

## Briefing Note

<b>Title</b>	<b>5:30 p.m. Public Hearing – Bylaw 1608/22 – Repeal of the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan Bylaw 922/01</b>
<b>Issue</b>	To receive comments from the public regarding the proposed repeal of the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan Bylaw 922/01 in response to the County's multi-year resource extraction regulatory review.
<b>Previous Council / Committee Direction</b>	<p><u>February 14, 2023 Regular Council Meeting</u> Motion 016/23: That Council schedule a Regular Council Meeting on March 15, 2023 at 5:30 p.m. in Council Chambers for the purpose of holding Public Hearings for Bylaw 1607/22 and Bylaw 1608/22.</p> <p><u>January 24, 2023 Regular Council Meeting</u> Motion 008/23: That Council give first reading of Bylaw 1608/22.</p> <p>Motion 009/23: That Council direct Administration to bring forward a public communications plan related to the implementation of Resource Extraction Regulatory Review recommendations at the time that Bylaws 1607/22 and Bylaw 1608/22 are presented for consideration of third reading.</p> <p>Motion 010/23: That Council direct Administration to, subject to the final approval of Bylaws 1608/22 and 1607/22, implement the following Resource Extraction Regulatory Review recommendations by or before September 30, 2023:</p> <ul style="list-style-type: none"> <li>a) Compile a groundwater monitoring policy and necessary management plans as required.</li> <li>b) Bring forward a recommended approach for municipal compliance and education resourcing, to complement enhanced operator quarterly reporting and annual third-party validation requirements;</li> <li>c) Develop a new municipal communications and information platform to support all stakeholders in local resource extraction activity, inclusive of a dedicated web platform, educational materials, contact information, newsletters, and more;</li> <li>d) Conduct a review of the Community Aggregate Payment (CAP) Levy allocation model to reflect a greater expected revenue over time, the appropriate distribution of broad community benefit versus benefit to communities near aggregate operations, the percentage of allocations for different types of initiatives (community facilities, local programs and services, infrastructure, municipal tax relief,</li> </ul>

	<p>etc.); and the possibility for supportive policies and procedures related to the allocation of the CAP Levy; and</p> <p>e) Review the Calahoo-Villeneuve Sand and Gravel Advisory Committee terms of reference to identify a geographic area, membership, and other elements that are reflective of known extraction areas in Sturgeon County.</p> <p><u>November 15, 2022 Regular Council Meeting</u> Motion 412/22: That Council defer Item 6.1 to a Council Meeting in Q1 2023.</p> <p><u>October 25, 2022 Regular Council Meeting</u> Motion 394/22: That Council accept the Resource Extraction Regulatory Review's Consolidated What We Heard Report as information.</p> <p>Motion 395/22: That Council rescind Motion 178/21.</p> <p>Motion 398/22: That Council direct Administration to bring forward implementation requirements and plans for other Resource Extraction Regulatory Review Final Report recommendations and provide for approximately 9 months until the effective date of any bylaw amendments to allow for transitional requirements.</p> <p>Additional previous Council/Committee direction provided from June 25, 2019 to August 23, 2022 can be found in Attachment 2.</p>
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>Sturgeon County is a municipality with plentiful aggregate resources, particularly sand and gravel. The County works to balance economic, social, health, and environmental outcomes in regulating resource extraction operations in the municipality.</li> <li>In 2020, Council directed Administration to conduct a Resource Extraction Regulatory Review (RERR), a comprehensive review of Sturgeon County's resource extraction regulations, with extensive stakeholder engagement and expert analysis.</li> <li>As part of this RERR, the existing Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan Bylaw 922/01 (ASP) was considered, and it was noted that: <ul style="list-style-type: none"> <li>Gravel extraction has occurred within several areas of Sturgeon County; however, only the Calahoo-Villeneuve area is subject to the policy framework of a statutory Area Structure Plan despite other areas of the county having active resource extraction occurring.</li> <li>The ASP (see Attachment 3 for current ASP) was approved over twenty years ago, in 2001, and most of its policies have either been implemented or could not be practically implemented.</li> </ul> </li> </ul>

- The ASP no longer provides additional benefit to residents, as the proposed amendments to the Land Use Bylaw, through the RERR, now capture the protections.

At present, the County has a groundwater monitoring program for gravel pits in the Calahoo-Villeneuve area, but the program has not been formalized in a policy/bylaw and no management plans have been compiled or implemented as part of the program.

- Considering the above, the ASP is no longer required, and it is proposed for repeal. In doing so, it is also proposed that Council address the groundwater monitoring program by supporting:
  - The resource extraction land use bylaw amendments proposed in Bylaw 1607/22 that would require extraction operations to adhere to the County's groundwater monitoring program and management plans. Council is considering Bylaw 1607/22 concurrently with this repeal.
  - Administration in drafting a groundwater monitoring policy for Council consideration prior to that bylaw's effective date. Council supported this recommendation through Motion 010/23 as identified above.
- Additional details and recommendations related to the RERR are noted in the Request for Decision for Bylaw 1607/22 - Resource Extraction Regulatory Review Proposed Amendments to Land Use Bylaw 1385/17.

#### External Communication

- Stakeholder engagement for the RERR, which informed the Final Report and the final contents of the Land Use Bylaw amendment, has been one of the largest such engagements ever for Sturgeon County. It included months of public engagement, several channels / opportunities for input, and generating hundreds of individual responses for consideration. This was complemented with best practice reviews and input from expert advisors.
- The first phase of public engagement was a month-long online engagement, held in spring 2020. The second phase of public engagement was held between October and November 2020. The third phase occurred during May 2022 and included an open house and online sessions with the Planning & Development department. Overall, the first and second phases were used to develop the Final Report, with the third phase focusing on Final Report recommendations. The findings of these three phases can be found in the Consolidated What We Heard Report (Attachment 3).

#### Relevant Policy/Legislation/Practices

- Municipalities have limited jurisdiction in resource extraction beyond land use provisions. Most regulations are within the purview of the Government of Alberta.
- *Municipal Government Act*, RSA 2000 c M-26 as amended (MGA)

	<ul style="list-style-type: none"> <li>Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan Bylaw 922/01</li> <li>Land Use Bylaw 1385/17</li> </ul>
<b>Implication</b>	<p><b>Planned Growth:</b> Plans for responsible growth and manages growth for current and future developments through leading approaches adopted in the Land Use Bylaw supports a strong economic foundation for Sturgeon County.</p> <p><b>Thriving Communities:</b> Recommendations protect resident well-being, safety, and quality of life through comprehensive performance standards; reviews of Sturgeon County's CAP levy ensure funds are being directed to programs, services, and infrastructure that best supports communities.</p> <p><u>Organizational</u> Administration has the capacity to process the repeal, and the recommended development of groundwater policy.</p> <p><u>Financial</u> None.</p>
<b>Follow Up Action</b>	<ol style="list-style-type: none"> <li>Bring the Bylaw back to Council for consideration of second and third readings (Planning &amp; Development Services, April 2023).</li> </ol>
<b>Attachment (s)</b>	<ol style="list-style-type: none"> <li>Attachment 1: Bylaw 1608/22</li> <li>Attachment 2: Previous Council/Committee Direction</li> <li>Attachment 3: Link - Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan Bylaw 922/01</li> <li>Attachment 4: Public Hearing Process (County as Applicant)</li> </ol>
<b>Report Reviewed by:</b>	<p>Bonnie McInnis, Manager, Planning &amp; Development Services</p> <p>Travis Peter, General Manager, Development &amp; Strategic Services</p> <p>Reegan McCullough, County Commissioner – CAO</p>

## Strategic Alignment Checklist

**Vision:** *Offering a rich tapestry of historical, cultural, and natural experiences, Sturgeon County is a municipality that honours its rural roots and cultivates desirable communities. Uniquely situated to provide world-class agricultural, energy, and business investment opportunities, the County prioritizes responsible stewardship and dreaming big.*

**Guiding Principles:** Collaboration | Accountability | Flexibility | Excellence | Safety | Future Readiness | Affordability | Innovation

Community Outcome	Not consistent	Consistent	N/A
<b>Planned Growth</b>			
<ul style="list-style-type: none"> <li>Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Modern broadband and digital capabilities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Low cost, minimal red-tape regulations</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Thriving Communities</b>			
<ul style="list-style-type: none"> <li>Beautiful, surprising places with high standards; integrated natural spaces &amp; trail systems; healthy and resilient</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Engaging cultural, historical, and civic amenities; strong community identity and pride</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Environmental Stewardship</b>			
<ul style="list-style-type: none"> <li>Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Sustainable development; partnerships with industry and others to drive emission reductions</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Collaborative Governance</b>			
<ul style="list-style-type: none"> <li>Predictable and stable external relationships; volunteer partnerships</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Meaningful connections with Indigenous communities</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Respectful and informed debate; clear and supportive governance processes</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Operational Excellence</b>			
<ul style="list-style-type: none"> <li>Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Quality cost-effective service delivery; robust procurement and operational practices and policies; asset management and performance measurement; careful debt and reserve stewardship; long-term financial planning and sustainability</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Future focused thinking to proactively respond to emerging opportunities and challenges</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Alternative revenue generation and service delivery models integrated strategic and business planning</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>