

### 5.3 EXTRACTION – SAND AND GRAVEL OPERATIONS

- A. Where appropriate, at the discretion of Council, and in consultation with adjoining municipalities, the development of new or expansion of existing aggregate resources may be permitted within the Agricultural Zoning District. Council shall consider issues including, but not limited to dust, noise, proposed truck routes, hours of operation, pit restoration etc. in deciding whether to issue a Discretionary Use permit
- B. Council will not permit the subdivision of areas with moderate to high potential aggregate deposits into non-agricultural uses.
- C. The development of an aggregate extraction operation shall require the discretionary approval of Council, a development permit and may require a development agreement.
- D. The development permit shall be issued for a period of one (1) year and may be renewed for one additional year at the discretion of Council.
- E. Prior to the issuance of the development permit, the developer and Council may enter into a development agreement which defines the responsibilities of the developer with respect to aggregate resource extraction. The development agreement may specify any of the following items:
- i) compliance with Saskatchewan Environment's *Guidelines for Environmental Protection during Development and Restoration of Sand and Gravel Pits*;
  - ii) any other conditions with respect to the planning, siting, operation, and restoration of the site including:
    - \* specifying the after-use of the site
    - \* phasing of operational and restoration components
    - \* the identification of potential environmental problems (i.e. drainage, erosion control, noise, dust and dirt) and proposed mitigation measures
    - \* the visual effects on the site (i.e. weeds) and the landscape (i.e. loss of scenic qualities) and proposed mitigation measures
    - \* the erection of fencing and signs
    - \* the development and maintenance of municipal roadways
    - \* the routing of trucks to avoid noise and dust problems
    - \* the posting by the developer of a letter of credit, cash or a performance bond to guarantee adherence to these requirements
    - \* hours of operation and hauling
    - \* or any other condition that Council may specify.
- F. Subject to Subsection G below, aggregate extraction operations (or new residences proposed near an existing operation) must be located on sites that are:
- i) 800 meters (0.5 miles) from any residence (or an existing aggregate extraction operation as the case may be);
  - ii) 45 meters (150 feet) from the center of a developed road allowance;

- iii) accessible to roadways suited to the operation, and if this is not the case, the development agreement shall address this concern;
- iv) not Environmentally Sensitive lands as may be shown on the Zoning Map, or unless in Council's opinion, such lands can be protected by following the development conditions for a new operation as recommended by an engineering or environmental study;