



THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any
Prior to Release conditions (if listed) *must* be completed.

NOTICE OF DECISION

QuantumPlace Developments Ltd. (Crystal Hofer)

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Tuesday, September 12, 2023

Roll: 06836002

RE: Development Permit #PRDP20231964

NW-36-26-04-05; (40217 BIG HILL SPRINGS ROAD)

The Development Permit application for renewal of Natural Resource Extraction/Processing, and sales (Hillstone Aggregates Gravel Pit, Phase 2) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Natural Resource Extraction/Processing, and sales (Phase 2) may operate on the subject site as approved in accordance with the *Master Site Development Plan: Hillstone Aggregates, dated February 23, 2021* (MSDP), submitted application and supporting technical reports, and includes an operation office building, crew shack portable scale equipment, and crushers.

Prior to Release:

2. That prior to release of this Development Permit, the Applicant/Owner shall submit a revised 2022 Annual Operations Report, that updates the groundwater monitoring and noise mitigation measure sections, in accordance with the provided County engineering written correspondence, dated June 30, 2023, and July 6, 2023, as required, in accordance with Sections 4.6, 4.10, and 6.1.4 and Policies 6.10 & 6.11 of the *Master Site Development Plan: Hillstone Aggregates (MSDP)*.
3. That prior to release of this Development Permit, the Applicant/Owner shall submit a revised site plan/landscaping plan identifying the completed/constructed landscaping berm(s), including cross sections, along the site northern property line, abutting Highway 567, including the reclaimed approach area, in accordance with Section 5.0 and Section 6.1.3 of the MSDP and to the satisfaction of the County. *The subject berm was proposed to include a maximum height of 4.00 m (13.12 ft.), a slope ratio of 3:1 and be seeded with topsoil.*
4. That prior to release of this Development Permit, the Applicant/Owner shall submit an updated reclamation drawing package, to the current file version (*as prepared by Sedulous Engineering, Project No. SEI.20.106, dated March 24, 2021*), that identifies the current status/location of any reclaimed lands within Phase 1 mineable area, or in progress (noted as 65%, with an additional 1.20 acres in progress), and any area with Phase 2 (if commenced) to date, in accordance with Policy 5.4 of the MSDP.
5. That prior to the release of the Development Permit, the Applicant/Owner shall submit compaction testing results for the placed material that exceeds 1.20 m (3.93 ft.) for the extensions of the landscaping berm, in accordance with the County's Servicing Standards. *The subject berm was proposed to include a maximum height of 4.00 m (13.12 ft.), a slope ratio of 3:1 and be seeded with topsoil.*



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6. That prior to release of this Development Permit, Construction Completion Certificates shall be issued by the County and Alberta Transportation & Economic Corridors (ATEC) on the constructed Type II Intersection and all work completed under the issued Development Agreement for the subject lands.
 - i. That confirmation shall also be provided for acceptance of the reclaimed approach off of Highway 567 and Range Road 41 from ATEC or the County.
7. That prior to release of this Development Permit, the Applicant/Owner shall submit an updated Traffic Impact Assessment (TIA), prepared by a qualified engineer/professional, confirming the amount of traffic generated by the site operations, for Phase 1 and Phase 2. The report shall reference the approved onsite Traffic Management Plan, as prepared by QuantumPlace Developments Ltd., dated March 26, 2021.
 - i. If there are any major changes or recommendations noted in the updated report, the Applicant/Owner shall be required to analyze whether the intersection is still expected to operate within acceptable capacity parameters, to the satisfaction of the County in accordance with the County's Servicing Standards.
8. That prior to release of this Development Permit, the Applicant/Owner shall submit as-built drawings of any constructed onsite stormwater management facilities, as constructed under the original development permit application for Phase 2.
 - i. Once submitted, the Applicant/Owner shall contact the County to perform an inspection of the facilities ensuring they are constructed as per the approved onsite stormwater designs.

Permanent:

9. That if this development permit is not issued by **JUNE 30, 2024**, or the approved extension date, then this approval is null, and void and the development permit shall not be issued.
10. The site shall operate in accordance with the MSDP, including the Joint Commitments and cumulative aspects of the extraction activities in the area at all times.
11. That any plan, technical submission, agreement, or other matter submitted and approved as part of the subject application, PRDP20204084, PRDP20194424 or PL20180102, prior to release or occupancy conditions, shall be implemented and adhered to in perpetuity, including but not limited to:
 - i. That the Gravel operation shall construct, implement, and maintain any necessary stormwater management facilities, in accordance with the approved site Stormwater Management Plan, in perpetuity.
 - ii. That the Gravel operation shall follow the recommendations of the Wetland Assessment and Impact Report, prepared by Ghostpine Environmental Services, dated September 17, 2018, in perpetuity.
 - iii. That the Gravel operation shall follow the recommendations of the Noise Impact Assessment, prepared by Patching Associates Acoustical Engineering., dated September 18, 2020, as amended by Millennium EMS Solutions Ltd., Reference: 21-00364-02, dated June 27, 2023, as amended, and the Air Quality Assessment, prepared by Millennium EMS Solution Ltd., dated January 2021 (including on-going air quality monitoring detailing), as amended by Millennium EMS Solutions Ltd., Reference: 21-00364-02, dated June 23, 2023, as amended, in perpetuity.
12. That all activity and equipment associated with the Natural Processing Extraction operation, shall be located on the land that is designated as Special, Natural Resource District, except the permitted access route and approach off Highway 567 as regulated through the *Master Site Development Plan: Hillstone Aggregates (MSDP)*, dated February 23, 2021.



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13. That upon the building relocation(s) from Phase 1, all buildings shall be in accordance with the approved application site plan (3 Dwgs), as prepared by Quantum Place, dated August 8, 2023, as amended.
 - i. The buildings, including the scale, office, and facilities, are to be maintained in good working order providing a safe environment for staff and visitors, in accordance with Policy 4.2 of the MSDP.
14. That the area of the site that is open and not reclaimed shall be limited to Phase 1 (remaining area) and Phase 2 only. Phase 1 operations shall continue to commence in accordance with any active Phase 1 Development Permit, as renewed.
15. That phase reclamation shall proceed behind extraction activities such that no more than 16.00 hectares (40.00 acres) shall be open at any time for Phase 1 and Phase 2 combined. A minimum of 25% of the area of either phase shall be reclaimed before the next phase is permitted to be opened.
16. That there shall not be any storage of any materials or vehicles on the property that are not directly related to the operation of the gravel pit.
17. That all existing business signage shall be kept in a safe, clean, and tidy condition at all times.
 - i. That any on-site wayfinding signage including for direction and information purposes shall be permitted.
18. That all on-site lighting, including private, site security & parking area lighting, and mounted building lighting shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-231 of the County's Land Use Bylaw C-8000-2020. All lighting shall be full cut-off (shielded) and be located and arranged facing downward so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
19. That only on-site extraction materials may be processed on-site, except on occasions whereby blend materials from off-site are required to bring products to specification.
20. That no topsoil shall be removed from the site and any soil materials will be salvaged in accordance with industry best practice to ensure their conservation.
21. That all topsoil and overburden excavated within the site may be stockpiled to be used to reclaim the excavated areas. Stockpiled topsoil and overburden will be placed in the depleted areas in the same order they were removed in accordance with the Code of Practice for Pits in Alberta.
 - i. Reclamation of mined areas shall consist of the replacement of salvaged overburden, subsoil, and topsoil with 3:1 side slope around the mined areas.
22. That no extraction or business activities, including access routes, are permitted within the 15.00 m (49.21 ft.) setback buffer area from all property lines. Any previous disturbance shall be corrected, and all disturbed areas shall be reseeded within the next operating year.
23. That the noise and screening berms, overburden stockpiles, and similar earthworks shall be seeded, mowed, and maintained using erosion control measures.
24. That all berms permitted through Phase 1, under PRDP20193501, PRDP20194424, and PRDP20204084 immediately adjacent to Highway 567, and the subject permit shall be maintained onsite, for the life of the gravel operation.



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25. That any gravel extraction and processing operation shall occur 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings.
 - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels or to the satisfaction of Engineering Services. The readings will ensure mining activities remain a minimum of 1.00 m (3.28 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit any reporting to the County, upon request, and include the log and updates in the Annual Reports.
 - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County, at the Applicant/Owner's expense.
26. That dust control measures shall be utilized at all times for all activities onsite, including mining, screening, stockpiling, processing and transport of material, and shall be applied to onsite haul and access routes so that visible dust is minimal and does not cause an adverse impact on adjacent lands, to the satisfaction of the County, in accordance with Section 4.8 and 6.1.4 of the MSDP.
 - i. That a water truck(s) shall be available at all times on-site to control dust blowing from the site from operations, any material stockpiles and/or roadways.
 - ii. If any complaints arise regarding dust concerns, the Applicant/Owner/Operator shall implement immediate measures, including but not limited to: calcium chloride application on all internal access routes, additional enclosure elements for any crushing equipment, suspension of pit operations in high wind conditions, installation of dust monitoring stations or additional dust mitigation measures per industry standards, to the satisfaction of the County.
27. That in the case of any spillage of hazardous materials, the Ministry of Environment and Protected Areas (APEA) and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented.
28. That the days of operation, including stripping of overburden, aggregate extraction, operation of the crusher, portable scale, and stockpiling, shall be limited to the following:
 - i. Monday to Friday: 7:00 a.m. to 7:00 p.m.
 - ii. Saturday: 7:00 a.m. to 5:00 p.m.
 - iii. Sunday & Holidays: Closed
29. That the Applicant/Owner shall submit an Annual Report, that includes all pertinent operation details, no later than six months after each operating year.
 - i. The report shall include but not be limited to: Site Operations Manager contact information, site complaints/incident reports, groundwater elevations and monitoring summaries, all extraction details (tonnages and gradation exported, volumes of stockpiled onsite material) and onsite procedure updates.
30. That the Applicant/Owner shall adhere to any requirements of the signed onsite Development Agreement for the subject lands until Final Acceptance Completion has been issued by the County.
31. That recorded noise levels generated by aggregate operations shall not exceed *65 dB(A) LAeq (1 hour)* at the receptors' location, in accordance with the onsite Noise Monitoring Report, as prepared by Millennium EMS Solutions Ltd., Reference Number: 21-00364-02, dated June 27, 2023, as amended.



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- i. That the Applicant/Owner shall continue to implement the monthly noise monitoring program, for which includes the placed monitoring stations around the subject operation, or to the satisfaction of Engineering Services. It is recommended that the monitoring locations include offsite locations, in closer proximity to a neighbouring residential dwelling unit, to ensure that the operation is not exceeding the noted 65 dB(A). The Applicant/Owner shall be required to keep a log to record the readings and submit any reporting to the County, upon request, and include the log and any updates in the Annual Reports.
 - a. That should any noise generated by extraction operations negatively impact adjacent parcels, further corrective recommendations may be required, upon request from and satisfaction of the County, at the Applicant/Owner's expense.
 - b. Recommendations could include, but not be limited to: additional receptor locations, additional muffler silencers, increase use of strobe lights for all equipment's, additional enclosure of crushing equipment or additional noise mitigation measures per industry standards, to the satisfaction of the County.
32. That upon renewal stage of this permit, the Applicant/Owner shall, in conjunction with any other gravel pit operators in the area, work collaboratively by sharing technical information and proportionally funding, if necessary to establish and implement operating practices with an objective of mitigating cumulative effects relative to the site operation, in accordance with the Section 6.0 of the MSDP.
33. That this Development Permit, if and when issued, shall be valid until **May 30, 2028**.

Advisory:

- The Applicant/Owner shall submit payment of the Community Aggregate Payment Levy, annually, in accordance with Bylaw C-7748-2018, as amended, in the amount of \$0.40 per ton of aggregate extracted and removed.
- That the County's Noise Bylaw C-8067-2020, as amended, shall be adhered to at all times.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the approved onsite Weed Management submissions and the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- That any other Federal, Provincial or Municipal approvals, regulations or policies are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall operate within the requirements of the Provincial Code of Practice for Pits at all times.
 - That all existing Registration(s) [15240-01-00-01-02 & DAUT0010156 & DAUT0008733], as issued by AEPA shall remain in effect, as amended.
 - That no water shall be used for the washing of gravel unless and until written approval has been received from AEPA. If washing is approved by AEPA, the washing of gravel shall adhere to the approved days and hours of operation condition on the Development Permit.
 - That no wash water shall be discharged off of the site or into any water channel unless approval has been obtained through AEPA.
 - That a copy of the Pit Renewal Registration and other any updated Activities plan registrations from Alberta Environment, shall be submitted to the County if updated during the life of this permit.



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- That the Applicant/Owner shall adhere to any requirements for the constructed intersection at Highway 567 and Range Road 41, per ATEC noted in the letter "Permit Number: 2022-003301, dated June 7, 2023."
- That the Applicant/Owner shall adhere to *Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003*, as amended.
- That all sanitary sewage and water services shall be supplied in accordance with AEPA and the National Building Code – 2019 Alberta Edition, as amended.
- That any fire suppression and abatement measures shall be followed in accordance with the National Fire Code – 2019 Alberta Edition, as amended.
- That the Applicant/Owner shall ensure that any requirements/approvals of the *Alberta Safety Codes Council*, are complied with for any above-grade storage tank(s) on the subject lands.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 3, 2023**, a Development Permit may be issued, unless there are specific conditions that need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. [Name]".

Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca