

Location Criteria

Included with the amendments to the Municipal Development Plan (County Plan) and the Land Use Bylaw (LUB) were considerations for locational criteria to guide the placement of new aggregate development in the County. These are primarily focused on creating buffer zones increasing the distance separation between an aggregate development from residential growth areas and environmentally significant areas.

While the proposed policies provide restrictions where aggregate development can occur, it is recognized that there are some areas in the County that support further aggregate development. Applicants/Owners have the opportunity to submit a request to Council to vary the locational criteria, through a submission of a terms of reference for an area structure plan; this request shall include justification and supporting technical studies for the reduced setback.

Municipal Development Plan Proposed Amendments:

15.4 No land use amendment shall be approved for a new or expanding aggregate extraction or processing development:

- a. within 800 metres of a boundary of a designated provincial park; or*
- b. within two kilometres of the boundary of a designated provincial park, unless an area structure plan supporting aggregate extraction, prepared in accordance with Section 28 of this Plan, has first been adopted by Council.*

15.5.1 No land use amendment shall be approved for a new or expanding aggregate extraction or processing development within 1.61 kilometres of lands identified within an adopted area structure plan for residential uses, except where the area structure plan makes specific provision for the development of aggregate development in such areas.

Technical Review Process

Section 2 of the *Aggregate Development Performance Standards* identifies when there is a need for an additional third-party review. At the time of development permit application, The County may procure a consultant to review submitted technical documents to ensure adequate assessment of potential impacts of the proposed development. Third party reviews may be requested on the following technical reports:

- a) Noise Impact Assessments;
- b) Air Quality Impact Assessments;
- c) Environmental Assessments;
- d) Surface and Groundwater Assessments; and
- e) Traffic Impact Assessments.

The Applicant/Owner is required to pay the cost of the review as part of the development application fees. The total cost will be agreed upon by the County and the Applicant as reflected in the Master Rates Bylaw. In the event that the Applicant/Owner does not consent to payment of a third-party review cost, it may affect application review and prolong processing timelines.

Aggregate Performance Standards – Section 2: Technical Assessment of Applications

TECHNICAL ASSESSMENT OF APPLICATIONS

- 2.01** *All technical documents submitted as part of applications for aggregate development shall address the seasonal and annual fluctuations that could occur within the development, and shall assess the impact of the development based on the maximum daily operating capacity of the site, together with comparative calculations of average operating conditions undertaken through the life of the development.*
- 2.02** *At the discretion of the County, through development permit conditions, limits may be imposed on the maximum operating capacity of a site based on the technical assessments provided to the County.*
- 2.03** *For all proposed aggregate development applications, the County may request third party review of submitted technical documents to ensure adequate assessment of the development's impacts. The cost of third party review shall be agreed upon between the County and the Applicant/Owner, and shall reflect the actual cost of review with expenses as set out within the Master Rates Bylaw. The review fee shall be paid for by the Applicant/Owner prior to a decision being made on the application. Third party reviews may only be requested on the following technical reports:*
- f)** *Noise Impact Assessments;*
 - g)** *Air Quality Impact Assessments;*
 - h)** *Environmental Assessments;*
 - i)** *Surface and Groundwater Assessments; and*
 - j)** *Traffic Impact Assessments.*

2.04 *In the event that the Applicant/Owner does not consent to payment of a third party review cost, the technical document in question shall be noted as not having been assessed, which may affect determination of the application.*