

MINUTES

PRIDE VALLEY AGGREGATE OVERSIGHT STEERING COMMITTEE MEETING - WOODLANDS COUNTY

June 23, 2017

A meeting of the Woodlands County Aggregate Oversight Steering Committee and Green Plan Ltd. for the Pride Valley End Land Use Concept Plan was held Friday, June 23, 2017 at the **Woodlands County Regional Municipal Office, Fort Assiniboine, Alberta** commencing at **9:30 a.m.**

MEMBERS PRESENT: D. Kluin O. Nieslony S. Bonnett
D. Kapler B. Van Os J. Augustyn
W. Gowdy S. Brouwer A. Robinson

MEMBERS ABSENCE: B. Whitten R. Govenlock

IN ATTENDANCE: J. Slootweg, Woodlands County
J. Sunderman, Woodlands County
C. Valaire, Green Plan Ltd.
K. Smith, Aspen Land Group Inc.
D. Croswell, DCC Sand & Gravel
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1. MEETING CALLED TO ORDER

J. Slootweg, called the meeting to order at 9:35 a.m.

2. SELECTION OF CHAIR:

J. Slootweg, called for chair as. MOVED, by D.Kluin to have J. Slootweg to be the temporary chair.

CARRIED

3. INTRODUCTIONS

4. ADOPTION OF AGENDA:

MOVED, by S. Bonnett, to adopt the agenda of the June 23, 2017 meeting as presented.

CARRIED.

5. ADOPTION OF MINUTES:

MOVED, by D.Kluin, to adopt the minutes of the August 2, 2016 Pride Valley Aggregate Oversight Steering Committee Meeting with amendments.

CARRIED.

6. DRAFT PRIDE VALLEY END LAND USE CONCEPT PLAN:

C. Valaire provided an in depth overview on the Draft Pride Valley End Land Use Concept Plan with the committee members and invited members to ask questions as they went thru the document.

W. Gowdy asked for clarification on two crown parcels if they were considered preferred or non-preferred for gravel extraction.

C. Valaire clarified that the two crown parcels could be mined however had constraints.

W. Gowdy questioned the Alberta Environment & Parks Members if they were part of the Sand & Gravel Policy Review Group.

D. Kluin questioned if an entire quarter section would be sterilized if it was proven to have many constraints.

C. Valaire clarified that the quarter would not be sterilized, but that a gravel proponent would have to work around the constraints identified.

D. Kluin questioned the 400m buffer from the residence.

C. Valaire clarified that the 400m buffer is based on the residence itself.

W. Gowdy questioned on getting the public on side of the End Land Use Concept Plan with regards to more environmental sensitivities.

C. Valaire and B. Van Os both clarified that this would be dealt with on the Development Permit Application side as well as thru the Area Structure Plan and any agreements made through each application.

W. Gowdy questioned how you accommodate impact/concerns from a distance.

C. Valaire clarified that everything will be put through the committee and addressed during the review of the Development Permit Application, agreements and cost sharing basis.

J. Sloomweg indicated that most areas of concern are buffers, setbacks and mitigation strategies.

W. Gowdy questioned what data was available for water wells in the area and could information be obtained from well sites in the area.

C. Valaire, was not sure of the willingness from well users to provide that information and noted that to obtain the data could take some time.

D. Kluin questioned the value of lands being returned to an agricultural state particularly if gravel operators are going to maximize the depth of gravel available and just simply due to the type of agriculture activity in the valley in the past and what has been happening across the river in Barrhead County with reclamation.

C. Valaire noted that there is opportunity on the higher elevations outside the flood plain area and noted that each application would be reviewed on a site by site basis.

B. Van Os added that AEP looks at water levels to determine end land use and it is based on depths of gravel and drilling data.

J. Augustyn noted differences between an end land use lake and wetlands can be confusing. Wetlands need to have some biodiversity, sustain wildlife and have a shallow base, where an end land use lake could be several meters deep and not sustain any type of growth.

B. Van Os clarified wetlands and end pit lakes need to have some sort of structure and be able to support biological activity.

B. Van Os stated adaptive management with the amount of land and area being in the valley will require a seamless meshing process.

J. Augustyn stated that the timing of different operators will provide a more integrated approach and the expectation to review each application in a timely fashion.

C. Valaire stated that Green Plan did reach out to other stakeholders in the area and there was not much of a response. J. Slootweg confirmed that stakeholders in the valley had been asked for input and to gather as a collective group. J. Slootweg noted that there is a new stakeholder that has come to the table and in attendance today as an observer.

B. Van Os noted a change required on Map 14 identifying the Freehold and Public Land.

Upon completion of the review J. Slootweg, chairperson, asked each member if they had any further questions or input that they wished to put forth.

A. Robinson would like to see this endeavor create more jobs and a sense of pride for the area as this can be done to create positive change.

S. Brouwer agrees with A. Robinson and believes this would be good for the community but would like to know how the end plan might look like with the constraints. Transportation is a concern with the amount of trucks that pass by everyday S. Brouwer questioned if there is not another opportunity to take gravel trucks over the river first as this saves 20 kilometers a trip.

D. Kluin added that he hopes the plan move forward as something is needed the community as there is not much going on with oil and gas. He hopes that there is opportunity to create jobs in the area once a few of these pits get going.

B. Van Os indicated he is pleased to see the flexibility of the plan. AEP are limited to authority on private lands but can offer the County a methodology on how things can come together.

J. Augustyn recapped Class 1 and Class 2 pit challenges and is glad to see a consolidated plan.

W. Gowdy encouraged the committee to contact Sturgeon County as they have had a lot of public involvement and have a similar steering committee. He indicated that having a constructive dialog with the public is key for community support.

O. Nieslony had concerns with the flooding in the valley. He was also concerned with parcels that were being excluded (lands that have been identified as NRE-DC in the future), transportation and environmental impacts on lands after the pits have been dug.

C. Valaire believes that the End Land Use Concept Plan provides certainty to operators and the public as to what can occur in the valley and that it should provide for opportunity and economic growth for the area.

D. Croswell thanked the committee the opportunity to attend the meeting. D. Croswell believes that this plan will provide for a better community.

K. Smith, Aspen Land Group, asked what the next steps in approval of the End Land Use Concept Plan were.

J. Sloomweg, Manager of Planning & Development gave a brief timeline indicating the intention to bring the Draft plan to Council at their regular meeting of July 4, 2017 for first reading and establishment of an Open House and Public Hearing with the hopes to have the 2nd and 3rd reading by August 2017.

D. Kapler expressed his interest in bringing business to the local area and working together with the community and encouraged other operators to take the same philosophy.

W. Gowdy added that money collected from the Community Aggregate Levy payment should go back into the community or area that the aggregate is removed . However he noted the challenge for municipalities is the reporting and collection of the levy. J. Sloomweg added that the Pride Valley ASP recommends that the aggregate levy money collected come back into the community.

MOVED, by S. Bonnett, to approve the Draft Pride Valley End Land Use Concept Plan with amendments and to forward the draft plan to Council at their regular meeting of July 4, 2017 for consideration of first reading for a bylaw amendment and establishment of an open house and public hearing.

CARRIED.

7. ADJOURNMENT:

MOVED, by A. Robinson, to adjourn the meeting at 11:35 a.m.

CARRIED.

CHAIRPERSON

RECORDING SECRETARY