

## **MINUTES**

### PRIDE VALLEY END LAND USE PLAN – AGGREGATE STEERING COMMITTEE MEETING – WOODLANDS COUNTY

GREEN PLAN LTD.

#### **August 2, 2016**

A meeting of the Woodlands County Aggregate Steering Committee and Green Plan Ltd. for the Pride Valley End Land Use Plan was held Tuesday, August 2, 2016 at the **Woodlands County Regional Municipal Office, Fort Assiniboine, Alberta** commencing at **5:00 p.m.**

**MEMBERS PRESENT:**      B. Whitten                      O. Nieslony                      S. Bonnett  
   D. Kapler                        R. Govenlock                    D. Kluin  
   W. Gowdy                       S. Brouwer

**MEMBERS ABSENCE:**    A. Robinson

**IN ATTENDANCE:**        J. Slootweg, Woodlands County  
   J. Sunderman, Woodlands County  
   G. Potolicki, Green Plan Ltd.

#### **1. MEETING CALLED TO ORDER**

J. Slootweg, called the meeting to order at 5:15 p.m.

#### **2. INTRODUCTIONS:**

Introductions around the table.

#### **3. SELECTION OF CHAIR:**

J. Slootweg, called for temporary chair as one member is not in attendance. MOVED, by D. Kluin to have J. Slootweg to be the temporary chair until all members are in attendance.

CARRIED

#### **4. ADOPTION OF AGENDA:**

MOVED, by S. Bonnett, to adopt the agenda of the August 3, 2016 meeting as presented.

CARRIED.

#### **5. PURPOSE OF STEERING COMMITTEE MEETING:**

J. Sloomweg, provided a brief history and background regarding the Pride Valley ASP. She further explained the purpose and role of the committee and the purpose of this meeting is to review the Terms of Reference (TOR) developed by Green Plan Ltd for the Pride Valley Conceptual End Land Use Plan and to gain consensus on the approach and proposed planning concepts.

## **6. REVIEW OF TERMS OF REFERENCE:**

G. Potolicki, gave a brief description of Green Plan Ltd. and stated that the Terms of Reference was an integrated planning approach and the main objective is to ensure that the end result of the TOR will be what is wanted in the area. The main purpose for the TOR is to provide the County with a recommended approach and work plan to prepare the End Land Use Concept Plan for the Pride Valley Area. The proposal to develop the Conceptual End Land Use Plan is being spearheaded by River Rock Sand & Gravel, D. Kapler, and he has retained Green Plan Ltd. to assist with the planning process.

G. Potolicki, described the roles of the Steering Committee and asked for input on the plan, to champion the plan and to bring it to the public in order to have transparency. The final plan is to be reviewed to ensure that it is in accordance with all other pertinent planning documents such as Pride Valley Area Structure Plan, Design Guidelines & Construction Standards and Woodlands County Recreation Master Plan.

R. Govenlock, expressed concern with the term “champion” plan but would support endorsing or approving of it. R. Govenlock also had concerns that other gravel participants or landowners on specific quarters have not been consulted and should be in attendance.

D. Kapler, indicated that he has made contact with all parties involved; however, the other gravel proponents are not interested due to specific family situations and just simply not being interested in developing this End Land Use Concept Plan.

J. Sloomweg, explained the County had consulted the other parties during the Pride Valley Area Structure Plan approval and again with respect to the requirement of an End land Use Concept Plan being in place prior to any Development Permits being issued in the valley. J Sloomweg confirmed that there had been no interest from the other parties coming to the table. River Rock Sand & Gravel being the first developer the County has discussed an endeavor to assist through the development permitting process when other gravel proponents come forward.

R. Govenlock, reiterated the importance of engaging all the other landowners/stakeholders that could be impacted in the future and the possible cost implications to those landowners/stakeholders.

G. Potoilicki, made clarification that what should be required is an aggressive landowner consultation.

O. Nieslony, stated that there was consultation during the Pride Valley Area Structure Plan; however some landowners were not allowed to have input as there was conflict of interest.

G. Potoilicki, stated that the End Land Use Plan is a guide to help assist when developers come in and apply for development permits. It will be dependent upon how the gravel is extracted as well as how deep the gravel is and that cannot be determined until the extraction or testing takes place. The plan will continue to change over the years as depth of excavation plays a major role in dictating end land use.

W. Gowdy, confirmed that plans can change as extraction happens and gives a level of uncertainty for the public, industry or whatever party you are. There is a need to identify the constraints, rank them (preferred/non-preferred) for the final product for the end land use. The biggest cost is the travel and in the near future there is going to be a considerable amount of pressure on this area as gravel extraction is going to go quick.

O. Nieslony, questioned how do we determine wildlife corridors?

G. Potoilicki, clarified that a constraints mapping approach will be used to develop the plan and that desktop analysis with multiple datasets and layers will be performed, such as, groundwater well information, flood hazard maps and databases, land use dispositions, contours and elevations, drainage, wetlands, key wildlife biodiversity zone, vegetation inventory, fauna list, soil units and pipeline sources.

R. Govenlock, questioned who determines the validity of the information provided from these sources?

G. Potoilicki, clarified that the data that is evaluated will be formulated into categories instead of ranking the data and will be presented as “hotspots.” For example, if wetlands are identified, the wetland will be identified as a “hotspot”. Areas with overlapping “hotspots” may be identified as “no go areas” or “high constraint areas”. This information will tie into potential reclamation opportunities for the area.

R. Govenlock requested that information that is gathered from these sources should be a part of the public consultation as it can be validated from the locals as well.

G. Potoilicki, continued with the locations and configurations of the extraction areas will be dictated by constraints and opportunities posed by existing site conditions and gravel quantity and quality; regulatory and permit conditions; the outcome of public and stakeholder consultation; and the proposed end land use designations through constraints mapping. The final product of this process will be a conceptual end land use plan that encompasses the area. Aggregate operators and disposition holders within the area will be required to follow the End Land Use Concept Plan in addition to regulatory approvals. This may involve sharing investigatory information, use of common roads, pipeline and utility right-of-ways and general infrastructure with efforts aimed at minimizing surface impacts and disturbances. The conceptual plan will form the basis for a consultation process that will be undertaken with individuals and organizations that may have an interest in the project including but not limited to surrounding landowners, disposition holders, First Nations, the County, Alberta Environment and Parks and Alberta Transportation.

R. Govenlock, questioned if Alberta Environment and Parks would be involved?

J. Sloomweg, mentioned that B. VanOs from Alberta Environment and Parks was unable to attend, however he had indicated that he was good to move forward with the TOR and when the End Land Use Concept Plan is in its draft form Alberta Environment and Parks would like to review the document to ensure compliance with their regulatory guidelines.

MOVED, by D. Kluin, to approve the Terms of Reference for a Conceptual End Land Use Plan for the Pride Valley Area as presented and that any reference to "champion" be removed and that an aggressive public consultation approach be utilized.

CARRIED.

**7 . NEXT MEETING DATE:**

G. Potoilicki, will get the draft End Land Use Concept Plan completed and have it brought forward to administration.

**8. ADJOURNMENT:**

MOVED, by O. Nieslony, to adjourn the meeting at 6:40 p.m.

CARRIED.

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CHAIRPERSON

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RECORDING SECRETARY