

Title: Guidelines for Land Use Amendments to Natural Resource Extraction “Class 1 Pit” District
Policy No: 6117
Approval: County Council
Effective Date: July 20, 2010
Revised Date: December 7, 2010
Supersedes Policy No: none



Policy Statement: To provide guidelines for Land Use Amendment Applications to Natural Resource Extraction “Class 1 Pit” District, in order to balance sand and gravel extraction and the impacts on neighboring properties and the community at large.

1. Natural Resource Extraction “Class 1 Pit” District should only be considered where in the opinion of the Municipality, the rural residential character of adjacent lands is not unduly negatively impacted or substantially altered.
2. Natural resource extraction shall not be permitted within 800m of a Hamlet Boundary. The separation distance shall be measured from the nearest hamlet boundary line to the nearest edge of the planned natural resource extraction operating area.
3. Natural resource extraction will not be supported, in areas where historical, scientific or environmentally significant features exist, such as wildlife habitats, wetlands, flood plains or in the presence of rare plant species, unless mitigation plans have been submitted to the proper municipal, provincial or federal regulatory departments.
4. The land use amendment application shall ensure that appropriate transportation corridors and haul routes on arterial roads exist (ie. highway access or access to rail). Provision shall be made for a developer to upgrade existing municipal or provincial infrastructure to withstand hauls and to minimize impacts on existing infrastructure.
5. The Municipality recognizes extraction dispositions are required from Alberta’s Ministry of Sustainable Resource Development for aggregate extraction on public lands, and Alberta Environment for extraction on private lands. Woodlands County will work cooperatively with these agencies to assist in assessing site suitability and appropriate development standards within the scope provided to the municipality by Alberta’s Municipal Government Act.