

## Request for Decision

<b>Title</b>	<b>Bylaw 1675/25 – Amendment to Land Use Bylaw 1385/17 – Redistricting of SE-12-57-21-W4 from AG – Agriculture District to RE – Resource Extraction District – First Reading</b>
<b>Proposed Motion</b>	That Council give first reading of Bylaw 1675/25.
<b>Administrative Recommendation</b>	Administration recommends that Council give first reading of Bylaw 1675/25.
<b>Previous Council / Committee Direction</b>	<u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17, Land Use Bylaw.
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• An application has been received to amend Land Use Bylaw 1385/17 to facilitate a natural resource extraction operation, specifically silica sand extraction on SE-12-57-21-W4.</li> <li>• The subject parcel is a full quarter section (64.7 hectare / 160 acres) and is currently zoned AG – Agriculture District. The applicant intends to redistrict the entire parcel to RE – Resource Extraction. This would create ‘Pit 79’.</li> <li>• This is a resubmission of a previous Land Use Bylaw amendment application (Bylaw 1637/23) which was defeated at second reading largely due to concerns of an adequate haul route and dust/air quality.</li> <li>• The applicant’s proposed haul route utilizes exclusively Victoria Trail and Highway 38 to carry materials to the processing facility in Lamont County. The applicant is collaborating with Sturgeon County on long-term upgrades to the haul route, specifically through a cost sharing agreement for the replacement of Victoria Bridge. This will ensure that the infrastructure is suitable for the increased traffic and weight requirements for the entirety of the proposed pits mining lifespan. Further information on this project will be provided by Administration in a corresponding Council item.</li> <li>• Road maintenance of the designated haul routes is solely the responsibility of the resource extraction operator throughout the</li> </ul>

entire haul period. This includes but is not limited to snow control, dust suppression, surface repairs, and removal of debris.

- The applicant has also recently engaged air quality specialists to complete measurements at a nearby active pit (Pit 46) and determine if there are any potential air quality concerns from sand extraction in this area. The sampling showed that respirable silica was not detected, and airborne particulates (PM2.5 and TSP) were below the applicable regulatory criteria.
- Hours of operation will be limited to between 6:00 a.m. and 6:00 p.m. from Monday to Friday and between 8:00 a.m. and 4:00 p.m. on Saturdays. Activity is not anticipated on Sundays and statutory holidays.
- The proposed extraction areas include most of the parcel, aside from several pipeline rights-of-way that traverse the property.
- Part 11.2.4(c)(ii) of the Land Use Bylaw outlines that the operating area of a silica sand operation shall not be located less than 800 metres from the outside wall of an existing dwelling or the district boundary of a multi-lot subdivision, hamlet, or area subject to an approved planning document than includes residential development.

**There are no permitted residences or multi-lot subdivision boundaries within 800 metres of the proposed extraction area.**

- The land reclamation plan outlines that the land will be returned to an equivalent or greater land capability than pre-disturbance conditions. This includes areas of natural upland that are capable of supporting agricultural uses, wetlands, and three end pit waterbodies. Following the receipt of a reclamation certificate, the land will be returned to Agricultural (AG) zoning, unless an alternative zoning is desired by the landowner.

#### Referral Comments

- The redistricting would allow the applicant to apply for a development permit that will be subject to the Code of Practice for Pits. The comments received regarding this application are noted below:
  - Any revisions to the surface runoff from the new pit development that affect Sturgeon County infrastructure must receive prior notification and approval from Sturgeon County, in addition to obtaining Water Act approval.
  - Development operations will be subject to the conditions of a road use agreement which may include but is not limited to:
    - Outlining legal weight requirements for the existing roadways and bridge;
    - Maintenance requirements during active hauling period;

	<ul style="list-style-type: none"> <li>▪ Road repair requirements prior to, during and post hauling period;</li> <li>▪ Dust suppression requirements on roadway during active hauling period;</li> <li>▪ Speed restrictions during active hauling period; and</li> <li>▪ Regulating volume of haul trucks and period of hauling.</li> </ul> <p><u>External Communication</u></p> <ul style="list-style-type: none"> <li>• Should Council give first reading of the Bylaw, Administration will ensure public notification and advertising for the Public Hearing are completed in accordance with relevant legislation and County processes.</li> </ul> <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> <li>• The <i>Municipal Government Act</i> (MGA) authorizes Council to establish and amend bylaws.</li> <li>• As no Area Structure Plan (ASP) exists for the area, the County's Municipal Development Plan (MDP) provides the overarching land use policy for the application. The relevant MDP policies are listed below. <ul style="list-style-type: none"> <li>○ Policy 5.3.6 – <i>"Shall encourage the extraction of Natural Resources prior to any development that may confine future extraction opportunities..."</i></li> <li>○ Policy 5.4.9 – <i>"Should ensure that existing infrastructure and road corridors are able to accommodate the proposed growth identified by the Non-Residential development."</i></li> <li>○ Neighbourhood D: <ul style="list-style-type: none"> <li>▪ <i>D.1(c) - Reducing the sterilization of Natural Resources by limiting development in areas with known aggregate deposits, in which the proposed use is conflicting in nature, or until extraction is complete.</i></li> <li>▪ <i>D.3(f) - Requiring aggregate resource extraction operations to comply with an approved reclamation plan. Development permits for aggregate resource extraction will reclaim sites to their former agricultural capability or other post-extractive use as the County deems appropriate.</i></li> </ul> </li> </ul> </li> </ul>
<b>Implication of Administrative Recommendation</b>	<p><u>Strategic Alignment</u></p> <p><b>Planned Growth</b> – Supporting resource extraction demonstrates Sturgeon County's commitment to this key industry and to economic development and jobs, without negatively affecting its current residents.</p> <p><b>Collaborative Governance</b> – The Land Use Bylaw amendment process is legislated by the <i>Municipal Government Act</i> (MGA). Those affected by the proposed bylaw are provided the opportunity to comment during the Public Hearing, ensuring communities are consulted and engaged.</p>

	<p>Decisions made by Council are transparent and based on policy after respectful and informed debate.</p> <p><b>Environmental Stewardship</b> – The applicant has outlined a land reclamation plan which will return the subject area to an acceptable agricultural capability following the completion of the natural resource extraction.</p> <p><u>Organizational</u> Administration had the capacity to coordinate the bylaw amendment.</p> <p><u>Financial</u></p> <ul style="list-style-type: none"> <li>• The current assessment of this agricultural quarter section results in the County receiving approximately \$800 annually in tax revenue. Based on the full build out of this resource extraction operation, the estimated tax revenue would be approximately \$22,350 annually - a difference of \$21,550 per year.</li> <li>• Assessment of land as a resource extraction operation occurs for lands that have been disturbed and are no longer part of a farming operation. Once the land has been reclaimed and can be utilized for agricultural production (topsoil replaced), then it will be assessed as agricultural land.</li> <li>• Additionally, once the land is being actively mined, the County will receive CAP levy contributions from this operation. Estimates of the volume to be mined are not available at this time.</li> <li>• Financial implications also included the advertising of the Public Hearing.</li> </ul>
<b>Alternatives Considered</b>	Council may defeat the motion to give first reading of Bylaw 1675/25.
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment</u> If Council refuses to grant first reading, the Bylaw would be defeated and would not proceed to Public Hearing or further readings.</p> <p><u>Organizational</u> A decision to give first reading of a Bylaw is not support for the Bylaw, but approval that the matter may proceed to Public Hearing to receive feedback from affected parties. It is the advice of Sturgeon County's legal counsel that providing a first reading of bylaws initiated by a third party is appropriate to ensure due consideration and procedural fairness.</p> <p><u>Financial</u> None.</p>
<b>Follow up Action</b>	1. Schedule a Public Hearing with respect to Bylaw 1675/25 (Planning and Development Services, May 2025).
<b>Attachment(s)</b>	1. Attachment 1: Bylaw 1675/25 2. Attachment 2: Haul Route Map

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<b>Report Reviewed by:</b>	Martyn Bell, Program Lead, Current Planning Milad Asdaghi, General Manager, Development and Economic Services Travis Peter, Chief Administrative Officer
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## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>