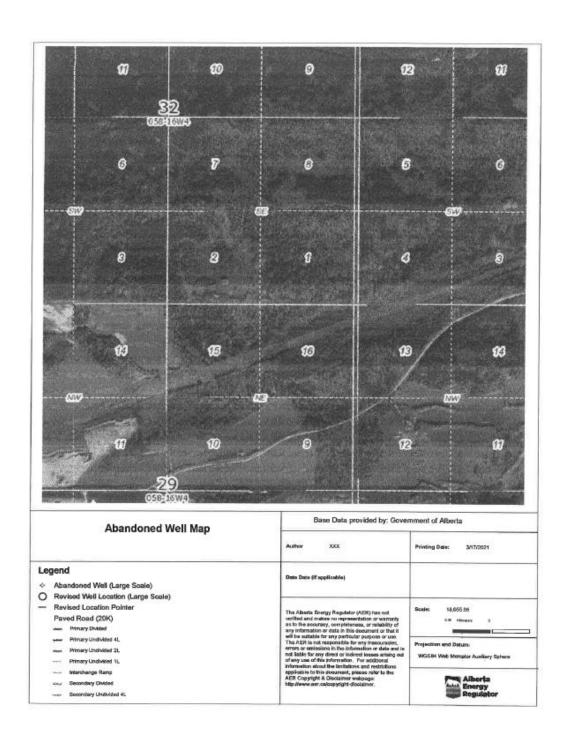
SCHEDULE "A"

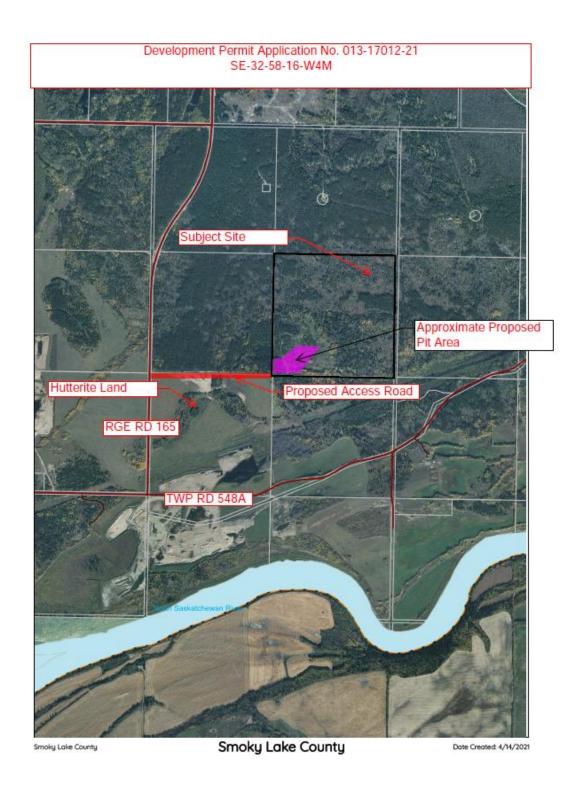
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DEVELOPMENT PERMIT APPLICATION FORM



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