

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** Fwd: [EXTERNAL] - C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:44:39 AM

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Sent from somewhere

Begin forwarded message:

**From:** publichearings@rockyview.ca  
**Date:** February 2, 2021 at 8:20:26 AM MST  
**To:** [REDACTED] publichearings@rockyview.ca  
**Subject:** RE: [EXTERNAL] - C-8082-2020

Good afternoon,

Thank you for submitting comments on this proposed bylaw, however comments are not accepted until **9am February 2, 2021**.

Please resubmit your comments **starting at 9am Tuesday, February 2, 2021** to [publichearings@rockyview.ca](mailto:publichearings@rockyview.ca) and they will be included in the hearing.

If you have any further questions please do not hesitate to let us know.

Thank you,

Michelle

MICHELLE MITTON, M.SC

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | [www.rockyview.ca](http://www.rockyview.ca)

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-----Original Message-----

From: Bruce Kendall

Sent: February 1, 2021 9:14 PM

To: Public Hearings Shared

Subject: [EXTERNAL] - C-8082-2020

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My name is Bruce Kendall, I reside on the NE 12-27-6-5, in division 9.

Gravel much like many other strategic resources of life, can rarely be found in a location without impacting some people's lives negatively or positively.

The question especially today needs to be one of what is best for you the greater good.

The property under consideration contains a massive deposit of a resource that touch's everyone's life every day in the region. The question should never be if. The questions should be when and how. Mother Nature decided where. Now is the time.

I support the application and ask that council do so as well.

Bruce Kendall

Sent from somewhere

**Kristen Tuff**

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**From:** [REDACTED]  
**Sent:** Tuesday, February 2, 2021 3:07 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 (planning application PL20200093) Master Site Development Plan (planning application PL20200094)

Do not open links or attachments unless sender and content are known.

Good afternoon,

I would like to submit my support for this company's application to relocate their gravel operations to the north side of 144th Avenue NW Calgary. Bylaw C-8082-2020 (planning application PL20200093 & master site development plan PL20200094).

Lehigh Hanson has been an upstanding neighbour to our community Sage Hill and the Symons Valley/Rocky Ridge communities for over a generation now. I support this project because it allows construction materials to be access both locally which cuts down on costs transportation costs road repair issues and employees local folks with meaningful jobs in our community.

Personally my children attend the original gravel site which is now the inland athletic field where they hold their athletic skills and Maintain healthy lifestyles through exercise. I know the City Of Calgary has plans to use the gravel pit off 85th Ave. for Spyhill garbage dump expansion and if this new application goes through when this land reaches its life expectancy it too shall be reclaimed into natural or park space once again.

Let's all be honest here Our province and our nation has had major issues with pipeline approvals which is a whole other issue itself but we're talking a simple gravel operation here with state of the art technology to provide us clean, reliable source of aggregates for another generation- if we can't get a simple gravel pit approved that is highly regulated and allow a small interest group to block a much needed move we are no longer representing the best interests of our office or the needs of all our people.

I support this project and urge you to vote in favour too.

Kind regards,

**Ross Utigard**  
President  
Sage Hill Community Association  
[www.sagehilllyc.com](http://www.sagehilllyc.com)  
cell ([REDACTED])

(sent from my iPhone using talk to text)

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [Michelle Mitton](#); [Legislative Services Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:00:52 AM  
**Attachments:** [clip\\_image001.jpg](#)  
[clip\\_image002.jpg](#)

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To Whom It May Concern

I am resubmitting my opposition letter to the gravel pit as per the below email from Michelle Mitton, M. Sc from Rockyview Count, to be included in the public hearing tomorrow February 2, 2021.

January 31, 2021

Scott Property Project

To Whom It May Concern:

This letter is in opposition of the proposed Open Mine Gravel Pit (Bylaw C-8082-2020), LeHigh Hanson Material Limited has applied for.

Open mining gravel pits run 24/7, the noise can be heard in Citadel, the community I live in especially during the summer and when it is bitterly cold in the winter.

There are currently 6 gravel pits just north and west of Citadel. The residential development which has occurred in the last 25 years to the west and North of the city limits of the City of Calgary has grown into many new acreage communities. These developments created communities where people want the country living atmosphere, with the amenities of a Urban center close to them.

The disruption alone to these residents, as well as the wetlands and wildlife in the proposed gravel pit area would be detrimental. Gravel pit operations increasingly pollute our land and waters, disturb the natural habitat that plants and animals rely on. Besides the wetlands that this will impact, there are many creeks and waterways to surrounding farmland, which is needed for living, livestock and agricultural. These carcinogens leach into the ground and water and affect our resources for food and the health of our water and health to our families.

I **OPPOSE** the development of another open mining gravel pit within such close proximity to residential acreage living, and the destruction of our natural ecological systems in the areas. Other major concerns are the health implications of the surrounding population. Have there been studies undertaken to determine the health risks and carcinogenic risks generated from the dust of the open mine.

Traffic even with a conveyor belt to the Spy Hill site, may be limited however once it gets to the Spy Hill site, the increase in truck traffic will continue to grow. As well as increased noise level from the Spy Hill site, which is within the City of Calgary limits and closer to many more residential communities.

Property values are another consideration. Those properties who are directly surrounding the



proposed Gravel pit, are in jeopardy of losing significant property value. The Aggregate Industry is not prepared to compensate these property owners, should they decide to sell their home, if the gravel pit is approved.

I realize gravel is a much needed resource, however in a place that already has 6 other sites, plus this application has already been denied in 1994 and 2010 with extreme opposition, and with increased residential living in the area the application should not be approved.

It would seem that industry is more concerned about the bottom line and their profits, than the impacts their industry will cause on the land around them, the health of the communities, its citizens and the impact on future generations.





Regards,

Heather Allison

Concerned Citizen

Begin forwarded message:

**From:** <[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca)>

**Subject:** RE: [EXTERNAL] - Bylaw C-8082-2020

**Date:** February 1, 2021 at 10:10:20 AM MST

**To:**  <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>

Good morning,

Thank you for submitting comments on this proposed bylaw, however the deadline for submission to this email has passed.

Please resubmit your comments at 9am Tuesday, February 2, 2021 to [publichearings@rockyview.ca](mailto:publichearings@rockyview.ca) and they will be included in the hearing.

If you have any further questions please do not hesitate to let us know.

Thank you,

Michelle

**Michelle Mitton**, M.Sc

Legislative Coordinator | Legislative Services

**Rocky View County**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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delete this e-mail. Thank you.

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Fw: Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:19:34 AM

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Hello I'm emailing this morning to voice my concerns and share my opposition to the Scott Property Project of the open mine gravel pit.

It would appear the concerns and lack of value are obvious, as this project has been rejected multiple times already. However, I'll express, as many already have, that as a NW Calgary resident, I have health related concerns and am opposed to this project moving forward. It's already been shared that there will be air quality issues, with known carcinogens of silica dust being released into our air.

I understand from residents who live closer to the site that noise and mental well-being are also valid concerns. They are already dealing with surrounding noise and are reluctant to add to that.

This project needs to be, once again, rejected and placed under further review.

Thanks for your time,  
Tyla

C-IAYT Yoga Therapist

Empowering those with cancer to go from surviving to THRIVING through the practice of yoga

Educate~Explore~Embody~Empower  
The Yoga Effect  
[www.theyogaeffectcalgary.com](http://www.theyogaeffectcalgary.com)  
[www.yogaforgolferscalgary.com](http://www.yogaforgolferscalgary.com)

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C8082-2020  
**Date:** Tuesday, February 2, 2021 9:02:32 AM

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Bylaw C8082-2020

WE DO NOT WANT THE LEHIGH HANSON DEVELOPMENT IN OUR AREA.

We have resided in Bearspaw area for ten years. This area was designated and approved for agriculture and residential development and this bylaw should not be amended for heavy duty commercial development such as "Lehigh Hanson's Development".

It is our understanding that this is the third application made by this same applicant, with the most recent one being rejected unanimously. The same reasons for that rejection still apply. There will be significant environmental effects, significant health consequences to residents and it will greatly interfere with the enjoyment of residences in all the properties surrounding the area.

It would ruin the quality of life we moved here for and value so much. It would have an enormous negative impact on this community and the environment in which we live. Our first concerns are traffic, safety, and operations. Although the recent applications mention a conveyor belt that would run adjacent to the main road (Burma road), this seems almost a desperate approach to address previous concerns regarding additional gravel truck traffic on a narrow two-lane road. A conveyor belt running adjacent to a road brings other risks, such as noise from continuous operation, impact on wildlife movements, unsightly industrial mechanical equipment, hazardous road crossings, multiple locations for failure and repair work. We have already seen additional traffic due to the increase in population in nearby newly constructed residential neighbourhoods, and although located within Calgary City limits, they are still a factor for the area. Gravel trucks on these roads have already proven to be a hazard. The road is not made for heavy use, or industrial traffic. There is no shoulder, the trucks cannot keep their speed, and the truck traffic frequenting the existing operations frequently pull out in front of traffic with no regard for oncoming traffic. Additionally, cyclists use the road and regular vehicle traffic poses a hazard, let alone heavy industrial traffic.

It has been noted that some submissions, including mine, did not make it into the council agenda package. This is just one more example of the ineffectiveness of the Rocky View Council. Their administrators are ineffective in their job performance and their ineptness will have a detrimental effect on the outcome of this hearing.

Janet Bantle



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Fwd: Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:16:44 AM

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Please see below.

----- Forwarded message -----

**From:** **Thu Blackwell** [REDACTED]  
**Date:** Sun., Jan. 31, 2021, 9:34 p.m.  
**Subject:** Bylaw C-8082-2020  
**To:** <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>  
**Cc:** Catriona Le May Doan [REDACTED]

This letter is to send in my concerns about the Scott Property Aggregate Proposal that is 9.5 km northwest away from my home. It is pretty concerning that a project of this size was not brought to the attention of the communities that surround the area. After doing my due diligence in researching this proposal, **I am OPPOSED to this project.**

Although there are preventative steps outlined in the proposal to help monitor certain issues that may arise during the project, there was no action plan laid out to resolve a matter if something were to happen. This reason alone is enough to oppose the project. The health and safety of the residents living in close proximity and of the environment are of utmost concern and the short term economic gain that Lehigh is hoping to achieve is not worth the long term consequence.

--

T Blackwell

**From:** [REDACTED]  
**To:** [Legislative Services Shared](#)  
**Subject:** [EXTERNAL] - Fwd: BYLAW C-8082-2020  
**Date:** Sunday, January 31, 2021 4:49:29 PM  
**Attachments:** [RVC Council Bylaw C-8082-2020 2021 01 26.pdf](#)

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**Upon review of the Additional Public Submissions, the letter attached to the submission was not included in the package. See page 5 as only the email transmission was inserted. Please ensure a copy is printed and inserted to the Agenda for Council review. For convenience it has also been inserted to the body of this email.**

Xia Cheng  
76 Cheyenne Meadows Way  
Calgary AB T3R 1B6

January 26, 2020  
Rocky View County Council  
262075 Rocky View Point  
Rocky View County AB T4A 0X2

Re: Bylaw C-8082-2020 Opposition

This letter is in opposition to the proposed bylaw redesignating Scott Property lands, located at the northeast junction of Range Road 25 and Burma Road, from Agricultural, General District to a DC District for purposes of an aggregate operation.

Policy framework for the Scott Property lands is currently governed by the Bearspaw Area Structure Plan ('BASP') proposing this land and surrounding areas to the West, South and East as future country residential. Furthermore, under General - Section 8.3.14 the BASP indicates areas of high potential for natural resource extraction should be protected. However, under Extractive Industry Aggregates - Section 8.3.21 the BASP goes on to state, 'Redesignation proposals and Development Approval to accommodate the extraction of natural resource -aggregates 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'. Aggregate extraction and processing are heavy industrial uses severely impacting air quality, noise and visual aesthetics. Being quite incompatible with county residential this unduly impacts the adjacent lands. Accordingly, Section 8.3.22 permits the Municipality to refuse this proposal for a gravel pit.

The applicant for the redesignation, Lehigh Hanson, in their Master Site Development Plan ('MSDP'), under sections 6.3 and 26.3, refers to Section 8.3.14 of the BASP to protect natural resource extraction. However, they fail to acknowledge Section 8.3.21 of the BASP where adjacent lands can be unduly negatively impacted or substantially altered. For an omission of this magnitude, the MSDP would require amendment to appropriately acknowledge that full section.

Primary processing or ‘crushing’ of aggregate is referred to in the MSDP under section 1.0, third paragraph, as being limited to oversized material. However, there are no guidelines to specify the quantity of materials being crushed. In addition, MSDP section 9.0 under Policy 9.2 lists hours for primary processing between 7AM – 8PM weekdays. As aggregate crushing has one of the largest impacts on adjacent lands for air quality and noise, a daily crushing limit must be established suggesting a maximum of 80 – 100 tonnes. Hours of operation for crushing should be reduced to a four-hour timeframe 8AM – 12PM. The MSDP would require further amendment for these items.

Burnco Rock Products operates a gravel pit in Rocky View County west of Cochrane at NW13-26-05 W5M, for similar purposes of aggregate extraction and crushing. Country residential usage is limited in this area and impacts on adjacent lands are significantly minimized. In the future this area is recommended in Rocky View County for any further aggregate development. Road infrastructure is established, and higher transportation costs would be transferred to the construction industry. This acts as an incentive for consumers to transition from a ‘non-renewable resource’ and substitute a more sustainable product in buildings and concrete products. An increase in trucking emissions will be somewhat offset by reduced coal power plant emissions needed to generate electricity for the proposed lengthy 4.5km conveyor system. The health effects of a large-scale crushing operation at Lehigh’s Spy Hill plant necessitated by these aggregate operations can potentially be damaging to nearby businesses, institutions and residents.

The Scott Property in the Bearspaw area is ideally suited for passive country residential development that will showcase green spaces and natural areas. Annual property taxes for a proposed country residential development are projected at \$1,656,150, whereas for an aggregate operation taxes and levies are projected at only \$854,000.

Land size 600 ac

Less unusable:

East overhead lines 15 ac

West setback Burnco 15 ac

Gross developable 570 ac

Allocation per lot 3.15 ac

Total no. of lots 181

Average assessed value per property \$1,800,000

RVC 2020 mill rate 2.4945

RVC tax revenue per home \$4,500

RVC annual tax revenue \$814,500

Provincial 2020 mill rate 2.5828

Provincial tax revenue per home \$4,650

Provincial annual tax revenue \$841,650

Total annual property tax \$1,656,150

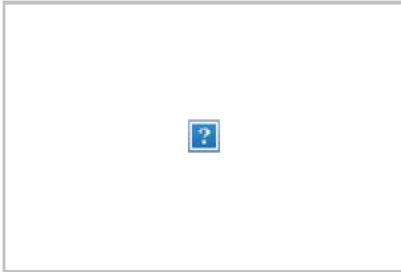
Developing 181 homes at \$1.8M each will support an economic benefit of \$324M, versus an aggregate operation that creates slightly more at \$401M. The topography of the lands is sloping towards the North with a full view of Symons Valley, to the west a partial view of the Rocky Mountains, and to the east a view extending to the horizon.

The Scott Property lands are clearly not suitable for aggregate extraction eventually to be reclaimed in 30 – 40 years. This is the vision for Rocky View Council members to accept and



show prudent and wise leadership regarding aggregate operations going forward.

Sincerely yours,



Dr. Xia Cheng, M.D. (China), R.Ac., DTCM, Ph.D.  
76 Cheyenne Meadows Way  
Calgary AB T3R 1B6

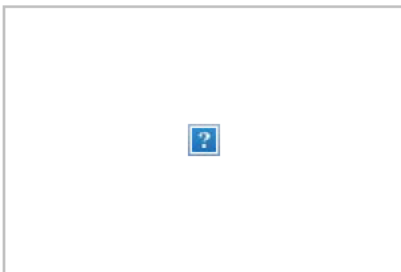
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----- Forwarded message -----

From: **Dr. Cheng** [REDACTED]  
Date: Tue, Jan 26, 2021 at 3:40 PM  
Subject: BYLAW C-8082-2020  
To: <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>

Please see attached a letter in response to the proposed bylaw,

**Best Regards,**



Dr. Xia Cheng,  
76 Cheyenne Meadows Way  
Calgary AB T3R 1B6  
4039666188

Xia Cheng  
76 Cheyenne Meadows Way  
Calgary AB T3R 1B6

January 26, 2020

Rocky View County Council  
262075 Rocky View Point  
Rocky View County AB T4A 0X2

Re: **Bylaw C-8082-2020 Opposition**

---

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Land size (ac.)	600	Average assessed value per home	\$1,800,000
Less unusable		2020 RVC mill rate	2.4945
East overhead lines	15	RVC tax revenue per home	\$4,500
West setback Burnco	<u>15</u>	RVC annual tax revenue	\$814,500
Gross developable	570	2020 Provincial mill rate	2.5828
Allocation per lot	3.15	Provincial tax revenue per home	\$4,650
Total no. of lots	181	Provincial annual tax revenue	\$841,650
		Total annual property tax	\$1,656,150

Developing 181 homes at \$1.8M each will support an economic benefit of \$324M, versus an aggregate operation will create slightly more at \$401M. The topography of the lands is sloping towards the North with a full view of Symons Valley, to the west a partial view of the Rocky Mountains, and to the east a view extending to the horizon.

The Scott Property lands are clearly not suitable for aggregate extraction eventually to be reclaimed in 30 – 40 years. This is the vision for Rocky View Council members to accept and show prudent and wise leadership regarding aggregate operations going forward.

Sincerely yours,

Xia Cheng  
76 Cheyenne Meadows Way  
Calgary AB T3R 1B6

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Lehigh Hanson Gravel Pit Proposal (Scott Property)  
**Date:** Tuesday, February 2, 2021 9:01:09 AM

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Do not open links or attachments unless sender and content are known.

February 2, 2021

To whom it may concern,

As a retired Environmental Health and Safety Consultant and long time resident and taxpayer of Rockyview County, I am writing today with concerns regarding the gravel pit proposal by Lehigh Hanson on the Scott Property located along Burma Road, just east of our property.

There are many issues of concern regarding this project, first being the potential health effects to the many surrounding residences caused by silica dust disbursement from the pit.

Secondly, Creating the pits or quarries requires the removal of virtually all-natural vegetation, top-soil and subsoil to reach the aggregate underneath. Not only does this lead to a loss of existing animal wildlife, it also leads to a huge loss of biodiversity as plants and aquatic habitats are destroyed. Moreover, adjacent eco-systems are affected by noise, dust, pollution and contaminated water. Pits and quarries disrupt the existing movement of surface water and groundwater; they interrupt natural water recharge and can lead to reduced quantity and quality of drinking water for residents and wildlife near or downstream from a quarry site. Potentially destroying ecosystems and source water aquifers that are irreplaceable. Many surrounding properties rely on well water!

Thirdly, several studies have shown that a gravel/sand/quarry can devalue homes by up to **30 percent** depending on how close they are to such an operation, and that is if you can sell your house.

This proposed gravel pit is adjacent to many residences who bought properties to enjoy a peaceful and quiet lifestyle and to enjoy all that nature presents! If this proposal is approved that will all be gone and turn what is currently mostly residential and crazing land to yet another Industrial playground!

Thank you in advance for your consideration to cancel to above mentioned proposal!

Best Regards

Dave and Renei Christie

E-mail: [REDACTED]  
Visit our Web Page at [REDACTED]

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**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw number C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:09:01 AM

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Do not open links or attachments unless sender and content are known.

Good Morning,

As NEW residents in Bearspaw we have very strong objection to this project.

This is unacceptable, we moved our family here to be immersed outdoors in nature, enjoy the wetlands, wildlife, lakes and the serenity of it all which is in jeopardy of being destroyed by LH gravel pit.

The second largest open mine gravel pit in Canada proposed in our area should not take precedence over our HEALTH & SAFETY.

Gravel pits shouldn't be so close to homes and It does not belong in a populated area, near schools, recreation centres, shopping areas etc.

Our excellent fresh air will become polluted and extremely harmful to the wildlife, us adults, our children, pets and the environment.

An Alberta Occupational Health & Safety Bulletin

states, "Exposure to crystalline silica can cause a number of health problems, including silicosis, lung cancer, chronic obstructive pulmonary disease and emphysema, as well as pulmonary tuberculosis".

CRYSTALLINE SILICA IS A TYPE 1 CARCINOGEN

THE CARCINOGENS THAT WILL BE RELEASED ARE HAZARDOUS AND CANCER CAUSING WHICH WILL RESULT IN LAWSUITS AND ONGOING BATTLES.

According to the International Agency for research on Cancer, studies show carcinogens are extremely harmful causing brain and kidney damage, lung irritation, cardiac abnormality not to mention various types of cancer.

The noise will be a constant annoyance, who knows how the ground vibration will effect the landscape? Heavy machinery as well as the increased traffic will all but destroy our peaceful, quite area yet alone become very dangerous when riding bikes, walking our pets or driving.

According to the U.S. Environmental Protection Agency, gravel pits are known to cause a destruction of landscape, extinction of plants, loss of farm and grazing land, collapsing river banks, deforestation and water pollution are just some of the negative environmental effects. Geochemists also note that soil samples indicate lead, arsenic and other hazardous toxic metals. These metallic elements are considered systemic toxicants that are known to induce multiple organ damage, even at lower levels of exposure.

SCIENTISTS AND DOCTORS HAVE LINKED EXPOSURE TO ARSENIC AND LEAD TO VIRTUALLY ALL ORGAN SYSTEMS INCLUDING CARDIOVASCULAR, DERMATOLOGIC, NERVOUS, HEPATOBILLIARY, RENAL, GASTRO-INTESTINAL

## AND RESPIRATORY SYSTEMS.

Research has also pointed to significantly higher standardized mortality rates for cancers of the bladder, kidney, skin, and liver in many areas of arsenic pollution a strong association between arsenic and lead exposure to an increased risks of both carcinogenic and systemic health effects.

Generally, several epidemiological and pediatric oncology studies have reported arsenic and lead effect pregnant women and children more greatly including a higher risk of infertility/miscarriages and stillbirth for normally healthy women. Children suffer neurological effects, intellectual disability, developmental anomalies, neurologic and neurobehavioural disorders, portal fibrosis, hematologic disorders as well a pediatric cancers.

International Agency for Research on Cancer (IARC) have determined that toxic chemicals such as lead and arsenic are cancer causing in humans. Tests for genotoxicity have indicated DNA DAMAGE and induce chromosomal aberrations, sister-chromatid exchanges and micronuclei formation in both human and rodent cells.

As parents the health and safety of our unborn and living children is paramount and we will do everything in our power to prioritize it. Why can't you?

Won't LH gravel pit exceed Provincial air quality control levels as Burnco pit is already nearby?

Alberta Environment & Parks main regulatory requirement is a "Code of Practice" for pits. This is a "Do it Yourself" approach to regulation. This is appalling and they cannot be trusted. LH won't advocate for the public's health & safety.

Does the Minister of Environment & Parks know about this proposal?

We haven't been given any meaningful public consultations. This is all about GREED. Reconsider these serious harmful impacts and leave our beautiful environment alone.

## THE PUBLIC'S HEALTH NEEDS TO BE TOP PRIORITY.

There is just too many **negative effects** and it is essential the proposal musts be rejected.

Kind Regards,  
Dr. Michael, Christina, Valentina and Beamer Chu

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw # C-8082-2020 Opposition Letter  
**Date:** Tuesday, February 2, 2021 9:00:30 AM

---

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----- Forwarded message -----

**From:** Jason Chupik [REDACTED]  
**Date:** Sun, Jan 31, 2021 at 9:35 PM  
**Subject:** Bylaw # C-8082-2020 Opposition Letter  
**To:** [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca) <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>

----- Forwarded message -----

**From:** Jason Chupik <[REDACTED]>  
**Date:** Sun, Jan 31, 2021 at 9:25 PM  
**Subject:** Bylaw # C-8082-2020  
**To:** [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca) <[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)>

To Whom it may concern,

I have overheard a gravel project that is proposed north of the Royal Oak YMCA. I am a concerned resident that has recently moved to Citadel to begin raising a family. I am worried about the possible impacts this project may have on our health, especially the children. It is beyond disappointing that there has been minimal consultation with nearby residents as I have only learned of this on social media. You can be sure that my neighbours and I will stop at nothing to ensure projects such as this are not located near our neighbourhood. Beware that we will come against any commencement of work that begins on this property.

Sincerely,

Jason and Taebry Chupik  
246 Citadel Estates Heights NW  
Calgary, AB T3G 5E4



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [Michelle Mitton](#); [REDACTED]  
**Subject:** Fwd: [EXTERNAL] - Fwd: C-8082-2020 // Fwd: Lehigh Hanson Scott Property (new gravel pit, in addition to the current pit)...  
**Date:** Tuesday, February 2, 2021 9:03:22 AM

---

**Please include our opposition** to the Lehigh Hanson Scott Property

See email string below for reasons to our opposition.

Thank you

Dave & Sharon  
of Royal Oak  
(Full names & address below)

Sent from my iPhone

Begin forwarded message:

**From:** Dave & Sharon  
**Date:** February 1, 2021 at 11:05:49 AM MST  
**To:** MMitton@rockyview.ca  
**Subject:** Re: [EXTERNAL] - Fwd: C-8082-2020 // Fwd: Lehigh Hanson Scott Property (new gravel pit, in addition to the current pit)...

Okay—Thank you Michelle

Sent from my iPhone

On Feb 1, 2021, at 10:07 AM, MMitton@rockyview.ca wrote:

Good morning,

Thank you for submitting comments on this proposed bylaw, however the deadline for submission to this email has passed.

Please resubmit your comments at 9am Tuesday, February 2, 2021 to [publichearings@rockyview.ca](mailto:publichearings@rockyview.ca) and they will be included in the hearing.

If you have any further questions please do not hesitate to let us know.

Thank you,

Michelle

**Michelle Mitton**, M.Sc  
Legislative Coordinator | Legislative Services

**Rocky View County**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

---

**From:** Dave & Sharon

**Sent:** January 30, 2021 11:29 AM

**To:** Legislative Services Shared ; [transportation.minister@gov.ab.ca](mailto:transportation.minister@gov.ab.ca)

**Cc:** [ward.sutherland@calgary.ca](mailto:ward.sutherland@calgary.ca); [joe.magliocca@calgary.ca](mailto:joe.magliocca@calgary.ca)

**Subject:** [EXTERNAL] - Fwd: C-8082-2020 // Fwd: Lehigh Hanson Scott Property (new gravel pit, in addition to the current pit)...

Do not open links or attachments unless sender and content are known.

Gravel truck rollover in Royal Oak puts dangerous intersection back in spotlight

<https://www.cbc.ca/amp/1.5283793>

Sent from my iPhone

Begin forwarded message:

**From:** Dave & Sharon [REDACTED]  
**Date:** January 29, 2021 at 9:02:18 PM MST  
**To:** [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)  
**Cc:** [ward.sutherland@calgary.ca](mailto:ward.sutherland@calgary.ca),  
[joe.magliocca@calgary.ca](mailto:joe.magliocca@calgary.ca)  
**Subject:** C-8082-2020 // Fwd: Lehigh Hanson Scott Property (new gravel pit, in addition to the current pit)...

We,

David Klym & Sharon Campbell of

41 Royal Birkdale Drive NW

Royal Oak, Calgary AB.

T3G 5C7

Are opposed to the Lehigh Hanson Scott property proposal to develop this land into another gravel pit.

The impact to nearby Bearspaw & Rocky Ridge / Royal Oak residents is too high...

Impacts include:

- diminished property values of tax paying citizens,
- destruction of our natural environment,
- noise pollution,
- silica poisoning of our clean air,
- 25 years of construction/mining dust,
- increased industrial activity bringing increased gravel truck traffic (of careless contact drivers who have histories of speeding, running the red light on left hand turns at the intersection of Royal Birch Blvd (112th Ave) and Country Hills Blvd, with total disregard to no stopping signage along 112th Ave—continual parking in these no stopping zones to grab coffee and food at the Tim Hortons, making this stretch of road & the intersection unsafe for pedestrian & residential vehicles.
- This also includes...
- continuous spill of large gravel at the intersection,
- collision with other cars while merging into the turning lane to access Stoney Trail,
- as well as flipped over gravel trucks coming out of the lefthand turn eastbound on Country Hills Blvd causing damage to other vehicles—as well as,
- major wear and tear on the roadways such as increased potholes of large size...
- as well as creating massive congestion for residents travelling to and from their homes.

The list can go on, but the existing gravel pit is already a huge problem in itself with no accountability from the current Pit Operations with regards to their contract gravel truck drivers, with extremely poor driving behaviours making the roads that they travel unsafe for residents & pedestrians.

One day a pedestrian fatality is going to occur if the city and/or province doesn't take action—The existing gravel pit is a disservice to the community and an ugly blemish to our community.

The thought of an additional gravel pit and/or continuation of this industrial neglect is unfathomable.

Please put citizens & community first, and do not allow this disgusting proposal to move forward.

Sincerely,

Dave & Sharon

Sent from my iPhone

Begin forwarded message:

**From:** Dave & Sharon [REDACTED]  
**Date:** January 29, 2021 at 9:59:38 AM MST  
**To:** "Transportation, RRROCA"  
<[transportation@rrroca.org](mailto:transportation@rrroca.org)>  
**Subject:** Lehigh Hanson Scott Property  
(new gravel pit, in addition to the current pit)...

Hi Mike. Thank you for the feedback and link.  
Sounds like you and the Community  
Association have a good handle on the issue(s),  
which makes us comfortable with RRROCA  
taking a neutral position

Keep up the good work, sir.

Cheers,

And have a great weekend

Dave & Sharon

Sent from my iPhone

On Jan 29, 2021, at 9:21 AM,  
Transportation, RRROCA  
<[transportation@rrroca.org](mailto:transportation@rrroca.org)>  
wrote:

Hi Dave & Sharon,

Thank you for your in depth email.  
The board's decision to remain  
neutral has a few reasons, as a  
former board member, you must

then understand how decisions are made and we don't necessarily discuss all the results publicly. Most, if not all, of your reasons for opposition were discussed.

The biggest reason to remain neutral is because the board represents the entire community and we believe that presenting the information, and allowing the constituents the opportunity to decide for themselves would be the direction to go.

Have you had the opportunity to make a submission to the county yet? The more voices the better. We hope that the community will also send in their submissions.

We also believe the area residents, most affected by the pit, have a strong position. I can forward some to you a few of the people involved and some of the information they sent to us.

Thank you again for your interest and I encourage you to reach out to to the county as shown below:

<https://www.google.ca/amp/s/www.cochranetimes.com/news/local-news/deadline-nears-on-public-hearing-process-for-bearspaw-gravel-pit/wcm/63fd9a43-6ea8-4597-9a3a-7993a8489d6f/amp/>

Kind regards,

Mike Van Dyk

Transportation, Safety & Security  
chairs.

On Fri, Jan 29, 2021 at 6:20 AM  
Dave & Sharon

 wrote:

Dear RRROCA Members &  
Councillors

In regards to the Lehigh Hanson

Scott Property (new gravel pit, in addition to the current pit)... not sure remaining neutral is appropriate, unless you're able to identify all the impacts this gravel pit will bring.

i.e. Is the Board aware of gravel truck traffic impacts? (which has the potential to cause unsafe pedestrian & driving conditions, if the trucks are allowed to use the intersection at Royal Birch Blvd & County Hills Blvd).

In the past—there used to be 20-25 gravel trucks in the turning queue on 112 Ave (coming south from 85th) waiting to make left hand turns onto County Hills to access Stoney Trail, with many running Red lights. Since then, the gravel trucks were supposed to use 144 Ave NW traveling over-the-top to Shaganappi, driving south to access Stoney Trail. The City was supposed to discourage and/or remove the intersection of Royal Birch Blvd & County Hills Blvd from their Industrial Truck Route approval map—not sure if this has happened, since we still have gravel trucks in summer. I assumed the reduction in gravel truck traffic was related to increased construction on the Ring Road in the deep SW. However, once more focus is on completing the Ring Road near 16th Ave (closer to our neighborhood), there's a likelihood gravel truck traffic will grow exponentially, since these gravel pits will be utilized more.

If the City isn't involved with managing this issue early on, to help advocate for community & residents to ensure impacts &

contingency plans are being addressed at this time, the issue of gravel truck traffic could become very problematic.

Has Ward Sutherland and/or Joe Magliocca been involved? Have you reached out to them?

Transportation of gravel from pit to destination, along with route mitigation and pedestrian & driver safety has the potential to become a real challenge, impacting the community's efforts to be more livable if ignored, or left unchecked.

Kind regards,  
David Klym  
Previous Director of  
Transportation & VP  
RRROCA

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - bylaw c-8082-2020  
**Date:** Tuesday, February 2, 2021 9:23:16 AM

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Do not open links or attachments unless sender and content are known.

I am writing in opposition of the Scott Property Gravel Pit proposal.

I am a 16 year old girl who lives in the area and I am very concerned that my health will be affected. It has already been very challenging dealing with the pandemic and the isolation, and not only does this concern me for my physical health but also for my mental health.

I would hope this proposal is not more important than the health and safety and the voice of all concerned citizens.

I hope you make the right decision as leaders for us, the future of our community.

Greta Doan  
24192 Aspen Dr, Calgary, AB T3R 1A4,



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [Legislative Services Shared](#); [Michelle Mitton](#); [Sarah Archibald](#); [Theresa Cochran](#)  
**Subject:** [EXTERNAL] - Rocky view Staff Recommendation to Approve Open Pit Gravel Mine in Bearspaw - the Nicholls Report Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:25:28 AM

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Do not open links or attachments unless sender and content are known.

Ladies/Gentlemen; Opposition to More Gravel on Burma Road Bylaw 8082-2020

Apologies for this late epistle. Inland/Lehigh Hanson/Heidelberg with the assistance of Rocky View Staff kept the 'economics' report confidential. I only received a copy through Bill Corbett's FOIP request late last night. I can now see why they were reluctant to expose it to the light of day. In truth, any first year economics student could shoot holes in the analyses with a water pistol. Rocky View's Staff seemed to accept this misleading analyses whole-heartedly.

The economic impacts for Rocky View are grossly overstated. For example, unless overall aggregate demand is increasing, the total CAPL paid will remain unchanged. Who is actually paying it, and to whom, may change but the overall impact will not change. The Nichols analyses does not recognize this. In economic terms, it is a partial analysis and misleading.

I am also dismayed by the other gravel extraction firms lining up and chanting the "Hallelujah Chorus" for Lehigh Hanson as demonstrated in the County's listing of support for the Burma Road extraction operation. \*This is something Canada's Competition Bureau would be interested in learning about.\* When I went to economics school, we learned that competition was one of the features of a free enterprise system in that it promoted price efficiency through competition. This speaks more of \*collusion \*than \*competition\*. Alberta has had some of the highest prices for sand and gravel in the country over the past couple of decades according to Statscan.

Mike Edwards  
32 Crestview Estates (36 years)  
Rocky View

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:41:24 AM

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Do not open links or attachments unless sender and content are known.

I live at 24 Cody Range Way and own 31035 Woodland Way.  
I am opposed to the proposed development plan.  
I have previously submitted my written comments but would like to build on them.

I am curious on a few fronts:

What were the discussions around the sound impact of the gravel pit on 85th? Because the ongoing operation of this site leads to constant low frequency noise even to the distance of Cody Range.

The proposed times for the crushing at the Scott property overlap with supper time. This will interfere with our enjoyment of the outdoor spaces which were a large part of our reasons to move to Church Ranches.

I am also curious why there was a public engagement piece in the administration's representation at all if those submissions were not reviewed by the administration. Is this purely for form? There are families who live nearby, clearly many of whom are in opposition. The operators of the gravel pit will not have their day to day lives impacted by noise.

Also in approving the residential neighborhood on the SW corner of the section, what was the county's long term plan?

If the argument is financial, were other options explored? i.e. approving a country residential community in that area is more aligned with existing development and will generate substantial tax revenue at current prices.

Thank you

Martin Gauthier  
[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:31:26 AM

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Regarding Ongoing meeting

And the opening speaker's presentation, Terrible audio for the "Hansen" rep

The pictures being used are totally deceptive.

After 24 years of traveling that road (144<sup>th</sup> Ave) I barely recognised the extremely wide angle shots. which not at all represent anything in truth but instead exaggerated wide angle shots of open spaces do not exist.

Is this the level of truth behind all the other fluffy words we could not understand!

I now strongly think that this project is designed to mine money not gravel.

It seems their extraction will directly take the value from all adjacent homes and put it in the pockets of the miners!

Doug Horne

Custom Site Services

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Lehigh Hanson Gravel Pit- Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:00:53 AM

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Do not open links or attachments unless sender and content are known.

To whom this may concern,

I would like to express my concern on permitting the Lehigh Hansons Gravel Pit Mine. Not sure why we need another Gravel Pit in the same area. I live in Citadel and don't enjoy the blasting from the gravel pit near by, that raise a lot of health, noise and traffic concerns for all the close by neighborhoods. My family and I enjoy walking our dog and also visiting our family and friends that live right in the proposed area for the Lehigh Hansons pit. We enjoy the wild life, the ponds, the fresh air and the quietness that they have and purposely moved there for. This is a neighborhood you are wanting to put a high traffic, air polluting, high noise level construction plant in. Why would you think it is alright to do? Would any of you want this in your back yard?

I highly suggest that you do not permit or build the Lehigh Hansons Gravel Pit in this area.

And consider the peoples concerns that live and use this area, and the dangers about health risks and the noise level in living so close to a gravel pit. It might be the logic thing to do to lend a ear to the troubling concerns that will revolve around the build of this pit.

Thank you, and i pray you do the right thing for the voices that this pit will strongly affect.

**Cathy Jarvis**

--

Cathy Jarvis

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:09:11 AM

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Do not open links or attachments unless sender and content are known.

Council... it is beyond belief to me: after reading all the submissions by affected residents that Administration has decided to recommend the approval of an open pit mine in the residential area of Bearspaw.

Janet Jones  
226 Church Ranches Way

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 opposition letter  
**Date:** Tuesday, February 2, 2021 9:10:37 AM

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Do not open links or attachments unless sender and content are known.

Hello,

My name is Cristina Lazarescu, I am a resident of Hawkwood NW, Calgary, my address is 267 Hawkwood Drive NW, Calgary, T3G 3N1.

I am writing in opposition of the Scott Pitt project. There are various reasons for this.

I grew up in a family where sport and outdoor activities were at the core of our lives. In the pursuit of my coaching career in high performance speed skating, I moved to Calgary with my spouse and 2 children in 2015. We are enjoying the city, the green spaces, the parks, all the sunshine, the mountains and the clear air. It was one of the reasons to make Calgary our home. My work is also about healthy life, I am a high performance coach at the Olympic Oval Pathway Program and a certified Pilates teacher. In both careers, we encourage a healthy lifestyle and a variety of sport and physical activities. Many of our sessions with the Oval Program are done outdoors, such as long cycling rides and running. This project is a concern for our city's citizens' health but also for all the athletes who move here from all around the country to train within our high performance programs.

We know that sport and being active will be crucial for all citizens in our recovery from the Pandemic and through our lifetimes.

Regarding the proposed project, here are few of my concerns based on which I am opposing the approval of this site:

- \* The harmful emissions are a huge physical health risk .The dust produced from this project contains carcinogens which will severely impact human health.
- \* The noise from existing pits nearby will be compounded by this proposed operation to unbearable levels for residents;

As per my understanding, if I am not mistaken, the discussions for this project have been ongoing for months. The role of a consultation, a public hearing would be to inform, educate and respond to the residents who will be directly affected. But, as we all know, due to the pandemic and the provincial lockdown, this is not possible, at least not in person. For that reason, I believe that the debate of this issue should be postponed until a proper hearing with appropriate ways to communicate, inform, consult and respond can be safely organized.

We all know that Rocky View county, especially the area affected by this proposed project, has increased in population density over the last 20 years. I was informed that this proposed project was denied in 1994 and in 2010 with the discussion that this area was a residential area. What has changed now?

I trust that this Council will make a decision that takes the residents and those that are the

voice of this community into account. The leaders of this community were elected by the citizens and I hope that we as citizens can continue to trust that our voice is being heard, and that our voice is valued.

My vote is NO to this project.

Sincerely,

Cristina Lazarescu

267 Hawkwood Drive NW, T3G 3N1, Calgary



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] -  
**Date:** Tuesday, February 2, 2021 9:01:40 AM  
**Attachments:** [LH Letter.docx](#)

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Do not open links or attachments unless sender and content are known.

I initially sent this letter Dec. 2, but recently realized that it wasn't received. Please consider it at your hearing today.

Thank you!



David and Cindy Mann  
88 Church Ranches Blvd  
Calgary, Alberta  
T3R 1B1

December 2, 2020

Mr. Al Hoggan  
Chief Administrative Officer  
262075 Rocky View Point  
Rocky View County AB T4A 0X2  
Email: [Ahoggan@rockyview.ca](mailto:Ahoggan@rockyview.ca)  
Ccs: [Tcochran@rockyview.ca](mailto:Tcochran@rockyview.ca)

Re: Lehigh Hanson (LH) Applications PL 20200093/00094

My husband and I have been residents of the Bearspaw area of Rocky View County (RVC) and reside at 88 Church Ranches Blvd which is very close to S 5-26-02 W5M. We will be directly and adversely affected by the proposed open pit gravel mine.

It has been brought to my attention by the RVC planning department that it is proposed to have the Council Hearing for the applications held on December 22, 2020.

I wish to express my concerns about the proposed scheduling and to suggest that the hearing be heard sometime in 2021 at a date that allows concerned residents to effectively participate in the hearing process. Proceeding on December 22 with materials, I understand, to be filed by December 8, is not procedurally fair. To ensure there is no confusion I am requesting that RVC schedule or reschedule any hearing in relation to the LH Applications at a time in the New Year that will allow fair and effective participation by all ratepayers and homeowners.

As I am unfamiliar with the procedures of RVC, I want to ensure that my concerns are brought to the attention of the County at the earliest opportunity. I do not want to be accused of an "ambush" if it becomes necessary to raise the issue on the record at the commencement of the hearing.

My concerns include those set out below. Although these are our concerns, we have had conversations with other Bearspaw ratepayers and homeowners which lead me to conclude they are widely held.

- 1 We are, and have been for some time, in the midst of a COVID pandemic with recent infections spiraling out of control. This has restricted proper consultation with affected residents. The consultation carried out by LH creates an illusion of consultation without any real or effective consultation.
- 2 As a result of the recent surge in COVID infections, all levels of government have urged limiting contact with those outside your "bubble". This has affected the

ability of impacted ratepayers and homeowners to prepare for and effectively participate in a hearing. In addition, that advice will limit the attendance of many who would otherwise participate. Attending a public hearing in a COVID pandemic lies in the face of direct advice from health officials, and a full and robust public hearing process is required for these contentious Applications. Perhaps this is one of the reasons LH is pursuing these Applications at this time.

- 3 LH has filed 1500+- pages of technical material in support of its Applications. While much of this material is in my opinion “fill” – supplied for quantity rather than real probative value, a huge volume of material must be reviewed by residents who in the midst of the COVID pandemic may have more pressing matters to deal with such as making mortgage payments or keeping their jobs. There is simply not enough time to review that quantity of material and effectively participate in a December 22 hearing.
- 4 In addition, experts have to be retained, briefed and funded in order to properly assess the huge quantity of technical data filed. A December 22 date does not allow time for this to be done effectively. To put in context this request, I have asked for but not received, information on the time required by LH to generate the material it filed but I suspect it is measured in months or years not days.
- 5 We understand LH has refused to release certain documents referred to in its MSDP, including an Economic Analysis that has already been reviewed by staff and will probably be released to Council. We understand RVC has also refused to provide a copy and has suggested we make a FOIP request. We do not anticipate the FOIP process will be completed by Dec 22.
- 6 We understand a number of Information Requests have been made to LH which remain outstanding. It would be useful to have either responses or a refusal to provide responses prior to a hearing.
- 7 Scheduling what will clearly be a contentious hearing 3 days before Xmas during the Christmas break, when people are tending to family matters under a COVID cloud will ensure that many directly impacted ratepayers and landowners will be unable to effectively participate in the hearing process.

We look forward to any advice you might have as to how to proceed. In particular, do you think we should distribute this request to Councillors at this time?

Sincerely,

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 Lehigh Hanson Gravel Pit Public Hearing  
**Date:** Tuesday, February 2, 2021 9:06:54 AM

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Do not open links or attachments unless sender and content are known.

Dear RVC Council and fellow attendees,

My name is Nicole Nickel and I live in Bearspaw with my three young children, specifically within 450 meters of the proposed Lehigh Hanson gravel pit site.

Firstly, there has been zero community engagement by the applicant. Zero community engagement for a project spanning over 25 years. This is a gross display of complete disregard for our community. Community engagement and input should be at the forefront of applications of this magnitude.

Secondly, there's concern in our community that council members solely want to approve this application out of spite and retaliation against our councillor. We've all heard it, thought it and discourage such juvenile behaviour.

Lastly and MOST importantly, I want council to hear the real risk families are facing with this application. By real risks, I mean a real event that occurred literally just down the road from the Lehigh proposed gravel site. Accidents and unforeseen events do occur at gravel/aggregate sites and I know first hand of a dangerous incident at a nearby location. My employment is located in proximity to an aggregate site on 85th street, mere kilometres away from the Lehigh site. It is important that Council be advised of a particular event where HUGE rocks rained down on my workplace property. The FORCE upon impact sliced the metal on car hoods open. Luckily for my coworkers, no individuals were present in the parking lot at the time. If anyone had been struck by the enormous rocks, the outcome would have been severe, most likely fatal. Knowing this information, seeing the photos of damage that occurred, I am terrified for my family and the families that are in proximity to the proposed site.

As a reminder, children live ADJACENT to the Lehigh Hanson proposed site.

Can you imagine large rocks raining down on a nearby backyard with children playing?

If council believes that families living in proximity to the site are safe, they are wrong. You won't hear about these particular incidents, because no one wants you to know they happen. If you want photos of the damage, that can be obtained. In fact, I'm sure a Freedom of Information Request could be requested to obtain any report of this dangerous event.

Please consider the safety of our community. Our children deserve to play safely in their backyard.

Shall this application be approved, Rocky View Council, along with the applicant, should be held responsible for any unsafe events that occur. If this has happened down the road at another site, it will happen again at this site. Council- Are you willing to risk our families safety?

Has anyone at Lehigh Hanson or RVC questioned how many children live along the bordering property, or within proximity? Wait- pardon my forgetfulness, of course not, there was zero community engagement for such questions and discussions to occur.

Thank you for considering my comments and concerns.

Kind Regards,  
Nicole Nickel  
Meadow Drive

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Fwd: bylaw number (C-8082-2020)  
**Date:** Tuesday, February 2, 2021 9:01:02 AM

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Do not open links or attachments unless sender and content are known.

Please consider our feedback on the decision for this approval of c-8082-2929:

I am NOT in favour of the proposed gravel pit at Burma Road and Rocky Ridge Road... For the reasons:

- . Proximity to residential community
- . Gravel pit noise is already at unacceptable levels and this will increase noise further
- . Silica/dust will be concerning for the high density residential communities south of the location.
- . Further truck traffic is unacceptable for travel through Royal Oak and Rocky Ridge communities, including and especially, past the VERY busy PEDESTRIAN intersections at Country Hills Blvd /112th Ave and Country Hills Blvd/Rocky Ridge RD.

Thank you for this consideration.

Jackie & Myles Orosz  
74 Royal Oak Grove NW  
Calgary Alberta  
[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Re: PL20200093/0094 Lehigh Hanson application - Gravel Mine - Bylaw C-8082-2020 We are Opposed  
**Date:** Tuesday, February 2, 2021 9:01:49 AM

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Do not open links or attachments unless sender and content are known.

Nasir Rahim & Ayesha N Rahim  
255149 Rocky Ridge Road, NW CALGARY AB T3R 1E3

Date: 2nd Feb 2021

Dear Rocky View Council

Re: PL20200093/0094 Lehigh Hanson application - Gravel Mine - Bylaw C-8082-2020 We are Opposed

We owned the 20 acres of property in Bearspaw for one years. We have a plan to subdivide and build our home. Our decision of buying land was based on that the land across Burma Road was designated as agricultural for and earmarked for future residential development and therefore will be directly affected by the decision made by council regarding this application. Our property is about 1km away from this site.

It is our understanding that this is the third application made by this same applicant, with the most recent one being rejected unanimously. The same reasons for that rejection still apply. There will be significant environmental effects, significant health consequences to residents and it will greatly interfere with the enjoyment of residences in all the properties surrounding the area.

More significantly, meaningful consultation should have occurred with affected residents. This has not occurred. We have been home almost exclusively since the middle of March 2020 due to the global pandemic and have not received any correspondence or had contact from Lehigh Hanson or its affiliates in that time other than notice of the application.

In conclusion, I hope Rocky View Council will use the prudent voice used in the previous two applications and reject this application.

Thank you,

Nasir Rahim

Ph: [REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8090-2020 : Scott Pit (Lehigh Hanson) open pit gravel mine application  
**Date:** Tuesday, February 2, 2021 8:59:49 AM

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**Do not open links or attachments unless sender and content are known.**

Dear Sir/Madam

I live in Rock View, specifically in Church Ranches, at 83 Cheyanne Meadows Way and I wish to go a record as being against the approval of the above-referenced gravel mine.

I recognized that the Council must take into account the overall benefit to the County and society as a whole. However there are other viable sources of gravel, so this issue is not one of "the greater good". Rather, it pits the interests of Rocky View residents against that of Lehigh Hanson.

Council has a duty to the residents/voters of Rocky View, it does not have a duty to Lehigh Hanson.

I'm sure that Council is well aware of the multiple reasons for the opposition to this mine, so I won't list them all again. However, I wish to point out that I have replaced multiple vehicle windows broken by the loose gravel that inevitably falls from gravel trucks leaving local gravel pits along Burma Road (even though the loads are supposed to be covered).

Given the clear and widespread opposition to this gravel mine, I believe to approve it would be unconscionable and a failure of the Council to carry out its responsibility to Rocky View voters/residents.

Respectfully

Barry Ronellenfitch

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Fwd: Bearspaw neighborhood residential gravel pit  
**Date:** Tuesday, February 2, 2021 9:17:35 AM

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Do not open links or attachments unless sender and content are known.

Dear councillors

Today on Global, Rocky View County quotes AHS as not having any concerns with this application. 'AHS does not have any concerns' is not a fair characterization. The AHS comments are found on p. 7 or 1104 in the agenda package. They state that AHS only reviewed the MSDP, the Air Dispersion Modelling Assessment and the Cumulative Effects Assessment, and says:

**"Based on the information provided in the reports,** Safe Healthy Environments doesn't have objection to the application but would like to provide the following comments for consideration."

Among those comments from AHS:

- "AECOM's reports conclude that the operations of the proposed Scott Pit would result in negligible to low impacts to air quality. Safe Healthy Environments feels that more scrutiny is necessary for coming up with this statement."
- "For the two residential receptors located Crestview Estates, the Application Concentration for PM2.5, PM10 and NO2 either approach or exceed of the 1-hr and 24-hr air quality objectives and are significantly higher than the baseline levels...The elevation of PM10 concentration is likely attributed to the fine fraction of PM2.5. Elevated PM2.5 is a risk factor for developing cardiovascular and respiratory diseases, as well as of lung cancer, and NO2 at elevated levels can causes significant inflammation of the airways (WHO, 2018)."

My question to you council is 2 fold.

1. We have numerous submissions from actual physicians who know the science behind the problematic open mine pit in a residential area. We also have a health and safety video submission from someone who previously sat as a director of AHS who adamantly opposes this pit in this location. Who specifically is speaking on behalf of AHS? I don't think AHS would be too keen on being spoken on behalf of.

2. Silica dust is so small that N95 masks aren't guaranteed to filter out this hazardous particle matter ( PM) which is so detrimental to our health. THis is why we are wearing masks during Covid. Are you expecting residences to wear these masks when they want to do yard work... shovel now... play with their kids??

Thank you for your answer.

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:24:15 AM

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Do not open links or attachments unless sender and content are known.

THE PRESENTATION AND PHOTOS BY STAFF IS VERY MISLEADING. DOES NOT EVEN SHOW THE EXTENT OF THE HOMES NEXT TO THE PROPOSED PIT. THERE ARE NUMEROUS HOMES RIGHT ACROSS THE STREET TO THE SOUTH BUT THEY CONVENIENTLY CHOSE PHOTOS THAT DON'T SHOW THAT.

HOW BIASED IS THAT!!



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Fw: letter to Rocky View  
**Date:** Tuesday, February 2, 2021 9:16:26 AM  
**Attachments:** [MDP Draft 2020, Feedback.docx](#)

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Do not open links or attachments unless sender and content are known.

We fully support Mrs. Lott's comments and  
trust our voice will be heard.

Mike and Sylvia Simpson. 52206 Wildcat Hills Rd.

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**From:** Patti Lott  
**Sent:** February 1, 2021 6:05 PM  
**To:** Sylvia Simpson  
**Subject:** letter to Rocky View  
Dad, here is the letter - it's the same as the "draft" I sent you earlier.  
Glad you're doing this, too!  
I had a lovely moose encounter to tell you about next time we talk/walk.  
p.

February 1, 2021

Further comments in response to the Municipal Development Plan, December 2020, Draft 4.

1. Overall, I am concerned that proposed changes to the MDP fail to properly recognize and support the priorities of Rocky View residents, i.e. to retain the County's rural character; to support and protect its agricultural base; to protect the environment; and to ensure that growth is both orderly and fiscally responsible.

2. Why, for example, is there a recent change reading: "Rocky View County will build resilient communities and welcoming neighborhoods **by promoting concentrated growth within designated development areas**"? If this addition in any way represents direction to encourage higher density, urban-style development as a core feature of the MDP, then it violates residents' clearly-stated priorities.

3. Of concern to me as well is the MDP's support for "higher density residential development where **appropriate**". There is no definition or policy guidance for the term "appropriate". Determination of "appropriateness" should NOT be left solely to council's discretion. It must lay within the above-noted priorities of residents.

4. The MDP draft redefines country residential development to include 1-acre parcels, which will further erode the County's rural character. The original concept of country residential developments is that they are self-sustaining properties without the need for off-site water or wastewater servicing. This is not possible for 1-acre parcels and therefore is an illegitimate redefinition. As with my other concerns, it violates County residents' stated priorities.

5. Again in what appears to be a biased preference towards development, and again against residents' priorities, the Plan substantially expands "priority growth areas". It fails to provide constraints on orderly development within these areas.

The focus on regional partnerships as a way to resolve development challenges feeds this same bias.

6. Fiscally responsible policies would focus not on Glenbow and West Balzac (full-service hamlets that currently do not exist) as priority growth areas, but on areas with pre-existing infrastructure.

7. Requirements for master site development plans for future open pit gravel mines must be clearly stated, and must, at a minimum, meet the priority of protecting the environment.

In summary, my concerns are that the MDP reflects a development-at-any-cost attitude, one that does NOT represent residents' needs and preferences. I urge County representatives to remember that they are being paid by County taxpayers to represent their (the residents') views and priorities.

As reminder, here again are the priorities:

- to retain the County's rural character
- to support and protect its agricultural base
- to protect the environment
- to ensure that growth is both orderly and fiscally responsible.

Sincerely,

Patti Lott, Rocky View County resident

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Public Hearing C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:27:34 AM

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**Do not open links or attachments unless sender and content are known.**

AGAINST proposed project. We live at 7 Lone Pine Crescent; within 2 kms of proposed gravel pit. In previous public consultation Jill specifically asked if there would be crushing at the site. She was not given any answer about crushing at all; nothing about the probability of it happening, hours, length of time exposed to the noise/dust around crushing operations/ nothing! We do not feel there has been much transparency in this regard on behalf of the proponent. If the question of crushing, an activity with HUGE implications for the surrounding residents, was not openly discussed, how can they claim that considerations have been made on behalf of the surrounding community? We are vehemently opposed to any and all crushing activities in our community, and in fact to the entire open mine gravel pit.

Thank you for your consideration.

Jill and Stephen Skarstol (and on behalf of our children)

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Fwd: Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:34:55 AM

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Do not open links or attachments unless sender and content are known.

Please see below. Thanks!

Sent from my iPhone

Begin forwarded message:

**From:** Mitchell Stephensen  
**Date:** January 31, 2021 at 3:14:39 PM MST  
**To:** [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)  
**Subject:** Bylaw C-8082-2020

My name is Mitchell Stephensen. I reside with my family at 70 Panatella Circle NW, Calgary.

I have read up on the proposed gravel pit, including the pros and cons.

The cons are numerous, significant and well-known, which is why the proposal has been soundly turned down twice in the past.

The pros seem to be few, and will only benefit Lehigh Hanson as there's already plenty of other gravel sources.

Now that the surrounding areas are far more residential than when the first two proposals were rejected, I don't see how a conveyor belt addresses all the obvious concerns.

If you live or work in NW Calgary, you know it is typically breezy, and can often be very windy, usually blowing in a south-east direction out of the north-west. In other words, the carcinogenic silica dust from the proposed gravel pit would blow all over NW Calgary.

I don't see how anyone in their right mind can think the proposal is a good idea.

Please reject the proposed gravel pit.

Thank you.

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C8082-2020  
**Date:** Tuesday, February 2, 2021 9:01:12 AM

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Do not open links or attachments unless sender and content are known.

**Subject: Bylaw C8082-2020**

Bylaw C8082-2020

I DO NOT WANT THE LEHIGH HANSON DEVELOPMENT IN OUR AREA.

I have resided in Bearspaw for 19 years. This area was designated and approved for agriculture and residential development and this bylaw should not be amended for heavy duty commercial development such as "Lehigh Hanson's Development".

It is our understanding that this is the third application made by this same applicant, with the most recent one being rejected unanimously. The same reasons for that rejection still apply. There will be significant environmental effects, significant health consequences to residents and it will greatly interfere with the enjoyment of residences in all the properties surrounding the area.

It would ruin the quality of life we moved here for and value so much. It would have an enormous negative impact on this community and the environment in which we live. Our first concerns are traffic, safety, and operations. Although the recent applications mention a conveyor belt that would run adjacent to the main road (Burma road), this seems almost a desperate approach to address previous concerns regarding additional gravel truck traffic on a narrow two-lane road. A conveyor belt running adjacent to a road brings other risks, such as noise from continuous operation, impact on wildlife movements, unsightly industrial mechanical equipment, hazardous road crossings, multiple locations for failure and repair work. We have already seen additional traffic due to the increase in population in nearby newly constructed residential neighbourhoods, and although located within Calgary City limits, they are still a factor for the area. Gravel trucks on these roads have already proven to be a hazard. The road is not made for heavy use, or industrial traffic. There is no shoulder, the trucks cannot keep their speed, and the truck traffic frequenting the existing operations frequently pull out in front of traffic with no regard for oncoming traffic.

Additionally, cyclists use the road and regular vehicle traffic poses a hazard, let alone heavy industrial traffic. Again I am not in favor of this development.

Wanda Thomson [REDACTED]

And

Lorraine Armstrong [REDACTED]

From: [REDACTED]  
To: [Public Hearings Shared](#)  
Subject: [EXTERNAL] - Opposing - BYLAW C-8082-2020, regarding the Lehigh Hanson gravel pit.  
Date: Tuesday, February 2, 2021 9:12:06 AM

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Do not open links or attachments unless sender and content are known.

Dear Friends,

In 1977 song writer Kerry Livgren penned "Dust in the Wind" in an iconic rock anthem which was a favourite of my teenage years. His band Kansas steamrolled the charts and took the airwaves by storm as we teens considered the meaning of life. Today your bylaw sees another commercial agency steamrolling through to launch silica dust straight at my neighbourhood of Citadel Calgary. We are not far away and we are endeavouring to keep our landscapes beautiful. From our yards and gardens, to our pets, to the very air we breath, we benefit greatly from living in the land of the Chinook winds.

As a 56 year old man, I must consider air quality where I live and use proper air filtration and have long ago given up the cigars that accompany many sales professionals such as myself. With luck I will live the long life of my father and not pass early from cancers grip like my mother. They are both gone now but my father Knut enjoyed 16 more years of life when compared to Frances and I wonder what lies just beneath the horizon for myself.

I know this project will crush wetlands which support both migratory waterfowl and the song birds of our quadrant...but you are outside of my voting block. I know this project will add continual noise loading to the homes and acreages of my many friends who live near this project and endanger their drinking water, but as a Calgarian I truly cannot speak to that either.

Yet I can speak to the dust in the wind that you will add directly west of me and dump in my air and on my home. As author Livgren says "all my dreams pass before my eyes...dust in wind," and later "...all your money won't another minute buy." So while I know this project will bring needed tax dollars to the RM of Rockyview I want to know if it will be worth the added Silica that I will breath in. Who will add another minute to my life and to the many lives in the down wind pattern of this gravel mine?

Friends, it is time to shelve this project.

I am Sincerely,

Art Vesterdal  
[artvesterdal@gmail.com](mailto:artvesterdal@gmail.com)  
[89 Citadel Bluff Close](#)  
[Calgary AB T3G5E3](#)  
[REDACTED]

--

Art Vesterdal  
Home email: [REDACTED]  
Work email: [REDACTED]  
Please contact me for my cell phone number if needed.

--

Art Vesterdal  
Home email: [REDACTED]  
Work email: [REDACTED]  
Please contact me for my cell phone number if needed.

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:11:47 AM

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Do not open links or attachments unless sender and content are known.

> Subject: Re: Bylaw C-8082-2020

>

> Hello,

>

> I am writing again this morning to voice my strong opposition to the Scott Property Project. I and my family live in NW Calgary, and we were shocked and disappointed to learn that you are considering an open gravel pit with all the attendant blasting noise and environmental risks so close to the city. What were you thinking?!?! If approved, this project could well be an utter disaster for air quality, for mental health, and for the quality of life for many residents in the NW quadrant of the city, and that doesn't even consider the destruction of precious wetland habitats for the birds, animals, and insect populations who call this area of Alberta their home.

>

> For all of these reasons, I urge you to REJECT this project. Send a clear message that you value the citizens of this city and county more than the development dollars and tax revenues that the company is almost certainly promising you. Simply put, it isn't worth the risk!

>

> Alberta already appears to be dangerously out of touch with the rest of the country, and very backward-thinking when it comes to coal mines, pipelines, gravel pits, and on and on: please be part of the solution by voting no on this project, and others like it. Stop the madness!

>

> Yours Sincerely,

> Dr. Lisa Waites

> Mr. Jeff Waites

> Mr. Joshua Waites

> Ms. Hannah Waites

> Mr. Simon Waites

>

> An iPhone msg from Dr. Lisa Waites



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 Application Number PL20200093  
**Date:** Tuesday, February 2, 2021 9:14:34 AM

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Do not open links or attachments unless sender and content are known.

Brad Wilfley  
Meredith Dunki  
25205C Bearspaw PI  
Calgary AB  
T3R 1H5

As members of the community that are directly affected by this development we oppose any and all commercial development in this neighbourhood of the MD. Our expectation as members of this community is that development will be strictly residential and not for industry.

Thanks

B.

**Brad Wilfley**

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw 8082-2020 - Lehigh Public Hearing  
**Date:** Tuesday, February 2, 2021 9:52:10 AM

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Do not open links or attachments unless sender and content are known.

Question following up to staff report:

Staff has indicated that they did not review in detail the technical reports submitted on behalf of residents. Staff indicated that they relied solely on the technical reports submitted by Lehigh Hanson. Two questions come up from that:

- (1) Did staff make use of outside experts to assist them since RVC staff doesn't include experts such as hydrologist, etc.?
- (2) Did staff review the contracts between Lehigh and its technical consultants?

With respect to the first question – if they didn't, how have they determined that the Lehigh studies were adequate?

The reason for the second question is that many of Lehigh's technical studies indicate that the scope of the work they did as consistent with the terms of their contract with Lehigh. If staff haven't reviewed these contracts, how have they determined if the studies are adequate for the County to rely on in making its decision?

In contrast to the scope reports in Lehigh's technical studies, the scope reports in the technical studies submitted on behalf of the residents all state that they were prepared as independent, unbiased, objective professional assessments of the issues.

I would appreciate both an answer to these questions and assurances that Council seriously considers the implications of the answers.

Janet Ballantyne

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:57:25 AM

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Do not open links or attachments unless sender and content are known.

How is this called a fair hearing with all sides heard when Staff stated that they did not review any of the technical reports-their decision is based solely on Lehighs submissions. Outrageous!thousands of hours of work went into those reports submitted by residents. This will not go unnoticed  
Anne-Marie Block

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:46:12 AM

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Do not open links or attachments unless sender and content are known.

Listening to the comments by Leigh about not looking at the landowners technical data and dismissing it: How can council accept that ?  
How can Lehigh state that they have consulted with this arrogant and dismissive attitude to directly affected landowners?  
How can Council accept the staff recommendation when they have not considered the community submissions?

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [Legislative Services Shared](#)  
**Subject:** [EXTERNAL] - Re: Opposition to the Scott Gravel Pit; Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:25:22 AM

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Do not open links or attachments unless sender and content are known.

To Whom It May Concern:

I, Chinh Chu, oppose the Scott Gravel Pit in Bearpaws.

The increased traffic to our area is unsafe. The increased dust blowing in our air will be unhealthy for my family. My daughter has allergies and asthma. My husband has allergies to dust, mold and pollen. The increased particles in the air will exacerbate their symptoms and will make it very difficult for us to enjoy the outdoors here.

We live ½ a km from the proposed gravel pit. The current gravel truck drivers from the existing Lafarge plant continue to fail to sweep off the loose gravel on their vehicle; it's dangerous for us to drive on our residential roads because of flying debris from their trucks damaging our vehicles. My husband and I have had to replace 2 windshields from flying rocks and debris from the gravel trucks travelling over the speed limit on Burma Road within the last 2 years!

Please consider the negative impact to our aquifers and wild life being damaged and killed from the trucks speeding down our residential roads over the speed limit. I appreciate your help and consideration.

Sincerely,

*Chinh Chu, Resident*

25070 Burma Road

Calgary, Alberta T3R 1B7

[REDACTED]  
"The only thing we can do is play on the one string we have, and that is our attitude...I am convinced that life is 10% what happens to me and 90% how I react to it."

— [Charles R. Swindoll](#)

*Chinh Chu, RMT*

*Registered Reflexologist*

*Willow Massage Clinic*

[REDACTED]  
"The only thing we can do is play on the one string we have, and that is our attitude...I am convinced that life is 10% what happens to me and 90% how I react to it."

— [Charles R. Swindoll](#)

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - opposition to Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:21:27 AM

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Do not open links or attachments unless sender and content are known.

To Whom It May Concern;

I would like to express my opposition to Bylaw C-8082-2020. The Scott Property Project would be an extreme misuse of land with significant, negative impacts on the citizens of the area. The size of the project (600 acres) that will result in environmental and noise pollution impacts the health and property values of those citizens living in the area. These factors, especially when considering the health of citizens, need to outweigh any capitalistic, economic opportunity that this potential gravel mine represents.

A project of this magnitude and impact on people living in the area needs to put the consideration of these people first and foremost. To do otherwise would be completely irresponsible.

Best Regards,  
Kevin

Kevin Fauth | [REDACTED]

Kevin Fauth | [REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:17:35 AM

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Do not open links or attachments unless sender and content are known.

As a resident of Citadel in NW Calgary I wish to OPPOSE the proposal for allowing the gravel operation to proceed. I am specifically concerned for the safety of my family breathing in this unsafe carcinogenic air, disturbance of our natural wetlands which wildlife depend on and the noise which will be heard on a regular basis.

I object.

Carla Feddersen  
516 Citadel Meadow Bay NW  
Calgary, AB

Sent from my iPad

**From:** [REDACTED]  
**To:** [Legislative Services Shared](#); [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:46:49 AM

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Do not open links or attachments unless sender and content are known.

Scott Property Project

I am writing to inform you of my family's opposition to the proposed  
Re-opening of the previously denied open pit gravel mine.

I live in Citadel and have been negatively affected by the open pit gravel mining for 25 years.

The dust is constantly blown our direction by the prevailing NW winds. When in rains everything gets covered in a silty/dirt layer.

The noise carries on the wind as well and can easily be heard on summers nights.

Gravel refineries should be completely enclosed in large buildings to minimize dust and noise. If you could prove it could be done without being a huge detriment to tens of thousands of neighbours and not completely destroy valuable wetlands like the rest of the gravel mines in the NW than do so.

A 4.5km conveyor belt to keep the gravel refineries running and polluting our air and clogging our roads is not a viable solution either.

Are you going to enclose the entire conveyor system to block the noise of a 24 hr a day train noise?

How is it that no letters are sent out to all the people who are affected by this in NW Calgary?

Just because it's a pandemic and you think you can slide this through when no one can organize or protest or attend hearings, think again.

Glenn Francey

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Division 1, Mark Kamachi](#); [Division 2, Kim McKylor](#); [Division 3, Kevin Hanson](#); [Division 4, Al Schule](#); [Division 5, Jerry Gautreau](#); [Division 6, Greg Boehlke](#); [Division 7, Daniel Henn](#); [Division 8, Samantha Wright](#); [Division 9, Crystal Kissel](#); [Al Hoggan](#); [Public Hearings Shared](#)  
**Cc:** [Minister.MunicipalAffairs@gov.ab.ca](mailto:Minister.MunicipalAffairs@gov.ab.ca); [REDACTED]  
**Subject:** [EXTERNAL] - Public Hearing - Feb 2, 2021 - Division 8 - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and ProcessingThis item has attachments. File: PL20200093 (06605001/002/003/004/005) - ITEMS OF GREAT CONCERN IN PRESENTATION  
**Date:** Tuesday, February 2, 2021 10:05:41 AM

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Do not open links or attachments unless sender and content are known.

Good Morning,

We would like to add to our letter sent dated Jan 17, 2021 OPPOSING the gravel application by Lehigh Hanson on the Scott Property.

In the letter it was stated:

1. PM 2.5 is a known CARCINOGEN
2. Harvard University one of the most respected universities in the world has completed study clearing stating that PM 2.5 in the presence of Covid 19 INCREASES DEATH.

<https://projects.iq.harvard.edu/covid-pm/home>

3. This would be a direct violation of the Social Contract in our community.

[https://www.qp.alberta.ca/1266.cfm?page=m26.cfm&leg\\_type=Acts&isbncIn=9780779791484](https://www.qp.alberta.ca/1266.cfm?page=m26.cfm&leg_type=Acts&isbncIn=9780779791484)

What has been noted with GREAT CONCERN is:

In an article written by the Calgary Herald it stated:

<https://apple.news/Ajl7ZwRg7Sd6hDqAIP8DsjA>

In the administration's report, Alberta Health Services raised no objections to the project but did express concerns about a report done for the company that dismisses the threat posed by dust particles.

“(AHS ) feels that more scrutiny is necessary for coming up with this statement,” said AHS, which also said predicted levels of air pollution at sites of Crestview states “either approach or exceed the one-hour and 24-hour air quality objectives and are significantly higher than baseline levels.”

The county administration states AHS raised no objections when indeed they have.

And, as stated just now in the council meeting, it was stated that county administration DID NOT review the technical studies that the residents submitted.

How is this a fair, transparent, open process?

Also note that we, residents of Silverwoods Drive DID NOT receive documentation as Lehigh stated we received. Further as well to Lehigh statement they have reached out to residents and listened, if they truly had they would not be applying at all. The overwhelming multi year consistent message has been NO!

Also note that the current speaker for Lehigh Hanson states the pit will not be visible behind the burm. Yes, it will be - from my 14 year old's daughter's bedroom. She will see the pit directly from her bedroom.

Note, that if this gravel pit is approved this is anything but over and the residents will continue to take all actions necessary, including legal action, to ensure we continue to live in a healthy, rural residential community that is consistent with the social contract that exists within our community. Our lives literally depend on it.

Sincerely,

Mardelle and Fraser Gamble  
Silverwoods Drive

On Jan 17, 2021, at 5:28 PM, Mardelle Gamble [REDACTED]  
wrote:

Please find attached our letter of ongoing opposition

Your response that it has been received and understood will be implied.

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Proposed Scott property Gravel Project  
**Date:** Tuesday, February 2, 2021 11:31:57 AM

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Do not open links or attachments unless sender and content are known.

We are vehemently opposed to the proposed Scott Property Gravel Project near the Rocky Ridge/Royal Oak residential areas.  
(By-law C8082-2020). We are concerned about the mental/physical and ecological impacts it may have such as noise/water pollution which may affect the people living in the proximity of this proposed development. A. Dave & Sylvia Gourlay

**From:** [REDACTED]  
**To:** "Mardelle Gamble"; Division 1, Mark Kamachi; Division 2, Kim McKylor; Division 3, Kevin Hanson; Division 4, Al Schule; Division 5, Jerry Gautreau; Division 6, Greg Boehlke; Division 7, Daniel Henn; Division 8, Samanntha Wright; Division 9, Crystal Kissel; Al Hoggan; Public Hearings Shared  
**Cc:** Minister.MunicipalAffairs@gov.ab.ca; [REDACTED]  
**Subject:** [EXTERNAL] - RE: Public Hearing - Feb 2, 2021 - Division 8 - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and ProcessingThis item has attachments. File: PL20200093 (06605001/002/003/004/005) - ITEMS OF GREAT CONCERN IN PRESENTATION  
**Date:** Tuesday, February 2, 2021 10:55:37 AM

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Who has forty thousand for the Co-op water. We dont

---

**From:** Mardelle Gamble [mailto:[REDACTED]]  
**Sent:** Tuesday, February 2, 2021 10:06 AM  
**To:** MKamachi@rockyview.ca; KMcKylor@rockyview.ca; Kevin.Hanson@rockyview.ca; ASchule@rockyview.ca; JGautreau@rockyview.ca; GBoehlke@rockyview.ca; DHenn@rockyview.ca; Samanntha Wright ; CKissel@rockyview.ca; AHoggan@rockyview.ca; publichearings@rockyview.ca  
**Cc:** Minister.MunicipalAffairs@gov.ab.ca; Fraser Gamble  
**Subject:** Public Hearing - Feb 2, 2021 - Division 8 - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and ProcessingThis item has attachments. File: PL20200093 (06605001/002/003/004/005) - ITEMS OF GREAT CONCERN IN PRESENTATION

Good Morning,

We would like to add to our letter sent dated Jan 17, 2021 OPPOSING the gravel application by Lehigh Hanson on the Scott Property.

In the letter it was stated:

1. PM 2.5 is a known CARCINOGEN
2. Harvard University one of the most respected universities in the world has completed study clearing stating that PM 2.5 in the presence of Covid 19 INCREASES DEATH.

<https://projects.iq.harvard.edu/covid-pm/home>

3. This would be a direct violation of the Social Contract in our community.

[https://www.qp.alberta.ca/1266.cfm?page=m26.cfm&leg\\_type=Acts&isbncln=9780779791484](https://www.qp.alberta.ca/1266.cfm?page=m26.cfm&leg_type=Acts&isbncln=9780779791484)

What has been noted with GREAT CONCERN is:

In an article written by the Calgary Herald it stated:

<https://apple.news/Aj17ZwRg7Sd6hDqAIP8Dsja>

In the administration's report, Alberta Health Services raised no objections to the project but did express concerns about a report done for the company that dismisses the threat posed by dust particles.

“(AHS ) feels that more scrutiny is necessary for coming up with this statement,” said AHS, which also said predicted levels of air pollution at sites of Crestview states “either approach or exceed the one-hour and 24-hour air quality objectives and are significantly higher than baseline levels.”

The county administration states AHS raised no objections when indeed they have.

And, as stated just now in the council meeting, it was stated that county administration DID NOT review the technical studies that the residents submitted.

How is this a fair, transparent, open process?

Also note that we, residents of Silverwoods Drive DID NOT receive documentation as Lehigh stated we received. Further as well to Lehigh statement they have reached out to residents and listened, if they truly had they would not be applying at all. The overwhelming multi year

consistent message has been NO!

Also note that the current speaker for Lehigh Hanson states the pit will not be visible behind the berm. Yes, it will be - from my 14 year old's daughter's bedroom. She will see the pit directly from her bedroom.

Note, that if this gravel pit is approved this is anything but over and the residents will continue to take all actions necessary, including legal action, to ensure we continue to live in a healthy, rural residential community that is consistent with the social contract that exists within our community. Our lives literally depend on it.

Sincerely,

Mardelle and Fraser Gamble

Silverwoods Drive

On Jan 17, 2021, at 5:28 PM, Mardelle Gamble <[REDACTED]>  
wrote:

Please find attached our letter of ongoing opposition

Your response that it has been received and understood will be implied.

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [infrastructure.minister@gov.ab.ca](mailto:infrastructure.minister@gov.ab.ca); [calgary.edgemont@assembly.ab.ca](mailto:calgary.edgemont@assembly.ab.ca)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 11:37:16 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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Good morning Council. I have been listening to the Rocky View County Public Hearing on Lehigh-Hanson's Scott Pit Application. I am a Professional Geologist, a resident of NW Calgary and frequently spend time cycling and walking in the area noted for this development. I have some serious concerns about the review process for this application. It appears from some of the responses to questions asked by councillors that review by the county of any resident submissions regarding this development has not, and possibly will not, be completed? I find this to be completely unacceptable with regard to a thorough review process. These residents will be directly and highly impacted by this development. To acknowledge that these submissions may not be reviewed because and I will paraphrase "all of the submissions made by Lehigh-Hanson met the required level of review" or something to that effect (I believe the person who was responding was named Dominic an RVC staff person), is completely unacceptable. To NOT perform a detailed review of these submissions and any documentation that may accompany them is negligent and would not meet the criteria of a complete review. Why hold public consultations and allow submissions if they are not going to be critically reviewed? Could you please comment and reply to me or during additional hearings regarding what further review of these submissions may or may not be undertaken.

It appears that review of only documentation provided by Lehigh-Hanson has been completed to date. Does the RVC have or has it contracted a third party unrelated consulting/engineering firm experienced in hydrogeological technical assessment to review the data and reports provided by Lehigh-Hanson? Or does it simply take these submissions at face value? Were the Lehigh-Hanson studies recent, relevant, complete and unbiased? I have been a consulting Geologist and P. Geol in Alberta for over 30 years and have additional concerns with the possibility that RVC has not had the provided reports and submissions critically reviewed by a Professional Engineer or Geologist with a written and stamped endorsement or rejection on the validity of the data sets and reports used to complete this application. Could you please provide comment on the internal review process used by RVC to assess the technical submissions in the application.

Where can a concerned citizen get detailed information on the planned conveyor? Does this conveyor connect Scott mine to Spyhill operations? If this is indeed the case, where can the environmental impact and human health studies regarding this conveyor be found for review by the public? If the conveyor does indeed connect Scott mine to Spyhill Operations that is several kilometers in length and will have impacts on drainage, aesthetics, wildlife corridors, and likely human health. Please provide a source or location where this information can be

found. Thank you for your consideration.

Kevin Keenan, P. Geol.

Vice President

Sequoia Environmental Remediation Inc.

3611- 48<sup>th</sup> Avenue SE, Calgary, AB T2B 3N8

[REDACTED]

[REDACTED]

Please visit [SequoiaEnviroSupply.com](http://SequoiaEnviroSupply.com) to browse our comprehensive inventory of project supplies and rentals or contact our experienced staff in [Calgary, AB](#) or [Regina, SK](#) for assistance.

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and Processing - Opposition Submission/Comments/Questions  
**Date:** Tuesday, February 2, 2021 11:16:20 AM

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**Do not open links or attachments unless sender and content are known.**

Hi, I am a homeowner at 39 Church Ranches Blvd. IN STRONG OPPOSITION of the above-noted application by Lehigh Hanson and have had an opportunity to listen into today's hearing on Lehigh Hanson's application and consider the same.

1. Landowners in Bearspaw OVERWHELMINGLY do not support Lehigh Hanson's application. There are other lands in Rocky View County which would be better suited for aggregate extraction and which do not have as dense country residential development. Clearly, Lehigh Hanson keeps raising the same application again and again, the application has been rejected twice already and residents are extremely frustrated that these applications keep coming up, especially given previous rejections. If Council rejects this application (which I and my family strongly urge it to do), council should address this specific property and no longer permit it in the future for aggregate extraction. This land designation change is incompatible with a country residential neighbourhood which is what Bearspaw is and which the Bearspaw ASP calls for. The proposed application UNDULY affects the neighbourhood.
2. The fact that Lehigh Hanson even needs to propose an indemnification programs evidences that aggregate extraction is not compatible to the Bearspaw ASP as the risks UNDULY (or may UNDULY) affect neighbouring landowners.
3. Property value protection plan is insufficient, there is much information provided by the Opposition residential landowners that there would be negative property value implications in addition to only those that are adjacent lands.
4. Water well indemnification program indemnification is insufficient, what about residents that are not directly adjacent?
5. Why is the crushing to take place in the SW corner of the subject lands? Why wouldn't they crush at their existing property?
6. Lehigh is not legally obligated to implement its indemnification program – these are still being developed and there is no legal assurance that whatever gets developed will be acceptable to the whole community and not solely the adjacent landowners.
7. Has council and Lehigh Hanson considered the opposition's expert reports? It would be helpful to have Lehigh Hanson's views (and their experts views) on why they do not agree with the competing expert views on noise, well water, dust, etc.
8. Council needs to strongly consider the HUGE opposition to this aggregate extraction pit relative to the few supporting views (only 2 of which are even lose to the aggregate pit).
9. The Rocky View Water Co—Op is located close to the proposed Lehigh Hanson lands, why wouldn't Lehigh Hanson indemnify Rocky View Water Co-op for additional costs it may incur in treating water do to additional dust and environmental impacts?
10. Council should consider significantly increasing the minimum setbacks from 150 meters on the SW corner if it were to agree to this application.

Thanks,  
Andrew Kolody



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:14:57 AM

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Hello. Further to the conveyor discussion and the LH representative explaining how efficient it is, please show the conveyor's plans and if no plans were submitted explain how this is a point of discussion when no actual plans have been submitted regarding the conveyor itself.

Specifically:

- design
- dust study
- noise study
- measures to be undertaken in the event the conveyor breaks down.

Thx  
Ailsa Le May

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Equipment in the Scott Pit- Todays hearing  
**Date:** Tuesday, February 2, 2021 10:39:05 AM

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Councillor Wright asked about the equipment in the pit. If there are approx. 300 working days at 11 hrs per day (both maximum) there are 3300 working hours available in a year. To extract 2M tons per year that loader will have to load at least 606 tons per hour or 10 tons per minute. That sounds like a pretty good loader. I suspect that many more than one loader is required. Please advise.

Ron Lefebvre  
31 Lone Pine Cres

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:46:47 AM

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I find it incomprehensible that only the technical data of the applicant has been considered by the county administration while the technical data of the public has been swept aside without consideration. Especially with the slant that it has been presented to AHS.

Rod Lipman  
12 Crestview Estates

Sent from my iPad

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 11:34:32 AM

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Should Rocky View administration not do an objective analysis of ALL technical expertise available (i.e. consider other technical reports submitted by those opposed to this application) to consider an application rather than just presuming that the applicant's interpretations are the only correct interpretations, especially with regards to groundwater and health and safety effects? As a Geologist, I feel that the groundwater evaluation by Lehigh's consultants is highly suspect.

I think that it's very biased to presume that Lehigh's "expert" opinions are the only opinions worth considering before administration makes it's recommendations.

Please conduct an OBJECTIVE evaluation of this proposal, considering other expert opinions involving the proposal, not just those supplied by Lehigh and their consultants.

We also question the property value protection program alluded to. It appears from Lehigh's slide that this would only apply to residents within roughly 1 kilometer of the pit. We have seen information that suggests decreased property values can extend up to 5 km away. What about the residents who live in this band who would /could experience significant loss of property value but have no recourse for compensation?

My wife and I are STRONGLY OPPOSED to Lehigh's application. If you move next door to a gravel pit, who know what you are getting into. When the rules are changed and a gravel pit moves in next to you, how is that right or fair?

Diane and Larry Marshall  
Church Ranches

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Question for Councillors  
**Date:** Tuesday, February 2, 2021 10:49:19 AM

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Dear Councillors,

Mr. Kasmierczak's answer to Councillors Wrights question states that RV admin did not read or consider submissions from the public of technical content. This is NOT fair. How can Council allow this to happen?

Respectively yours

Gary G. Moroz P.Geol

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - BYLAW C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:53:40 AM

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To Whom It May Concern,

I would like to have my objection noted with regards to the application from Lehigh Hanson to redesignate 600 acres at the northwest corner of Burma Road and Rocky Ridge Road, near the west border of the City of Calgary, to establish the aggregate operation.

I oppose this bylaw based on concerns including but not limited to:

- Air quality effects from fine silica dust, a known carcinogen
- Noise for 13 hours per day, 6 days per week
- Significant risks to groundwater/drinking water
- Loss of wetlands & sensitive habitats

Regards,

Roshni Norum

765 Ranchview Circle NW

Calgary AB

T3G 1B1

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 9:57:42 AM

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**Do not open links or attachments unless sender and content are known.**

My name is Biagio Oliverio. I live in Church Ranches 32 Timber Ridge Way. I bought in Bearspaw to have space, fresh air, look at wild animals, trees, and less traffic and noise than in town. My house is all what I have and have been saving all my life for it. The county has previously rejected this application twice before. Since then, it has approved major developments in the area such as Church Ranches and Silver Wood not to mention the already existing one to the north which will have the proposed pit exactly in its back yard. Entertaining this application, never mind approving it, is neither right nor ethical because people ought to be taking priority before gravel and cannot coexist in the same place. The name of this quadrant of the county should be changed from Bearspaw to the Calgary Gravel Extraction Pit.

**All the world's nations are scrambling to find ways to save the environment and protect people's lives whereas the county, by considering this application, is doing exactly the opposite.**

People in Bearspaw have the right to enjoy their lives and not to worry when an if the County will be approving yet another gravel pit in their back yard.

I am really opposed to another pit in the area and hope the county, once for all, will never approve another pit in this area.

**Biagio Oliverio**

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - BylawC-8082-2020  
**Date:** Tuesday, February 2, 2021 10:32:35 AM

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Question:

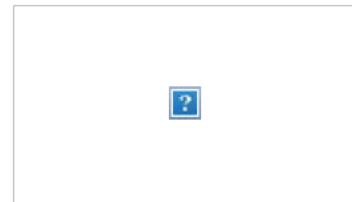
How is it allowed for the Admin to recommend a decision with only reviewing one side of an argument in detail while acknowledging they did not review the other side in detail? How is this recommendation then meaningful?

Regards,  
Jonathan Pendlebury



**Jonathan  
Pendlebury**  
REALTOR®  
Royal LePage Benchmark

**Office:** [REDACTED]  
**Cell:** [REDACTED]



[www.bearspawrealty.ca](http://www.bearspawrealty.ca)





**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020. Opposition. Comment on Water contamination  
**Date:** Tuesday, February 2, 2021 10:11:07 AM

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**Do not open links or attachments unless sender and content are known.**

I'd like to respond to Lehigh Hanson representatives trying to assure us that they are confident the groundwater is safe.

Lehigh hanson is a fully owned subsidiary of Heidelberg cement, meaning 100% of the profits go to Heidelberg Cement in Germany and its shareholders.

As a subsidiary, there can be no assurances that Heidelberg cement will foot the bill if our water is poisoned and people get sick. That's the way subsidiaries work. Take all the profits, but there's potential to avoid the liabilities.

But are there actual examples of Heidelberg Cement poisoning the water and contaminating the soil? Apparently 'several'. Here is a quote from the company's last prospectus, filed last April when the company raised 10Bln Euros by way of an Notes offering. I work in Finance and analyze public companies for a living. A prospectus is where a company needs to disclose everything to investors, or they get in a lot of trouble:

*"In connection with ongoing operations, several cases of soil and groundwater contamination are also known to HC Group." (from HeidelbergCement April 1, 2020 Prospectus)*

Forgive me if I find it challenging to trust Lehigh Hanson's assurances that our groundwater will be safe. Assurances made in Master Site Development Plans to do not carry the same weight as the facts presented in a company's Prospectus. Lehigh Hanson can repeat again and again that they will not contaminate land will be adequately reclaimed, but those assurances simply do not carry the same weight as what the company has to legally state in its Prospectus

Regards,

Anthony Petrucci

Rocky View County

This email is sent by one of the companies of the Canaccord Genuity group of companies which includes Canaccord Genuity Group Inc., Canaccord Genuity Corp., Canaccord Genuity Wealth & Estate Planning Services Ltd., Canaccord Genuity Wealth Management (USA) Inc., Canaccord Genuity LLC (with offices in the United States) and Canaccord Genuity Limited (with offices in the United Kingdom). See [www.canaccordgenuitygroup.com/en/companies](http://www.canaccordgenuitygroup.com/en/companies) for more information on the companies of the group. Any of these companies can be contacted through the group head office at 2200 – 609 Granville Street, Vancouver, B.C. V7Y 1H2. You may unsubscribe at any time by [clicking here](#). For more information, email [antispam@canaccordgenuity.com](mailto:antispam@canaccordgenuity.com).

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**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 11:34:27 AM

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This community is unequivocally opposed to this gravel pit for a myriad of reasons. This issue has been tabled over and over again and the residents of this county have voiced our concerns. We do not want the gravel pit in our backyard! The interests of our community is not being heard. Why is our representative entertaining yet another proposal from this gravel company?  
SR

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** Re: [EXTERNAL] - BYLAW C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:22:42 AM

---

I SAY NO to Lehigh Hanson's gravel pit proposal!

I OPPOSE the bylaw for the following reasons

- Air quality effects from fine silica dust, a known carcinogen.
- Noise for 13 hours per day, 6 days per week.
- Significant risks to groundwater/drinking water
- Loss of wetlands & sensitive habitats

My name is Joanne Romih and address is [368 MacEwan Park View Nw, Calgary, AB T3K 4G5](#).

Joanne Romih

[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - C-8082-2020  
**Date:** Tuesday, February 2, 2021 11:53:19 AM

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Do not open links or attachments unless sender and content are known.

My name is Lyle Schmidt and I live in Church Ranches. I also have a business (Ironwood Building Systems) in east Balzac. I know first hand the monitoring system the county has for new developments. I was one of the first to build in east Balzac and was heavily monitored while under construction and then it went down hill from there. Complaints were made and fell on deaf ears. My question is who will monitor all these rules and regulations and continue monitoring indefinitely to keep Lehigh Hanson accountable or will it peter out and have to rely on the residences to monitor.

Sent from my iPad

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:55:54 AM

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Do not open links or attachments unless sender and content are known.

We are AGAINST the proposal. We live at 7 Lone Pine Crescent. We live on a hill southwest of the proposed gravel pit (1km away). Residents on our street will likely have direct line of sight into the pit and direct noise impacts from the pit. The berms discussed by the proponent will do nothing to mitigate noise nor prevent visual or light impacts. This does not seem to be addressed or acknowledged by the proponent in any way including mitigation or property value protection. Additionally with this potential impact the lack of direct consultation in any way with us to address our concerns other than global mail outs is deeply concerning and represents lack of concern for residents. Thanks for your consideration. Stephen Skarstol.

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - FW: bylaw number C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:42:46 AM  
**Attachments:** [Gravel Pit.jpg](#)  
[Gravel pit 2.jpg](#)  
[pit 6.jpg](#)  
[pit 5.jpg](#)  
[pit 4.jpg](#)  
[pit 3.jpg](#)

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Do not open links or attachments unless sender and content are known.

Hi Council members.

Our family resides at 25025 and 25026 Briarwood Drive.

Please read carefully and answer our questions that came up after reading the Rocky View County Strategic Plan, created with Councils input. **Excerpts from the Rocky View County Strategic plan**, are as follows;

- Excerpt: “The County is a **sought-after community for both urban and country-residential style development**, and we support and enjoy the benefits of a diverse industrial and commercial businesses **which complement** our significant agriculture and food-producing sectors.”

**Question;** How can an industrial gravel pit compliment our agricultural AND residential development?

**Have you, as an elected council member** physically come to our community and actually walked the area where this gravel pit is proposed to be placed? How can one make a logical decision without doing all the proper investigations / leg work? Are you making a life changing decision by simply looking at a map placed in front of you?

Do you actually really realize the impact to us? Would you want noise from crushing 6 days per week 7AM to 8 PM, for 25 years, maybe more??? How about the pollution, the aesthetics...

- Excerpt: “We put the **utmost importance on ensuring that Rocky View County is a great place to live**”,

**Question;** How can an industrial gravel pit next to a residential area equate to Bears paw being a great place to live. All the noise 6 days per week, Aesthetics, pollution etc.?

- Excerpt: “We seek to attract business, while **we protect our environment and preserve our agricultural heritage**”

**Question;** how does this gravel pit protect our environment and preserve our agricultural heritage??

**Excerpts / Statements from the strategic plan to really consider.....**

- **“Integrity:** We foster a culture of honesty, openness, trust, and respect in all our interactions.”
- **“Leadership:** We cultivate proactive leadership in an environment of constant change by anticipating and delivering intelligently on the needs of our diverse communities.”
- **“Accountability:** We have the courage to take personal responsibility to do the right thing both through our actions and decision-making and we hold each other accountable to do the same.”
- **“Responsible growth; Results we want to achieve”**
  1. “Landscape and **community diversity is protected**”
  2. “Our **rural and urban character is preserved**”
  3. “People choose to live in communities of different sizes and population densities”

**“Growing Intelligently” Question; How can a gravel pit in the middle of residential community be intelligent growth??**

**“Leading with Integrity” Leading with integrity.....What does integrity mean? Its being honest, true and do the right thing for the people you were elected to represent. We are your clients. This should not be taken lightly**

**“Living harmoniously” Living with an industrial mine next door is NOT living harmoniously....**

In the RVC strategic plan, there are many beautiful pictures showing the incredible landscapes, children playing, people smiling, and farm land. No where is there a picture of a rock quarry mining pit.....

If the council is considering financial health, re-zone the land to residential acreage development. The tax dollar collections will be there forever, not just the 25 year deal from the pit.

Something further to consider. Are you aware that the rock crushing from Lafarge pit can be heard in Nolan Hill residential district? Consider how far away that pit is to Nolan Hill residences. Then consider the location of this gravel pit.

Why are only a handful of homes given a guarantee on the value of their homes? If Hansen pit is so confident there will be zero impact to us, why not guarantee everyone within 10 KM of the pit.

Please do not sell us out for the measly profits. People before profits! If you want sustainable profit, **Turn the land into residential. Profit forever.**

Lastly, if pit /mine is approved by council, I am asking council to provide me with a guarantee that my property value will not take a hit and be devalued with sale to the public due to your decision.

Please refer to the attachments. First 2 pictures are of the land in present condition. Next 4 pictures are an existing operation in Calgary where residents from Nolan Hill can hear the crushing of rock. Note that pit was there before Nolan Hill was ever developed. Not the other way around, which is what this application is requesting. I would not have purchased my home here if there was an existing active mine pit right beside me. Who is going to pay for my losses?

Thanks for listening. Please do the right thing and turn down this application.

Peter vander Mey.



















**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - C8082-2020  
**Date:** Tuesday, February 2, 2021 10:40:39 AM

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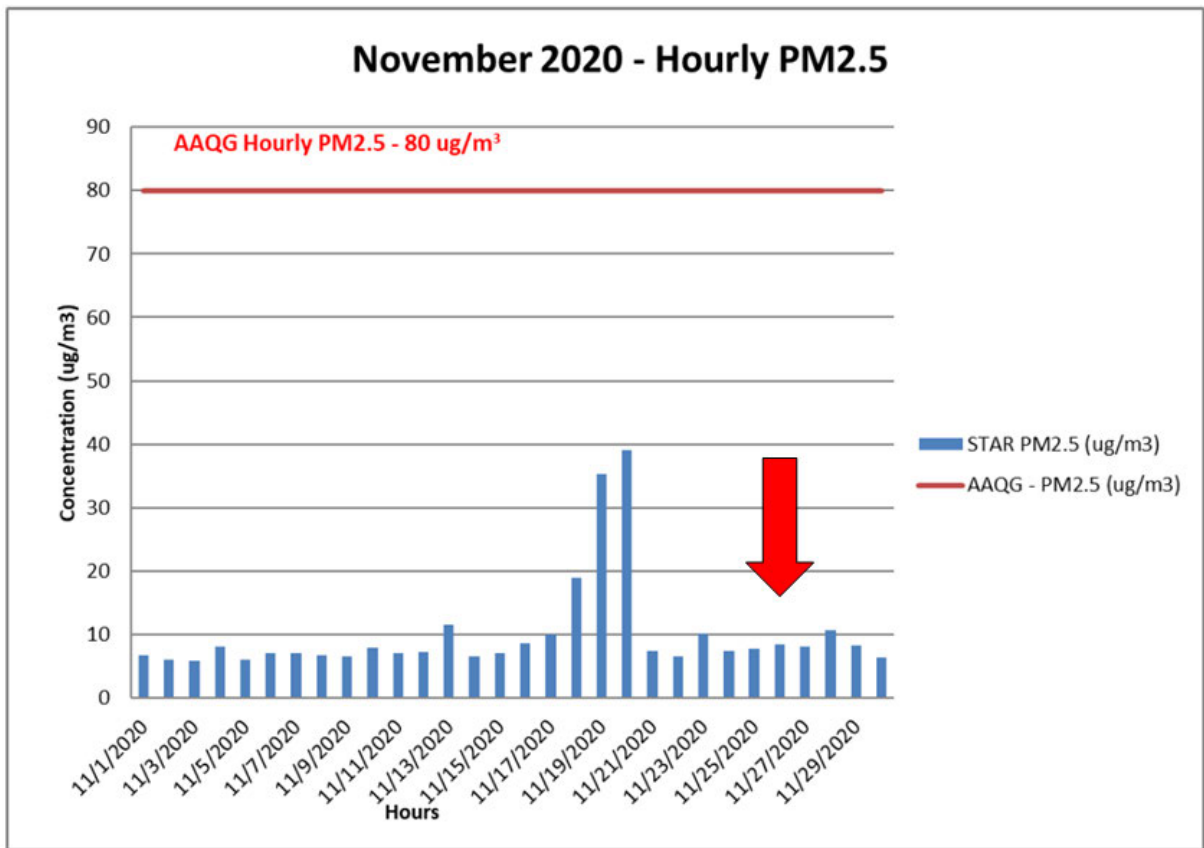
To whom it may concern:

I attempted to send a video yesterday, but because of some technical difficulties, I was unable to meet the deadline for the submission. I will summarize my points briefly here, limiting my concerns only to pm2.5 as a concern. I trust that others will raise other concerns.

1. Data from the STAR pit in previous years has clearly shown that pm 2.5 annual exposure levels from previous years (2015, 14.4 ug/m3, 2016, 13.53 ug/m3). According to CAAQS, the maximum recommended exposure limits for those years was <10. It is now <8.8. This is in spite of the fact that, according to the industry, efforts are made to ensure that this is not an issue.
2. Data from this pit (arguably the most complete public available data set) is now only available in summary form, not as raw data. Extrapolating annual exposure limits cannot be accurately done with this information as provided.
3. Monitors are placed inside the pit, and are not in locations designed to measure exposure to those outside the pit. This is acknowledged on each monthly report from the STAR pit.
4. In spite of assurances that dust mitigation is a priority, I direct your attention to the following short video, posted on youtube (by myself), **recorded on November 26, 2020, recorded between 7:30 and 8PM**. Dust can clearly be seen pouring over the berm from the pit (over 85th St NW) toward the Young Offender Centre. There is clearly nothing being done to mitigate this.

<https://www.youtube.com/watch?v=5Zw7-ppCzIk>

In spite of what you see in the video, the hourly pm 2.5 levels on that date are shown here (from the STAR website).



**Figure 2: 1-hour concentrations of PM<sub>2.5</sub> STAR**

**The comment from the Lehigh Hanson spokesperson made regarding the fact that AHS did not have concerns with this aspect of the proposal is inaccurate. Specifically, they comment that "more scrutiny is necessary re: impacts to air quality."**

The assurances of the gravel industry are not at all reassuring with regards to levels of pm 2.5. The video above highlights why the community mistrusts the industry's assurances around safety and responsible conduct. I feel strongly that the council needs to recognize the motivations of the industry, and not look at them as benevolent partners that can be blindly trusted to look after the interests and health of local residents. This responsibility falls to council, and I strongly hope that they have the conviction to oppose this new development.

Thank you very much for your time.

Christopher Waterhouse PhD, MD, FRCPC  
 Department of Pediatrics, Division of Pediatric Gastroenterology, Hepatology and Nutrition  
 Assistant Professor, Cumming School of Medicine, University of Calgary



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw 8082-2020  
**Date:** Tuesday, February 2, 2021 11:16:10 AM

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Using urban noise standards is inappropriate for a country residential environment. The expert report of Jim Farquharson (p. 50-59 of 228 in the "Additional Public Submissions" document in the agenda package) notes that 55dB would be significantly intrusive. The accepted approach for rural areas is to apply ambient noise levels plus 5dB. The proponent's acoustic study measures ambient noise in the area at 34-39dB. This would put acceptable project maximum noise levels at 39-44dB. Mr. Farquharson also notes that modelling assumptions used in the acoustic study are likely to understate the project sound impacts. The noise generated from this project will unduly negatively impact the rural residential character of adjacent lands in violation of Sec 8.3.21 of the Bearspaw Area Structure Plan. This application must be rejected."

Thank you,  
John Weatherill  
51 Timber Ridge Way, Rocky View County

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:40:07 AM

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I am not in favor of this gravel pit.

The presenter states that this pit will feed the dying existing lehigh pit with truck delivery south out 112 ave. Well let me tell you that that is bad news for anyone who operates vehicles, or business along that whole avenue. We all had hoped that that pit would soon be dying out as the cesspool of disgust of swampy mud and rocks and gung that these trucks leave that road in right out to country hills boulevard and to stoney trail is a travesty almost every single day year round. Its horrible and environmentally disgusting.

It is for this and may other reasons I don't want this pit, including that it is less than ½ mile from my house.

Regards,

Doug Wilson

24270 Meadow Dr.

Calgary, AB

T3R 1A8

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 11:26:26 AM

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For the Public Hearing

Please note my **objection** to Bylaw C-8082-2020 which would facilitate an aggregate operation located at the northeast junction of Range Road 25 and Burma Road.

I am participating remotely in the public hearing and provide my feedback as part of that process.

I do note that a number of new items that have been raised in the hearing. Included among those are:

- dust, noise and traffic mitigation plans are still not in place - residents exposed to significant increases in all of these

- property value protection plan - there are no details or certainties in place with this program - landowners will have no certainty in how they would be compensated - this arrangement is half-baked and land use should not be granted until details are in place

- water quality indemnification program - there are no details or certainties in place with this program - landowners will have no certainty in how they would be compensated - this arrangement is half-baked and land use should not be granted until details are in place

- claims are made about sound being lower than they are in Calgary pits and equivalent to what Burnco pit has - it should be noted that Burnco and pits in Calgary and much further away from residents than this pit will be - so there is no reasonable adjustment made with respect to sound experienced by residents here

- the claims of being a "good neighbour" are obviously ridiculous - there is evidently virtually no support for this "good neighbour" - given Lehigh Hanson's/Heidelberg Cement's inability to be considered a good neighbour so far, why should anyone assume they will be in the future - relying on them being a "good neighbour" and fair to impacted residents is not a serious effort and something that can not be relied on by impacted residents

I vigorously oppose a bylaw change that would allow this gravel pit to be built.

John Zahary

39 Cody Range Way

(Rocky View County, Bearspaw/Church Ranches area)

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Question about the rehabilitated lands in 2046  
**Date:** Tuesday, February 2, 2021 11:41:24 AM

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Dear representatives,

What would be the overall elevation change of the Scott's property at the end of gravel mining operations in 2046. I believe the elevation will be much lower in general and will be changed compared to surrounding landscape. It will appear to be a large land depression.

Thanks,  
Marlis Zielke

Sent from my iPad

## Kristen Tuff

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**From:** Megan Cropper [REDACTED]  
**Sent:** Tuesday, February 2, 2021 4:28 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - questions and comments

Do not open links or attachments unless sender and content are known.

Here are some comments and questions that I have thus far...

After viewing the videos, there is a lot of expert, supported and very disturbing information given in them and this cannot be overlooked.

RVC admin recommended approval of this request based on the fact that it doesn't contradict the Bearspaw Area Structure Plan, however the following items completely going against the BASP. Does this not need to be revisited more closely?

- the BASP prohibits permanently lowering the water table. Mr. Gary Moroz's email was disturbing to watch actually. What does LH and RVC Admin have to say in response?
- the BASP designates these lands as having environmentally significant features. That is set out in 8.3.21. This was the basis for the rejections in 1994 and 2010. The impacts now in this application are only heightened with longer operating hours, onsite crushing, and reduced setbacks. This land must remain country residential!

Does operation of the pit cease if legal limits for dust or noise are exceeded? I have spent 12 years as a professional engineer working in bulk materials handling and 4 of those years on site in Fort McMurray...and I can tell you that Suncor has a giant coke pile on site that blows more dust around than legally allowed and it's their practice to pay the annual fine for exceeding legal limits than to actually deal with that coke pile. RVC must ensure that the payment of a fine in lieu of remaining under legal limits must not be allowed.

What liquids are in "misting" solution used to mitigate dust? Who is policing that this is done? The first video, Susan, addresses that a large majority of dust generation will be from truck traffic on site, as does the Calgary Herald when it wrote its article about the STAR pit exceeding dust limits by 7 times what is legally allowed.

The assumptions by SLR in the Acoustic Report that nobody is using their second story during the hours of 7am and 8pm is completely ridiculous. I have 3 children (and I'm pregnant) with the oldest of my children being 5 years old, and they most definitely sleep during those hours, as do I when I can.

The berm is also most effective for noise mitigation when the noise is occurring closest to the berm, so I would like to see the models for the other phases. Also note that the modelling was done and noted as being well into the phase and does not reflect noise levels near the beginning of the phase.

The Acoustic Report states, "It is acknowledged that there are additional residences in the area that could be considered sensitive receptors." Please ask LH if topography of the area in say a 1 or 2km radius was examined during their modelling.

Councillor Wright asked a question about what the actual DURATION is (months, years, ?) that LH anticipates to be above the 55dB noise level. They never actually answered that. Give us an answer in terms of weeks/months/years, as I believe I read that the site preparation would take 2 years.

Their home owners protection plan for home values is only for immediately adjacent residences, correct? Same for their well water protection, correct? What about the other residences on well water and the value of everyone's homes in the area?

What about the reclamation plan? It must be clear prior to giving the go ahead.

RVC admin counted letters of support/opposition from addresses in Calgary. It was my understanding that letters from RVC would only be counted. Perhaps the offer should be made publicly by RVC to the neighbouring communities of Rocky Ridge, Royal Oak, Citadel, Nolan Hill, Sherwood, etc. to write in letters of opposition or support and see how the numbers lie. I'm certain it would be VERY unfavourable.

**Kristen Tuff**

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**From:** zectbu [REDACTED]  
**Sent:** Tuesday, February 2, 2021 3:06 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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Land use suitability has to consider the potential cumulative impacts from the proposed land use. Lehigh Hanson's cumulative impact study dismisses almost all potential cumulative impacts as not relevant. They made the choice to ignore the cumulative impacts from its operations. By doing that, they have not complied with one of the key requirements for their MSDP and for the Bearspaw ASP.

Council cannot ignore those impacts or the fact that Lehigh has failed to comply with its cumulative impact assessment obligations. Without that information, the application needs to be rejected because Lehigh has not provided adequate evidence to demonstrate the suitability of the land for their intended purpose.

These questions cannot be postponed until later in the process. They are critical to deciding the key question – is the land suitable for the proposed use?

Rocky View residents are relying on Council to recognize that Lehigh Hanson has failed to provide adequate evidence to support its application.

David Taylor  
Division 2, Rocky View County

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - REJECTION  
**Date:** Tuesday, February 2, 2021 6:01:54 PM

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Dear Reeve Henn, Deputy Reeve McKylor, and Rocky View County Councillors:  
I have been listening to the proceedings today regarding the Lehigh Hanson proposal for rezoning and development of the Scott property to an open pit gravel mine. I have also written letters of opposition that are included in the documents to the RVC administration.

I will not reiterate what is in my letters and what has been eloquently outlined and justified by many experts and residents of the Bearspaw area. It is not hard to understand the harm associated with an open-pit gravel mine near a residential area from health and safety, environmental, social and economic perspectives. This is in contrast to the "projected" financial benefit proposed by Lehigh Hanson (they give no other health, environmental or social benefit), which is largely theoretical and does not account for the short and long-term costs that will detract from the benefit.

It is thus astounding that this proposal is being presented again. Why does the opinion and concerns of Bearspaw residents over many years in three separate submissions not count? The previous application was rejected 9-0, no residents of RVC in the vicinity of the proposed pit are in support, so why are we here again? Conversely, why is the agenda of Lehigh Hanson given so much priority over the residents who have, do, and will be living here? Further, the lack of concrete (pun intended) delineation and accountability for mitigation of probable harmful effects and deviation from proposed practice (i.e. what happens when the conveyor belt breaks down and they switch to trucking) is unsettling.

Also worth clarifying - is it not the responsibility of elected officials of RVC to represent its constituents (now and in the future) first and foremost? Since this was my assumption, I was astounded to learn that the documentation submitted - including expert reports - in opposition to the application was not given the same, if not more, consideration as the Lehigh application. The staff at Rocky View County who recommended that the Applications be approved acknowledged lack of review/consideration of the material submitted in opposition of the applications. This does not seem acceptable.

In short, the harms associated with this application are real. The environment and aquifers will be irreparably damaged. The health and safety impact of the mine will be imparted upon current and future residents, which begs the question of who will be responsible especially when the risks were known and identified. And, it would seem, that due consideration should also be paid to the distinct possibility that the proposal has a significant risk for a negative economic impact.

Your constituents have spoken, please honor our concerns.



Michael J. Esser

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020: Questions and comments arising from today's hearing  
**Date:** Tuesday, February 2, 2021 1:36:29 PM  
**Attachments:** [Email to RVC during hearing.docx](#)

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Dear Reeve Henn, Deputy Reeve McKylor, and Rocky View County Councillors,

I have been listening to the proceedings this morning and this afternoon and I have read through the materials attached to Council's agenda. I did not have advantage of having this material before making my own written submissions. I am emailing some questions and concerns to Council based on the submissions today and some of the material that I have read. Had it not been for the way Council chose to proceed, I would have attended the hearing today and would have made submissions in person. Please see the attached document as it is easier to read than inserting it into the email itself.

Thank you for your attention to these concerns.

Sincerely,

Lori-ann Esser

Dear Reeve Henn, Deputy Reeve McKylor, Councillors,

I have been listening to the proceedings this morning and I have read through the materials attached to Council's agenda twice. I did not have advantage of having this material before making my own written submissions. I am emailing some questions and concerns to Council based on the submissions today and some of the material that I have read. Had it not been for the way Council chose to proceed, I would have attended the hearing today and would have made submissions in person. My comments and questions to this point (1:34 p.m. on Tuesday, February 2, 2021) are as follows:

- 1.) Both Administration and the Applicant have referred to the fact that Alberta Health Services, through Safe Healthy Environments, has "no concerns" based on the material submitted by the Applicant.

I believe that this is not an accurate representation of the AHS position with respect to dust. With the parts of concern highlighted, the material from AHS says:

Based on the information provided in the above reports, Safe Healthy Environments doesn't have objection to the application but would like to provide the following comments for your consideration:

1. We noticed that the following measures are proposed to reduce the emissions and hope RVC has established a process to ensure the implementation of these measures:

- The introduction of using an in-pit conveyor system to transfer material off-site would minimize the emission from haul trucks (e.g. diesel engine, road dust). As per Section 11.0 in the MSDP, development permit approval would be required from the City of Calgary in concurrent with the RVC development permit process to ensure the alignment of the proposed overland conveyor.
- On-site Crushing activities are minimized to reduce the use of diesel powered equipment and the emission.

2. AECOM's reports conclude that the operations of the proposed Scott Pit would result in negligible to low impacts to air quality. Safe Healthy Environments feels that more scrutiny is necessary for coming up with this statement. Both PM2.5 and NO2 are considered as non-threshold chemicals, which means there are no recognized thresholds below which no damage to health is observed. Therefore, the general principal is to achieve the lowest concentrations possible. Air quality objectives are not considered to be "pollute-up-to" levels, but markers for stringent management actions (AEP, 2019). Among the 14 selected receptor locations, the predicted pollution levels for all parameters remain close to baseline levels at all locations except for the two

Crestview Estates locations. For the two residential receptors located Crestview Estates, the Application Concentration for PM2.5, PM10 and NO2 either approach or exceed of the 1-hr and 24-hr air quality objectives and are significantly higher than the baseline levels (see Table 22, 23, 24, 25, 27, 28 of the Air Dispersion Modelling Assessment Report). The elevation of PM10 concentration is likely attributed to the fine fraction of PM2.5. Elevated PM2.5 is a risk factor for developing cardiovascular and respiratory diseases, as well as of lung cancer, and NO2 at elevated levels can cause significant inflammation of the airways (WHO, 2018). Short term health impacts from pit operations are evident in the Air Dispersion Modelling Assessment. Although the results meet Alberta Environment and Parks (AEP)'s approval requirements, Safe Healthy Environments recommends some levels of health impact assessment for the residential community at southwest corner of the project area. This would also help communicate with residents that have concerns in future community engagement.

3. Safe Healthy Environments understands that air monitoring would be conducted at 4 selected location as illustrated in Figure 18 in the MSDP and the air monitoring results would be posted on a project website as per requirement of Policy 15.3. Safe Healthy Environments would like to receive the information of the data posting website. We also recommend the applicant to develop a communication plans with the residents to address the inquiries from the residents. Public complaint protocol that outlines strategies, processes and follow-up in response to public concerns and complaints about the operation should also be developed.

As has been noted in the written submitted materials by people living near the Spy Hill pit, dust is a reality and, even if it's being mitigated from what the worse-case scenario might be, it is still having a great, negative impact on their lives. Dust from these other pits have been shown to be far greater than what are considered to be "acceptable" levels despite being "predicted" by the gravel pit operator at the time of application as being "below." (See, for example, the *Calgary Herald* article attached to Megan Walker and Troy Walker's submission at p. 106 of the Agenda.)

The dust is more than just a nuisance. It is a genuine health concern as described by Drs. Chris Waterhouse, Dr. Michael Esser and Dr. Mardelle Gamble in the submissions packages. Dr. Chris Waterhouse took a video of dust emanating from the Star pit in November of 2020, a link to which is attached to his submission to Council. I have watched this video and the amount of dust that can be seen is substantial. Tellingly, while monitoring is supposed to be taking place, no monitoring data was available for this particular day. This calls into question how well dust levels would be monitored for the Scott Pit, particularly given the information that Council has about the Applicant's past failings in the United States regarding environmental and safety concerns. (See, for example, pp. 42-43

of Colleen and Leo Bieche's submission, p. 139 of Mike Edwards' submission in the Agenda documents and Schedule 1 of the submission from William T. Corbett and Shardon D. Corbett starting at p. 93 of the Additional Public Submissions.)

An RVC employee, Evan Neilson, in an email to Dr. Mardelle Gamble, said that, "Our level of regulation does not typically extend to having a County representative on site at all times to confirm the operational status of a gravel pit at any given moment." He does not say what the level of regulation actually is.

My questions are:

1. Has "more scrutiny" been done, as is suggested by the AHS, to AECOM's reports? If so, where are the additional, independent reports?
2. What does Rocky View County have in place to monitor dust levels?
3. Would monitoring occur for other neighbourhoods in the vicinity of the proposed pit, or just for Crestview Estates?
4. What recourse would a Rocky View County resident have if he or she felt that dust levels are higher than what is considered "acceptable?"
5. Does Rocky View County Council feel that there are acceptable levels of risks to the health of its constituents? How much cancer is too much?
6. How would residents be compensated for health problems related to the mining operation at the Scott Pit? What would be the onus on the resident to prove causation?

At the very least, levels of dust, how it may or may not be monitored and the harm it will cause residents in the vicinity of the pit is in question. At the most, the evidence is that some level of harm is inescapable. This should be enough to give Council reason to turn down these applications.

- 2.) I seemed to hear in the Application that the Property Value Protection Plan would be related to properties that have a "visual impact."

My questions are:

1. Does this mean that other factors, such as noise and dust, are not factors to be considered for the Property Value Protection Plan?
2. Are the only properties that would be subject to the Property Value Protection Plan the ones in Crestview Estates or bordering directly on the pit?
3. Does the resident have to prove that the decrease in property value is the result of the mining? How would a resident do this and at what cost to the resident?

A report attached to John Weatherill's submissions (starting at p. 448 of the Agenda) suggests that properties in a wider radius would be affected by

decreased property values. It seems that the Applicant isn't prepared to extend compensation to all residents whose property values would be affected by the pit.

- 3.) The Applicant says that there will be "ongoing communication" with the community/residents affected by the operation of the pit. He says that "...they can talk to a real person." But there is no assurance of what, if anything, will be done once the resident "talks to a real person." There does not seem to be enough checks and balances to justify the change in designation of the land in question.
- 4.) The Applicant says that "monitoring compliance" will dictate setback considerations with respect to noise and maybe visual concerns in the future. Who dictates when monitoring is done and how? Waiting until the development-permit stage to define what "monitoring compliance" will be and what it will mean for residents in terms of setback isn't sufficient to provide a basis for redesignating the property from agricultural to allowing for a gravel pit operation.

Thank you for considering these additional concerns and questions that supplement my earlier written submissions in opposition to these applications.

Sincerely,

Lori-ann Esser

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - C-8082-2020  
**Date:** Tuesday, February 2, 2021 4:33:55 PM

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Hello,

After listening to the presentation today and the videos submitted, I am strongly opposed to this development. This does not at all seem to be an appropriate location for this because of health and environmental risks it poses to families living in the area . I hope the council will vote no to this proposal.

Fiona Keenan

Sent from my iPhone

**Kristen Tuff**

---

**From:** Nikki T [REDACTED]  
**Sent:** Tuesday, February 2, 2021 2:53 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Division 8 Bylaw C-8082-2020

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Nikki Forbes  
23 Biggar Heights Bay

As a new mother this idea of bringing in a gravel pit so close to residential areas I am appalled that this gravel pit is being revisited to be approved after already being rejected. My mother and father-in-law and their children are located within 2.5 Km to this proposed pit site. This will not only be detrimental to their health as they are getting older but also the health of my husband and I and most importantly, my child. Due to COVID-19 we have come to spend most of our time here and our child has grown up here this year, will continue too and will directly be affected by this pit as gravel pit dust is KNOWN to cause health issues such as asthma. This could be detrimental to her life forever. We come here to enjoy the natural space we are so privileged to have. Bringing in this gravel pit will be damaging to the nature, air and sound quality we have and quite frankly, pay for!

Moving forward with this project is an insult to humanity and showing the people of this area that you do not care about their health and well-being and that you are willing to sell the well-being and health of residents purely for profit.

Please REJECT this project and put your residents FIRST.

Sincerely,

A concerned mother.



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - In opposition of Bylaw C-8082-2020.  
**Date:** Tuesday, February 2, 2021 12:52:46 PM

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Rockyview Council and Admin,

My name is Alf Garvin and I live in Church Ranches.

476 letters in opposition, of which all or the majority live in the area. 15 letters in support of this application which 12 of these have no address and the other 3 do not live in the area. And as I read through the support letters, they are virtually all industry and corporations. This application does not affect anyone in support of it, with exception to their bank account. Lehigh is about making money at the expense of the land and the residents in the area, none of them are our neighbours.

Councillor Wright asked, does administration take into account criteria and information provided by the public. Mr Kazmierczak somewhat danced around a direct answer, but I will take it as an unequivocal NO, administration has said residents do not know what they are talking about. Administration and council need to understand that residents, have hired and have submitted information from geologists and other experts on this matter. There is ample information submitted by the public that is relevant and needs to be applied and considered in this potential bylaw change and land use re-designation decision. DO not sweep the residents facts and opinions under the carpet as if we are uneducated on this matter. Because of the massive opposition to this proposal normal everyday residents have become experts in this field and not by choice.

Are we to understand that a 4.5 km long conveyor belt will grace the view and landscape of this beautiful area. As we are driving along Burma Road we will see a conveyor belt which blends in so nicely with the topography of country landscape...all for the sake of gravel? That is such a ridiculous thought and eyesore. Please ask Mr Venner, will this be the longest conveyor belt in the world? Never mind, I know it is not, but it will certainly be in the top 20. Maybe we can add the largest ball of twine to the Lehigh circus?

There are currently 7 pits within the area, my understanding is this pit will be the largest. The sheer quantity of gravel mines in the area makes this application unnecessary.

The pit will only operate 13 hours a day, 65 hours a week....imagine combining that with 7 others in the area. We live here 7 days a week, 24 hours a day 168 hours a week and pay higher taxes than is necessary, all for our lifestyle and country living. Its great that a German company can come in and try and pillage our land, create water issues and pose a threat to peoples health...all for the sake of rocks.

I would like to see a statute of limitations be placed on Lehigh and it expires NOW along with any additional potential pits within the area. This needs to be the final time for Lehigh to apply for any re-designation. This is **very time consuming, stressful and wearing on residents,** and people have been opposed to this application for over 25 years and we all remain opposed

to the application. Yet they continue to make up lame attempts to refute any arguments on developing 600 acres... really a 4.5 km long conveyor belt!!!!

Support and protect your residents and the people that are directly affected by this and live next to this property and VOTE NO.

Thank you for your time.

Alf Garvin  
7 Chamberlain Close  
Church Ranches

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Division 8 - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction  
**Date:** Tuesday, February 2, 2021 4:33:51 PM

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Do not open links or attachments unless sender and content are known.

**Feedback on Division 8 - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and Processing**

Hello Council, I have the following comments based on administration's and the applicant's presentations and their answers to questions:

- Administration has not reviewed the technical studies provided by the public and seems to believe the applicant's studies without question – why not?! Why does the public need to do administration's job in assessing Lehigh's supposed "technical studies". The applicant's studies are inaccurate and misleading, just like the rest of Lehigh's proposal and presentation. There is nothing more than hand waiving and pleasant-sounding but very ambiguous claims from the applicant. This does not give the community any true idea how badly their quality of life will be impacted. What is administration thinking to support this proposal!!? How could Administration be so gullible and negligent?
- We love our home and the community we live in. 55dB industrial noise all day long will be change our life from pleasant to unbearable. The dust concern is perhaps less obvious but even more concerning since it is a health risk. This is totally unacceptable!. I work from home in Crestview Estates (on the 2<sup>nd</sup> floor of my house where the applicant agrees the noise will be worse!). The window of my office looks out over the Scott property. People live and work in their upper stories during the day – they don't just spend time there during nights.
- It sounds like a Property Value Indemnification program would only come into play if a property is sold. There is no compensation to someone who wishes to stay in their home but would face the deterioration of their quality of life. This basically forces residents to sell their homes because of this project. Beyond that, there is no compensation for the loss of quality of life and for the upheaval of being forced to sell a home and leave a community they love.

Dear councillors, there is only 1 way to vote on this proposal: **No!**

And the immediate next step must be to chastise Administration for their negligence in allowing the submission of yet another application for a gravel pit on this property and for promoting this application to be approved, despite the clear negative health, wellness, environmental, and financial impacts. Please make the necessary changes in Administration to ensure they stop wasting taxpayer money and causing taxpayers unnecessary anxiety. The public outcry over Administration's handling of this application has only started, so it would be advisable to take clear and quick action.

Thank you,

Doug Gutzmann  
20 Crestview Estates  
Calgary AB, T3R 1E1  
[REDACTED]

reply email and delete the message. Any disclosure, copying, distribution or use of this communication (including attachments) by someone other than the intended recipient is prohibited. Thank you.

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - RE: Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 1:13:30 PM

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Do not open links or attachments unless sender and content are known.

Dear Councillors,

This submission is in opposition to Lehigh Hanson's (a subsidiary of the German company [HeidelbergCement](#)) application for an open pit gravel mine *in the country residential zoned area of Rocky View County*.

Thank you for your time, thoughtfulness, consideration and support. We truly hope that you hear and listen to our collective voices. Our trust as neighbours is placed in each one of you as our public representatives.

7th generation theory, as it suggests, is that we look forward 7 generations when planning.

The children are our future and we owe it to our future generations to consider the impact on their health, and their children's kids health, and their babies health, and so forth.

Today, please consider ALL of their unheard voices too; some of which are too little to stand, let alone speak here today).

Below I have included some studies regarding the negative impacts of silica and other dust exposure, which are known by-products of open-pit gravel mining.

**The fetal and multi-generational impacts of silica dust exposure:**

1. "This 4-year birth cohort study began in 2011 as an adjunct study of the Japan Environment & Children's Study (JECS) involving three regions: Kyoto, Toyama and Tottori. The JECS participants of the three regions above who also agreed to participate in this adjunct study were enrolled prior to delivery. Light Detecting and Ranging (LIDAR) with a polarisation analyser, which can distinguish mineral dust particles from other particles, is used for exposure measurements. Outcomes are allergic symptoms for mothers and development of asthma and other allergic or respiratory diseases for their children." British Medical Journal (exposure to dusts, quartz, etc) via link <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4067890/>

2. Monitoring and reducing exposure of infants to pollutants in house dust (let alone silica dust)

"The health risks to babies from pollutants in house dust may be 100 times greater than for adults. The young ingest more dust and are up to ten times more vulnerable to such exposures."

<https://www.health.gov.bc.ca/library/publications/year/2019/BBC-7th-edition-FINAL-Nov2019.pdf>

3. *In vitro* developmental toxicity test detects inhibition of stem cell differentiation by silica nanoparticles. <https://doi.org/10.1016/j.taap.2009.07.019>

4. Silica and titanium dioxide nanoparticles cause pregnancy complications in mice (pregnancy and nanoparticles impact on fetus)

<https://www.nature.com/articles/nnano.2011.41>

### Impact on children

1. "HEALTH EFFECTS LATER IN LIFE "Child origins of adult disease" Chronic exposures may lead to: Early hearing loss (noise) Contact dermatitis (corrosive or irritant substances, cold, heat and humidity) Infectious and parasitic diseases Respiratory diseases (cotton, nitrous fumes, phosphorus and dust: silica, coal and asbestos) Neurological effects (lead, mercury and carbon monoxide) Anaemia (lead, benzene, malnutrition) Cancer (exposure to carcinogens) Mental disorders (working in isolation, child abuse, harassment) In some cases, the health effects of child labour can develop during adult life, as is the case of cancer. <> Radiological evidence of silicosis was found in children that had worked as agate grinders. A higher prevalence of tuberculosis among those children was also reported."

<https://www.who.int/ceh/capacity/occupational.pdf>

### Pregnancy

1. This case below is of someone who had DIRECT exposure (rather than indirect exposure which we as residents in the area would face). "Silicosis is a known occupational pulmonary hazard that results from inhalation of silicon dioxide, or silica in crystalline form. Workers with potential for exposure are miners, tunnel drillers, **quarry workers, sand blasters**, stone carvers, ceramic workers and **silica** flour production workers.<sup>1</sup> Exposure to crystalline dust leads to inflammation and scarring of lung tissue, and, ultimately, respiratory insufficiency.<sup>2</sup> The disease may be quite severe and progressive despite discontinuation of exposure. We report a case of a patient with silicosis in pregnancy with burst abdomen after caesarean section...We present a case of **silicosis in a 37-year-old pregnant woman**... She was referred to our hospital at 42 weeks of gestation with breathlessness and oligohydramnios. She... was diagnosed as having silicosis 2 years prior; she was on treatment. Following admission, she was evaluated for dyspnoea and underwent emergency Caesarean section for poor cervical dilation. She developed a burst abdomen on the third postoperative day with loops of gangrenous bowel protruding outside the abdomen."

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4480139/>

While taking in the submissions, please also consider the unheard voices.

Thank you for your time. Please do not hesitate to reach out for any further clarification or information regarding the peer review scientific evidence on this matter referenced. Additionally, am happy to provide further peer-reviewed data on the negative health impacts.

Yours in health,

Kerry

Registered Nurse, Masters in Nursing, Certificate in International Business Administration, CSC.

Did you know that residents may make further submissions as the day goes on citing the by-law # above in the subject line, and noting if in opposition/for the application.

## Kristen Tuff

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**From:** MICHAL KELLNER [REDACTED]  
**Sent:** Tuesday, February 2, 2021 3:57 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Opposing C-8082-2020

Do not open links or attachments unless sender and content are known.

Hello Councilors,

My name is Michal Kellner, and my wife and children live at 24207 Burma Road, directly across from Crestview Estates, and a stone throw from the proposed Scott Pit.

I wish to again urge you all to reject the re-zoning of the 600+ acres that LH owns, and also remind you that it has been rejected on two previous occasions, and should be rejected again [today](#) and for ever.

I have been listening to the live broadcast and seeing all the data that is shown and provided by experts in the field showing the many issues that LH has left off, including the unacceptable risks to the domestic use aquifer, the many health risks to the local residents and our surface water that so many living organisms utilize for their survival, including us the humans who voted you in to your positions.

No means No, let's all say it together to this LH application.

Michal K.

## Kristen Tuff

---

**From:** Angie [REDACTED]  
**Sent:** Tuesday, February 2, 2021 1:54 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Counsel,

I have a watching the live streamed hearing as much as possible today.

This morning the administrative staff member from Rocky View County stated that they have reviewed the documents submitted by Lehigh Hanson but when questioned, admitted to not have read completely, reviewed properly or considered the Residents Gravel Steering Committee document. This committee has submitted an extremely comprehensive document which rebuts just about all of Lehigh Hanson's (LH) submission (Mine Site Development Plan (MSDP)) and questions the work, findings and conclusions of Lehigh Hanson's paid consultants.

Can you please explain why this submission was not properly reviewed or considered when administration was making their decision regarding this project?

My husband and I strongly object to this project and I suggest that if any of you lived near to this site you too would oppose it.

Sincerely,  
Angie & Rick Lindstein  
12 Chamberlain Place  
Calgary AB  
T3R1B7



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Today's hearing  
**Date:** Tuesday, February 2, 2021 6:05:19 PM

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Do not open links or attachments unless sender and content are known.

After spending a good portion of my day watching this hearing, Is it not apparent at this point this evening that there is not one household in the areas surrounding the proposed pit that is in favour of such a mining operation? Experts believe that the reporting done by LHH is incorrect at best. I can't imagine tomorrow will show anything different.....  
Just say NO!

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - C-8082-2020  
**Date:** Tuesday, February 2, 2021 5:07:18 PM

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To put this in perspective regarding PM 2.5:

PM2.5 particulate matter is smaller than the 3 micron size N95 masks purport to filter out. Can you imagine having to filter your home to that extent? How would you do so in your yard or out and about in the neighbourhood? You would not.

Margit

**Kristen Tuff**

---

**From:** Melinda Olliver [REDACTED]  
**Sent:** Tuesday, February 2, 2021 3:59 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw 8082-2020

Do not open links or attachments unless sender and content are known.

Hello,

Thank you all for your time during this very long day. I have been watching the livefeed all day and have one question- why was the Applicant not questioned on the statement that AHS approves the project when the actual language submitted by AHS SHE was "does not have objection but would like to provide the following comments... (And the comments are fairly stringent concerns and requirements to be updated). Not objecting is not the same as approving and including comments/conditions creates a further divide.

Many thanks,  
Melinda Olliver

**Kristen Tuff**

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**From:** Garry Pangracs New [REDACTED]  
**Sent:** Tuesday, February 2, 2021 3:01 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8000-2020

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I have been listening to the presentations and have been amazed at the high quality especially by the geologist with 40 years' experience. I have lived on 42 rolling Acres Place for the last 30 yrs. and am about 1.5 miles from the Lehigh pit and after hearing the presentations I am more than ever opposed to the pit. I am a P. Eng. and have been involved in mining all my life including iron ore, coal, gold and oilsands: all in remote areas where no one wants to live. So in closing listen to the residents of Rocky View and say NO to the proposal.

Regards  
Garry Pangracs P.Eng.  
[REDACTED]

## Kristen Tuff

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**From:** Kelly Paulson [REDACTED]  
**Sent:** Tuesday, February 2, 2021 4:22 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - FW: (C-8082-2020) Opposed

Do not open links or attachments unless sender and content are known.

If I wasn't opposed before I sure I am now after taking the whole day off and watching every video presented to council. These are each independent voices asking for the same thing simply to have their voted council to listen to them. To those councillors who are not representing the area currently in question please consider your voters and how they will feel if you vote this in. How will they ever trust you in the future if you allow this to happen at this location? I am by no means capable of stating as many facts that my Bearspaw neighbours have an am so thankful that their education has provided such good opposition. I am very concerned the future litigation on Rocky View County if this is approved and it's residence end up with health issues. These videos will be used as evidence and you would not be able to deny. I am also offended for the people that have been working so hard to put together a case for the residents that the council has not reviewed the professional opinions and reviews ( unpaid) You are taking our dream home which we are working very hard to live at and resulting in us to potentially need to move to keep our young family safe and take a loss on our homes. Please this is simple. Plan this beautiful area better find another location and then plan appropriately. Listen to the council of the past and vote no for this.

Kelly

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Scott Property Gravel Pit  
**Date:** Tuesday, February 2, 2021 1:02:57 PM

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**Do not open links or attachments unless sender and content are known.**

Re: Landowner Circulation Map

I wish to comment on the format of this map which is included in the documentation for this hearing. The legend indicates Supported, Raising Comments and Opposed categories within the circulation area while the rest of the area is not categorized.

The non-categorized area of this map could be wrongly interpreted as belonging to landowners who have not participated in the hearing. As a residential landowner in Church Ranches, I would like to point out the Church Ranches section of land includes approximately 70 acres of a park system and my estimate of 20 acres for Rocky View Water Co-Op Ltd. If Rocky View's map had also specifically categorized land not owned by individual landowners, the opposition of Church Ranches by percentage of residents would have been even more obvious in this visual representation.

Thank you for any consideration of this thought.

Jim Pearson

73 Timber Ridge Way

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Fwd: 24039 Burma Rd: PL20200093/0094 Lehigh Hanson application - Gravel Mine - Bylaw C-8082-2020 We are Opposed  
**Date:** Tuesday, February 2, 2021 5:17:36 PM  
**Attachments:** [Letter to Rockyview County.pdf](#)

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Do not open links or attachments unless sender and content are known.

Good afternoon,

Please see attached letter for our opposition to this project.

For a business that is going to make millions from this project, they should have invested in getting more public engagement and PR. For example, I have reviewed their proposal they are clearly increasing noise in the area, impacting future development of the communities around it and they also introduce the risk of further environmental damage. I have reviewed their website and their plan. There are no benefits for people that are impacted by their project. For example, an action they could have taken was to connect the houses on Burma and surrounding areas that are still connected to water wells to connect them with Rocky view water coop water lines? Since they did not consult land owners in an effective way they can not propose this solution. I wonder if they did their homework?

Regards,  
Harp Pinglia  
[REDACTED]

Dear Rocky View Council

Re: **PL20200093/0094 Lehigh Hanson application - Gravel Mine - Bylaw C-8082-2020 We are Opposed**

We have resided in Bearspaw for 4 years we built our family home in 2016 per our development permit that stating this the area is designated as agricultural that is designated for future residential development. This decision made by Rocky View county was the reason I had decided to build a home in Bearspaw. My family and I, now with a baby on the way, now reside directly south across the street of the proposed application. It was very difficult to build a develop a house in this area, but we did so knowing that there was future investment opportunity in this area. The approval of such a project for 30+ year life of the Lehigh Hanson project will impact the value of my property, will have a negative impact on the environment, poses a risk for house like mine that use well water. With the proposed application we will see increased traffic in all directions, this is will impact cyclists and active people on rocky ridge rd NW while also introducing dust into the area. I work for a pipeline company and we do a lot of PR to people that are directly impacted by our projects, I have seen no such effort or engagement from Lehigh Hanson.

It is our understanding that this is the third application made by this same applicant, with the most recent one being rejected unanimously. The same reasons for that rejection still apply. There will be significant environmental effects, significant health consequences to residents and it will greatly interfere with the enjoyment of residences in all the properties surrounding the area.

More significantly, meaningful consultation should have occurred with affected residents. This has not occurred. We have been home almost exclusively since the middle of March due to the global pandemic and have not received any correspondence or had contact from Lehigh Hanson or its affiliates in that time other than notice of the application. For this application there Lehigh Hanson needs to make effort to engage and hear people who live in this area.

In conclusion, I hope Rocky View Council will use the prudent voice used in the previous two applications and reject this application. Thank you

Regards,

**NAME:** Satwinder, Charanjit, Harpreet Pinglia

**ADDRESS:** 24039 Burma Rd

**Date:** Feb 2, 2020



**Kristen Tuff**

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**From:** Susan Sage [REDACTED]  
**Sent:** Tuesday, February 2, 2021 3:51 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Fwd: Lehigh Hanson public hearing

Do not open links or attachments unless sender and content are known.

Sent from my iPhone

Begin forwarded message:

**From:** Susan Sage  
**Date:** February 2, 2021 at 1:26:30 PM MST  
**To:** questions@rockyview.ca  
**Subject:** Lehigh Hanson public hearing

Bylaw # C-8082-2020. Re-designation

Dear committee members,

I live in Bearspaw and strongly oppose the approval of this gravel pit due to its devastation upon our community with respect to our health, property value and for the protection of our precious wildlife.

Please consider that your decisions will have a devastatingly long and lasting effect on the residences of this area.

As a tax payer in Rocky View I would appreciate you voting against this request. We chose to live in a residential area, not an industrial area.

Kindest regards,

Susan Sage  
222 Grizzly Rise  
Cochrane AB  
T4C 0B5

Sent from my iPad

**Kristen Tuff**

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**From:** Troy Sedgwick [REDACTED]  
**Sent:** Tuesday, February 2, 2021 4:26 PM  
**To:** Division 8, Samanntha Wright; Public Hearings Shared  
**Cc:** Division 2, Kim McKylor; Division 7, Daniel Henn  
**Subject:** [EXTERNAL] - Re: Vehement opposition to bylaw C-8083-2020

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Resubmitting to include the publichearings@rockyview.ca email address.

Sent from my iPhone

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Troy A. Sedgwick  
President & CEO  
Rec Media Inc.  
Toronto / Calgary / Vancouver

On Feb 2, 2021, at 4:00 PM, Troy Sedgwick wrote:

To Whom It May Concern:

I am writing to express my vehement opposition to the proposed Lehigh Hanson gravel pit in Rockyview County.

I have many family members and friends residing in the vicinity of this proposed site, and the abhorrent monstrosity that is being proposed is completely outside the context of what that area of our city, and Rockyview County, should look like.

There are health risks, there are environmental consequences, there are Safety issues, there is aesthetic fallout. Gravel dust, trucks, noise, desecration of the landscape, impact to water tables and aquifers, the disruption and trauma to wildlife and fauna - the ramifications are endless.

And all ultimately affecting and lowering the quality of life of those that have chosen to call that area of Rockyview County their home.

Atrocious.

That the County is even considering this project defies logic. It causes one to ask if kickbacks are being received by council from the German company foisting this proposal upon the community.

It is my understanding in speaking with many members of the Rockyview County

community, that most, if not all, members of Rockyview County are opposed to this project.

To this end, I am calling for Rockyview County council to oppose/strike down this abhorrent proposal.

Remember that you are the elected officials of the people and residents of Rockyview County - you work for them.

I am hopeful that the Rockyview County council will govern themselves accordingly.

Sincerely,

Troy Sedgwick

Sent from my iPhone

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Troy A. Sedgwick  
President & CEO  
Rec Media Inc.  
Toronto / Calgary / Vancouver

**COMMB Approved**

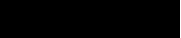
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W [www.recmedia.com](http://www.recmedia.com)

**Please consider the environment before printing this email**

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Re Public Hearing Bylaw C-8082-2020 Scott Property - Against  
**Date:** Tuesday, February 2, 2021 12:54:02 PM

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Do not open links or attachments unless sender and content are known.

Good Afternoon,

This note is from Rob and Nancy Staniland and our municipal address is 30315 Woodland Heights, Bearspaw. We have been watching the public hearing today are strongly **against** this proposed development. Our reasons for opposition align with those that have been raised by many others including:

1. Precedent of permitting such noise, traffic and health risk impacts in close proximity to Country Residential land use.
2. Potential for ground water impacts have not been adequately addressed in the proposal.
3. Complete incompatibility with Country Residential land use and conflict with the expressed values of Rockyview County.
4. Lack of demonstration of sufficient economic gain to the county that is worth the multitude of costs and negative effects on quality of life.
5. If this proposed development was rejected twice in the past, how can it be argued that it is now less damaging or so much more economically valuable.

Thank you,

Rob and Nancy Staniland.

**Kristen Tuff**

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**From:** Charles Taylor [REDACTED]  
**Sent:** Tuesday, February 2, 2021 2:48 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

The current presentation raises many concerns. In particular, Lehigh's application is to redesignate agricultural land to aggregate extraction. A key component of that decision must be the suitability of the land for that use. To make that decision, it is critical for Council to consider the technical issues in sufficient detail to determine the land's suitability for its proposed use.

The evaluation of the technical issues cannot be postponed to the development permit stage. That is too late: the land use will have already been changed without determining its suitability for the proposed use.

The serious concerns that are being raised regarding hydrology / water issues, as an example, must be resolved before suitability for gravel extraction can be determined. Lehigh has not demonstrated suitability since they have not addressed these concerns. As a result, Council needs to refuse the application.

There are many other reasons for skepticism but this suitability issue alone is sufficient to cause Council to reject the application.

Charles Taylor

## Kristen Tuff

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**From:** DOUGLAS MORRISON [REDACTED]  
**Sent:** Tuesday, February 2, 2021 4:02 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw - C-8060-2020

Do not open links or attachments unless sender and content are known.

Once again.

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**From:** "morrisondd"  
**To:** "Publichearings"  
**Sent:** Tuesday, February 2, 2021 3:58:18 PM  
**Subject:** I have 2 questions that need addressing

Q. Consultation is a mandatory requirement. Lehigh has completely failed. This is a present obligation that must be met. As there is non-compliance, the application must be rejected. The lands must remain country residential.  
- Not one resident has seen anyone from LH or their representatives have met and discussed with anyone in the entire area. They did have a show and tell with some flip charts as to why gravel is the best thing ever. That Councillors - this is not consultation!

Q. Aquifers are protected under the County Plan and the Bearspaw ASP. The assertion of a barrier is simply a fiction. This gravel pit will impact an aquifer and therefore must be rejected. The lands must remain country residential.

- If this company LH contaminate the aquifer that provides water to not only people here in Bearspaw but all surrounding areas. Once contaminated how do we rectify that issue - how would you hold LH's hand to that fire  
- God forbid. Everyone needs water - don't even think that they will not contaminate it - look at Spy Hill - they contaminated that water so.. This is a failed Project!

Doug Morrison  
Rocky View County

**From:** [REDACTED]  
**To:** [Public Hearings Shared; Michelle Mitton](#)  
**Subject:** [EXTERNAL] - Re: Bylaw C-8082-2020 gravel pit.  
**Date:** Tuesday, February 2, 2021 1:42:13 PM

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Do not open links or attachments unless sender and content are known.

Hi there, please submit below for consideration WITHOUT house number. We are residents of Gray Homestead. My bad. Regards. Brad and Candi Werenka

Hi Rocky View,

We are the owners of the residence at [Gray Way NW Calgary, AB T3R 1K7](#). We strongly oppose the project of the proposed gravel pit (Bylaw C-8082-2020). The reasons are listed as follow:

1. Health concerns. Dust/Silica We live in close proximity to the proposed site and travel by it on a daily basis. The dust/silica created by similar gravel pits has in many cases proven to cause significant health issues to residents in close proximity. This is despite the operators guaranteeing safe procedures and there being little or no follow up by the county or health authority's.
2. Health concerns. Ground water. There is a proven risk to ground water pollution based on similar gravel pits.
3. Health concerns. Excessive noise. There are real and proven health risks based on the noise levels generated by similar gravel pits and there often has been very poor follow up and monitoring to ensure noise guidelines are being adhered to.
4. Why should we allow a German company extracting our resources and wealth putting Canadians and residents of rocky view's health and property at risk?
5. Property value decrease.
6. Drop in Quality of life to residents who invested and moved to the beautiful County of Rocky View to enjoy the beautiful views, fresh air, clean water and wildlife.

Please use your most thoughtful consideration for the health and safety of the people you represent and reject this harmful proposal. There is great risk to the proposal and very very little benefit to be had. Thanks for your consideration.

Best regards,

Brad and Candi Werenka

Sent from my iPhone

## Kristen Tuff

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**From:** Rick Wise [REDACTED]  
**Sent:** Tuesday, February 2, 2021 2:01 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 Public Hearing

Do not open links or attachments unless sender and content are known.

RVC;  
The application for a very large open gravel pit mine immediately adjacent rural residential neighbourhoods is not acceptable and therefore needs to be turned down. This same application was rejected in 1994 and again in 2010 for all the right reasons. The rural population has only increased over the past 25 years and therefore this application now makes no sense at all as it is just too proximal to residents. The negative impact to residents health and the environment due to uncontrolled deadly silica dust, significant noise pollution 55 dB+ , certain damage to groundwater aquifers, increased truck traffic, and negative impact to our wildlife are all real reasons why this application needs to be turned down for the 3rd and last time.

I purchased my house and moved to Church Ranches in 2010 after RVC turned down the last application for a gravel pit. This seems like a big bait and switch to me. Why would you change land uses now?

Please go and spend a few hours next to the gravel pits 2-3 miles to the East of us and see for yourself. The dust in the air is atrocious and way higher than is acceptable to human health. Pay close attention to the noise pollution at this location as well. And now this German company wants to introduce this immediately next to rural residents. This is completely unacceptable. Please stop now.

Sincerely,  
Rick Wise  
11 Lone Pine Cr  
[REDACTED]



**Karen Jiang**

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**From:** JANET BALLANTYNE [REDACTED]  
**Sent:** February 2, 2021 9:52 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw 8082-2020 - Lehigh Public Hearing

Do not open links or attachments unless sender and content are known.

Question following up to staff report:

Staff has indicated that they did not review in detail the technical reports submitted on behalf of residents. Staff indicated that they relied solely on the technical reports submitted by Lehigh Hanson. Two questions come up from that:

- (1) Did staff make use of outside experts to assist them since RVC staff doesn't include experts such as hydrologist, etc.?
- (2) Did staff review the contracts between Lehigh and its technical consultants?

With respect to the first question – if they didn't, how have they determined that the Lehigh studies were adequate?

The reason for the second question is that many of Lehigh's technical studies indicate that the scope of the work they did as consistent with the terms of their contract with Lehigh. If staff haven't reviewed these contracts, how have they determined if the studies are adequate for the County to rely on in making its decision?

In contrast to the scope reports in Lehigh's technical studies, the scope reports in the technical studies submitted on behalf of the residents all state that they were prepared as independent, unbiased, objective professional assessments of the issues.

I would appreciate both an answer to these questions and assurances that Council seriously considers the implications of the answers.

Janet Ballantyne

**Karen Jiang**

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**From:** JANET BALLANTYNE [REDACTED]  
**Sent:** February 2, 2021 4:26 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Greetings:

I am troubled that Admin and Lehigh appear to think it is appropriate to push decisions on critical technical issues until the development permit stage. The DP stage is for sorting out detailed operating procedures – not to determine whether the application meets land use suitability. That is today's decision.

The Bearspaw ASP prohibits the permanent lowering of the water table. There has been enough evidence presented today to raise substantial questions about Lehigh's assertions that this will not happen. Council does not have anywhere close to sufficient evidence to conclude that the water table will not be affected. As a result, you need to deny the application today. It is too late to protect the water table after the application is approved. Without solid evidence that the water table is protected, you do not have adequate information to ensure that the applicant has demonstrated successfully that their land is suitable for its proposed use.

Based on this, the application needs to be denied.

Janet Ballantyne

**Karen Jiang**

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**From:** Anne-Marie Block [REDACTED]  
**Sent:** February 2, 2021 9:57 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

How is this called a fair hearing with all sides heard when Staff stated that they did not review any of the technical reports-their decision is based solely on Lehighs submissions. Outrageous!thousands of hours of work went into those reports submitted by residents. This will not go unnoticed Anne-Marie Block

Sent from my iPhone

**Karen Jiang**

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**From:** Anne-Marie Block [REDACTED]  
**Sent:** February 2, 2021 10:10 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Extra time allotted to applicant-Give me a break. Resident's submissions limited to 5 our 10 min with such restrictions that they otherwise wouldn't not accept. Definitely a one sided hearing.!!!

This hearing should have been postponed!

Council should vote NO based on procedural unfairness alone.

Anne-Marie Block

**Karen Jiang**

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**From:** Anne-Marie [REDACTED]  
**Sent:** February 2, 2021 12:47 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

**Question:** The approach of Lehigh is perfectly clear. Avoid answering everything and make no firm commitments. They would then have a change in land use designation in hand. The public is excluded from subsequent development permit stages. It is the obligation of an applicant to squarely address the impacts of its project now and not deflect into the future.

Thanks

Anne-Marie

**Karen Jiang**

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**From:** Anne-Marie [REDACTED]  
**Sent:** February 2, 2021 3:44 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Opposed bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

The County Plan must plan development to protect alluvial aquifers. This gravel pit will be situated on an alluvial aquifer and therefore gravel extraction is a completely unsuitable land use. The lands must remain country residential.

After listening to the expert videos, Gary Moroz, Essam Zaghoul, there is absolute proof that the aquifer will be irreparably damaged. As county staff failed to review the residents' submission before recommending this project to council, these videos are indispensable and must be taken not only into consideration but for their validity as opposed to LH by council.

Thanks  
Anne-Marie Block

**Karen Jiang**

---

**From:** Anne-Marie Block [REDACTED]  
**Sent:** February 2, 2021 4:10 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Opposed Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

The Bears paw Area Structure Plan designates these lands as having environmentally significant features. This features are to be preserved. The Lehigh application will destroy them. Gravel extraction cannot be allowed and comply with this requirement. The lands must remain country residential.

These environmental features include the 48 natural wetlands found on this property, the unique topography, the aquifer. Allowing mining operations by LH will destroy this land and consequently, negatively impact all the residents and wildlife in this area.

Thanks  
Anne-Marie Block

**Karen Jiang**

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**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 9:46 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Listening to the comments by Leigh about not looking at the landowners technical data and dismissing it: How can council accept that ?  
How can Lehigh state that they have consulted with this arrogant and dismissive attitude to directly affected landowners?  
How can Council accept the staff recommendation when they have not considered the community submissions?



**Karen Jiang**

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**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 9:52 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Lehigh's comments on the proposed conveyor belt are grossly inadequate. This demonstrates that their application is incomplete.  
How can RVC accept this? This was supposed to be their ace in the hole mitigation. Why would RVC and staff accept this?

**Karen Jiang**

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**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 9:59 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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Neither Lehigh or RV Staff have taken into account the feedback from residents. How can RVC approve this and punt it to a permitting process where residents will have no input. This is an unconscionable dereliction and abuse.

How can RVC justify this recommendation, especially given the size of the project, lack of upfront consultation, shoddy and inadequate technical submissions by Leigh.

How does RVC think this process is fair and objective? This process does not meet the current standards for consultation and full disclosure how is this acceptable?

**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 10:04 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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Why do they get extra time? Do residents get extra time?

How will residents get to rebut these blatantly biased and arrogant assertions by Leigh and County staff?

This process is clearly unfair.

**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 10:08 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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How can we be assured that council will have read the resident's submissions and watched all of the videos submitted? Council needs to prove they have done so. It seems that no one else has.

**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 10:13 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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This hearing is a beyond the pale in its bias and disdain for residents legitimate concerns. In any other jurisdiction this would not be acceptable or allowed.  
I hope council sees the same thing.

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 1:34:38 PM

---

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County staff having secret pre-meetings with Leigh just prior to "Public" hearing is just another example of them being captive and deeply biased.  
How is council going to address this? How is Council going to give residents input?

**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 1:50 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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This project would get nowhere in Germany as it would not meet "best practices" why would RVC not have the same expectations? Best practices are the same in any jurisdiction.

**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 2:13 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-C8082-2020

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Where is council?.....are you even watching? Are you listening? Make your presence known.



**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 2:56 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C 8082-2020

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How can Council address the following?

Lehigh's application does not support that the area is suitable for gravel mining.

Approving and leaving it up to permitting to deal with mitigation is a dereliction of councils fiduciary responsibilities? Residents will have no say in the permitting. Resident's massive oppositions and analysis has been ignored and not considered in the staff recommendations.

There is not commitment from Lehigh to mitigations, how will RVC enforce?

The way this has played out with the county over the years and especially with the proceedings today is appalling. How can the county go forward and say it takes resident concerns seriously?

**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 3:02 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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Staff stating the they only relied on Lehigh's submission for their recommendation is gross negligence and blows up any argument that there was meaningful consultation. The Application should be denied on this alone.

How is council going to deal with this?

**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 4:32 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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Lehigh Hanson's consultation is utterly deficient. Meaningful consultation standards require proponent's to directly engaged with directly affected stakeholders in person face to face at there kitchen table. Proponents are required to diligently and openly address concerns. The fact that there is universal objection means that they have failed. This is a "mega project" for RVC that required ongoing constitution and deep engagement. Lehigh Hanson's consultation did not achieve acceptance and social license.

Does the council fully understand how badly consultation has been botched and how the community has been disenfranchised. On this point alone the application must be denied.

**Karen Jiang**

---

**From:** CHRIS BLOOMER [REDACTED]  
**Sent:** February 2, 2021 5:04 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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Lehigh Hanson and RVC staff have not come close to making a sound technical case that the area is suitable for a massive gravel mine (mega project) and that there are fundamental technical risks to surface water and ground water. This is a core issue that would result in unmitigable environmental damages that would have impacts far beyond the mine operations. How can Council ignore this? Especially given the massive expert analysis from the community that shred Lehigh Hanson's Application. The community input must be included and should clearly result on a dismissal of the application.

## Karen Jiang

---

**From:** Bill & Sharon Corbett [REDACTED]  
**Sent:** February 2, 2021 12:36 PM  
**To:** Public Hearings Shared  
**Cc:** Block, Randall W.; John Weatherill; Janet Ballantyne; Martyn Griggs; P K SCHULDHAUS  
**Subject:** [EXTERNAL] - bylaw 8082-2020 opposition

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Have watched the process to date`and have the following comments on the process

- I expressed earlier concern about the process and in particular the unfairness of the live feeds for staff and the proponent. These concerns have been confirmed as I watch the process unfold. There is ongoing interaction between Council, Staff and the proponent with those in opposition left on the outside looking. In fact the question period between Council and the proponent representatives exceeded the time of the proponents submission. The proponent used this time to expand upon and in fact add to its submission This is procedurally unfair.

-The videos and audios I have seen so far are impressive and it is clear they will or should generate questions. There is no ability for Council members to interact with and ask questions of the authors of the video/audio presentations.

-Reeve Henns ruling that even questions to administration after the video/audio presentations cannot be asked in the context of the presentation but will be asked at the end of 7 hours of audio/visual presentations with no context ensures that the questions and answers will have little impact. This further creates a further imbalance in an already flawed process. THIS SHOULD BE RECONSIDERED AND CHANGED AFTER THE LUNCH ADJOURNMENT. I used capitals in hope that staff can bring this matter to the attention of the Reeve prior to the restart. The current approach is procedurally unfair. .

William/Sharon Corbett  
260061 Range Road 25

**Karen Jiang**

---

**From:** Bill & Sharon Corbett [REDACTED]  
**Sent:** February 2, 2021 1:03 PM  
**To:** Public Hearings Shared  
**Cc:** Block, Randall W.; John Weatherill; P K SCHULDHAUS; Janet Ballantyne; Martyn Griggs  
**Subject:** [EXTERNAL] - bylaw 8082 opposition

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Found the LH submission hypocritical and misleading. It is important to remember that this is LH's application. They choose the timing of it. They decided to proceed with it during a covid epidemic. To suggest that consultation was unfortunately limited by the covid crisis is disingenuous at best but based on past experience with LH is not surprising. Based on my communication with the community LH has no credibility. They use the buzzwords of "good neighbours" and "best practices" and make ambiguous and non enforceable promises but these are meaningless.

The discussions on the so called indemnity agreements were particularly offensive. We have been asking for months for details of these so called agreements but nothing was forthcoming. The provision in the original draft bylaw relating to them has been deleted from the draft now before you. The reason no details are provided is that LH does not want to make any actual firm, enforceable and meaningful commitments. The indemnity agreement issue was raised in 2010. LH has had lots of time to come up with a form but refuses to do so. The limited description of the so Called Property Value Indemnity in the MSDP makes it clear it only covers visual impacts and to a very limited number of people. Huffs statements made to obtain a redesignation approval are meaningless and unenforceable.

LH wants to leave all of its meaningful commitments to the DP stage where there will be limited to no resident input and it wants to do so with its designation in hand

William T Corbett

.

**Karen Jiang**

---

**From:** BillSharon Corbett [REDACTED]  
**Sent:** February 2, 2021 4:41 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Fwd: Bylaw 8082 opposition

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Sent from my iPad

Begin forwarded message:

**From:** BillSharon Corbett  
**Date:** February 2, 2021 at 4:36:00 PM MST  
**To:** publichearing@rockyview.ca  
**Subject:** Bylaw 8082 opposition

Clear that LH data totally unreliable and has been manipulated. Council cannot rely on unenforceable representations that fundamental issues will be addressed sometime in the future. The trust us approach from a company that in my opinion lacks credibility and has not earned trust is not acceptable.

William Corbett

Sent from my iPad

## Karen Jiang

---

**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 9:26 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - FW: C-8051-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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What a garbage video barely showing the estate homes that will become unsalable.

This is my professional opinion.

Also I had submitted 3<sup>rd</sup> party studies that show the decrease in values up to 35%

VIC COTTON AMP //  
PRESIDENT | MANAGING BROKER

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## Karen Jiang

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 9:27 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - FW: C-8051-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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You state minimizing impact.

You agree there will be impact.

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 9:28 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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There have been professional 3<sup>rd</sup> party studies that show the devastating aquifer damage with this development

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 9:32 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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- Crushing hours can change at any time as is the case with Burnco that has changed its hours late into the evening . We are 5kms away from Burnco and it keeps us up at night.

Please clarify that the pit can change hours at any time.

VIC COTTON AMP //  
PRESIDENT | MANAGING BROKER

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 9:33 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Set Backs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Set backs should be the same all around the proposed pit. Why is our set back only 100M from our property line and as high as 250M for other homes.

This is garbage.

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 9:36 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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So you review the applicants studies and not review the studies submitted by the publics professional.

How irresponsible

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**Karen Jiang**

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 9:38 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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Increase in traffic

Of course there is an increase in traffic. Increase in production will yield increase in traffic to haul the increase in production.

WVIC COTTON AMP //  
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**Karen Jiang**

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 10:09 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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Lehigh Cement Company LLC and Lehigh White Cement Company LLC [agreed](#) to pay a \$1.3 million civil penalty

Lehigh Cement settles lawsuit over water use

Plaintiff Saul Mendoza brings suit against Defendant Lehigh Hanson Heidelberg

Lehigh Cement faces sexual harassment suit

**Obviously not a good partner for the county**

VIC COTTON AMP //  
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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 10:32 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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I am opposed

Can the hours of operation be changed at any time as is the case at the Burnco pit.

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 10:38 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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### I am opposed

Property protection.

You would do an evaluation..... you are not real estate appraisal experts..

I will be conducting an appraisal of our property .... I will also be selling our home. Will the applicant cover the value differential.

Who will determine the value ?

Who will set the selling price?

The program present by the applicant is flawed in so many ways.

I am one of the top 5 mortgage brokers in Canada.

I have 10 appraisers that indicate our home will be unsalable or best case 35% decrease in value.

**VIC COTTON AMP //**  
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## Karen Jiang

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 10:42 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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### I am opposed

Well water mitigation

Replacing a well is a joke as the wells tap into the same aquifer.

All there responses from the applicant are after they are approved.

How long will we be drinking contaminated water before we realize the well has been impacted.

VIC COTTON AMP //  
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**Karen Jiang**

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 11:01 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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We are opposed

Using city noise standards in a country residential area is a joke.

WE DON'T LIVE IN THE CITY AND WANTED TO LIVE IN THE COUNTRY TO GET AWWY FROM THE NOISE

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## Karen Jiang

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 11:01 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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I am opposed

The applicant talks about views being the number one impact to home values.

This is incorrect.

The cancer causing dust  
Crushing  
Blasting  
Ongoing noise  
Light pollution

The applicant keeps talking about Crestview Estates impact

What about the impact to the Range Road 25 homes.

VIC COTTON AMP //  
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## Karen Jiang

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 11:01 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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I am opposed

Water CO-OP

There is a huge initial cost as well as ongoing financial cost.

This is an unacceptable alternative.

VIC COTTON AMP //  
PRESIDENT | MANAGING BROKER

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## Karen Jiang

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 11:02 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

Do not open links or attachments unless sender and content are known.

I am opposed

### Well Water

Will the applicant test our water every day!!!!!!

How long will our family be drinking contaminated water before the applicant gets around to testing.

VIC COTTON AMP //  
PRESIDENT | MANAGING BROKER

---



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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 11:01 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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**I am opposed**

Why are all the answers to questions definitive.

The answers are all:

- Maybe
- Possibly
- We'll deal with it as it happens
- Most likely

Nothing definitely

The applicant just tells council what they want to hear .

**VIC COTTON AMP //**  
**PRESIDENT | MANAGING BROKER**

---



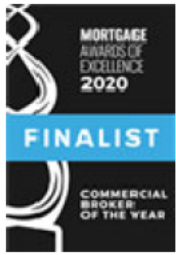
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**Karen Jiang**

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 11:02 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

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I am opposed

The applicant keeps saying minor impacts, slight impacts, very little impacts.

The applicant confirms there will be an impact to the surrounding land owners.

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PRESIDENT | MANAGING BROKER

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**Karen Jiang**

---

**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 11:26 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

Do not open links or attachments unless sender and content are known.

I am opposed

Burns

Why is my home less important than the other homes in the area

Burns should be the same night all around the pit

Vic Cotton  
President/Managing Broker  
Avenue Financial  
300, 1324 11Ave SW  
Calgary Alberta  
T3C0M6

Office 587.351.0221  
Cell. [REDACTED]

**Karen Jiang**

---

**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 1:05 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

Do not open links or attachments unless sender and content are known.

I am in opposition

I'm hearing that some councilors will not be on video .

How are we assured they are listening.

They should have made provisions for our poor internet connections and move to a better location

VIC COTTON AMP //  
PRESIDENT | MANAGING BROKER

---



Office: 587.351.0221 Fax 1.888.337.3306

Cell: [REDACTED]

Suite 300, 1324 11 Avenue SW Calgary, AB T3C 0M6

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**Karen Jiang**

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**From:** viccotton [REDACTED]  
**Sent:** February 2, 2021 1:10 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8051-2020

Do not open links or attachments unless sender and content are known.

I am opposed

Question

Would the applicant put a multi million dollar mitigation bond in place to be used to mitigate well and property value decrease.

Vic Cotton  
President/Managing Broker  
Avenue Financial  
300, 1324 11Ave SW  
Calgary Alberta  
T3C0M6

Office 587.351.0221  
Cell. [REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - C-8051-2020  
**Date:** Tuesday, February 2, 2021 1:46:29 PM

---

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I am opposed

Is the proposed conveyor belt powered by a diesel engine.

Does this not contribute to decreased air quality and increase in noise pollution.

Vic Cotton  
President/Managing Broker  
Avenue Financial  
300, 1324 11Ave SW  
Calgary Alberta  
T3C0M6

Office 587.351.0221  
Cell. [REDACTED]



## Karen Jiang

---

**From:** Mardelle Gamble [REDACTED]  
**Sent:** February 2, 2021 10:06 AM  
**To:** Division 1, Mark Kamachi; Division 2, Kim McKylor; Division 3, Kevin Hanson; Division 4, Al Schule; Division 5, Jerry Gautreau; Division 6, Greg Boehlke; Division 7, Daniel Henn; Division 8, Samanntha Wright; Division 9, Crystal Kissel; Al Hoggan; Public Hearings Shared  
**Cc:** Minister.MunicipalAffairs@gov.ab.ca; Fraser Gamble  
**Subject:** [EXTERNAL] - Public Hearing - Feb 2, 2021 - Division 8 - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and Processing This item has attachments. File: PL20200093 (06605001/002/003/004/005) - ITEMS OF GREAT CONCERN IN PRESENTATION

Do not open links or attachments unless sender and content are known.

Good Morning,

We would like to add to our letter sent dated Jan 17, 2021 OPPOSING the gravel application by Lehigh Hanson on the Scott Property.

In the letter it was stated:

1. PM 2.5 is a known CARCINOGEN

2. Harvard University one of the most respected universities in the world has completed study clearing stating that PM 2.5 in the presence of Covid 19 INCREASES DEATH.

<https://projects.iq.harvard.edu/covid-pm/home>

3. This would be a direct violation of the Social Contract in our community.

[https://www.qp.alberta.ca/1266.cfm?page=m26.cfm&leg\\_type=Acts&isbncln=9780779791484](https://www.qp.alberta.ca/1266.cfm?page=m26.cfm&leg_type=Acts&isbncln=9780779791484)

What has been noted with GREAT CONCERN is:

In an article written by the Calgary Herald it stated:

<https://apple.news/Ajl7ZwRg7Sd6hDqAIP8Dsja>

In the administration's report, Alberta Health Services raised no objections to the project but did express concerns about a report done for the company that dismisses the threat posed by dust particles.

“(AHS ) feels that more scrutiny is necessary for coming up with this statement,” said AHS, which also said predicted levels of air pollution at sites of Crestview states “either approach or exceed the one-hour and 24-hour air quality objectives and are significantly higher than baseline levels.”

The county administration states AHS raised no objections when indeed they have.

And, as stated just now in the council meeting, it was stated that county administration DID NOT review the technical studies that the residents submitted.

How is this a fair, transparent, open process?

Also note that we, residents of Silverwoods Drive DID NOT receive documentation as Lehigh stated we received. Further as well to Lehigh statement they have reached out to residents and listened, if they truly had they would not be applying at all. The overwhelming multi year consistent message has been NO!

Also note that the current speaker for Lehigh Hanson states the pit will not be visible behind the burm. Yes, it will be - from my 14 year old's daughter's bedroom. She will see the pit directly from her bedroom.

Note, that if this gravel pit is approved this is anything but over and the residents will continue to take all actions necessary, including legal action, to ensure we continue to live in a healthy, rural residential community that is consistent with the social contract that exists within our community. Our lives literally depend on it.

Sincerely,

Mardelle and Fraser Gamble  
Silverwoods Drive

On Jan 17, 2021, at 5:28 PM, Mardelle Gamble [REDACTED] wrote:

Please find attached our letter of ongoing opposition

Your response that it has been received and understood will be implied.

**Karen Jiang**

---

**From:** Mardelle Gamble [REDACTED]  
**Sent:** February 2, 2021 2:51 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Good Morning,

We would like to add to our letter sent dated Jan 17, 2021 OPPOSING the gravel application by Lehigh Hanson on the Scott Property.

In the letter it was stated:

1. PM 2.5 is a known CARCINOGEN

2. Harvard University one of the most respected universities in the world has completed study clearing stating that PM 2.5 in the presence of Covid 19 INCREASES DEATH.

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[https://www.qp.alberta.ca/1266.cfm?page=m26.cfm&leg\\_type=Acts&isbncln=9780779791484](https://www.qp.alberta.ca/1266.cfm?page=m26.cfm&leg_type=Acts&isbncln=9780779791484)

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<https://apple.news/AjI7ZwRg7Sd6hDqAIP8DsjA>

In the administration's report, Alberta Health Services raised no objections to the project but did express concerns about a report done for the company that dismisses the threat posed by dust particles.

“(AHS ) feels that more scrutiny is necessary for coming up with this statement,” said AHS, which also said predicted levels of air pollution at sites of Crestview states “either approach or exceed the one-hour and 24-hour air quality objectives and are significantly higher than baseline levels.”

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they truly had they would not be applying at all. The overwhelming multi year consistent message has been NO!

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Sincerely,

Mardelle and Fraser Gamble  
Silverwoods Drive

**Karen Jiang**

---

**From:** Martin Gauthier [REDACTED]  
**Sent:** February 2, 2021 9:41 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

I live at 24 Cody Range Way and own 31035 Woodland Way.  
I am opposed to the proposed development plan.  
I have previously submitted my written comments but would like to build on them.

I am curious on a few fronts:

What were the discussions around the sound impact of the gravel pit on 85th? Because the ongoing operation of this site leads to constant low frequency noise even to the distance of Cody Range.  
The proposed times for the crushing at the Scott property overlap with supper time. This will interfere with our enjoyment of the outdoor spaces which were a large part of our reasons to move to Church Ranches.

I am also curious why there was a public engagement piece in the administration's representation at all if those submissions were not reviewed by the administration. Is this purely for form? There are families who live nearby, clearly many of whom are in opposition. The operators of the gravel pit will not have their day to day lives impacted by noise.

Also in approving the residential neighborhood on the SW corner of the section, what was the county's long term plan?

If the argument is financial, were other options explored? i.e. approving a country residential community in that area is more aligned with existing development and will generate substantial tax revenue at current prices.

Thank you

Martin Gauthier  
[REDACTED]

**Karen Jiang**

---

**From:** Martin Gauthier [REDACTED]  
**Sent:** February 2, 2021 10:37 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Re: Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

I live at 24 Cody Range Way and own 31035 Woodland Way.  
I am opposed to the proposed development plan.

Based on comments raised by the expert offered by Lehigh Hanson, it seems they are only accounting for property value decreases of adjacent properties. There is existing evidence that property values are affected further out than immediately adjacent, any strategies to mitigate the impact on my property value when it is sold? Potential buyers have already expressed concern at the number of properties for sale in the area without directly referring to the gravel pit.

Also why is the developer allowed to manage the assessments despite a clear conflict of interest?

Thank you.

On Tue, Feb 2, 2021 at 9:41 AM Martin Gauthier [REDACTED] wrote:

I live at 24 Cody Range Way and own 31035 Woodland Way.

I am opposed to the proposed development plan.

I have previously submitted my written comments but would like to build on them.

I am curious on a few fronts:

What were the discussions around the sound impact of the gravel pit on 85th? Because the ongoing operation of this site leads to constant low frequency noise even to the distance of Cody Range.

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If the argument is financial, were other options explored? i.e. approving a country residential community in that area is more aligned with existing development and will generate substantial tax revenue at current prices.

Thank you

Martin Gauthier  
[REDACTED]

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 10:47:41 AM

---

Do not open links or attachments unless sender and content are known.

Councillors,

I worked hard to get my audio submission down to 10 minutes. I cannot extend it now it has been submitted. You gave LH an extra five minutes. How is that fair?

Martyn Griggs

**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 11:17:02 AM

---

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Councillors,

Re: Height of berms and noise,

I assume Lehigh does not expect any residents to go for a sleep during the day! Because you will get noise. Berms are not high enough to attenuate noise at the upper level of a house and assume you only sleep at night!

I assume Lehigh has also made the assumption that there are no young children or babies living in Bearspaw, who just may be trying to sleep during Lehigh's working hours\!

Martyn Griggs



**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020  
**Date:** Tuesday, February 2, 2021 12:15:23 PM

---

Do not open links or attachments unless sender and content are known.

Lehigh Hanson actually admitted that water will drain from the proposed pit into the Bow River watershed. Based on my understanding that definitely requires a Federal Government Environmental Review by the Federal Ministry responsible for such issues. Has that review been undertaken? What were its results?

Martyn Griggs

**Karen Jiang**

---

**From:** Martyn [REDACTED]  
**Sent:** February 2, 2021 12:25 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

I heard staff report that they had not reviewed the independent, unbiased, professional and credentialed expert evidence supplied by residents. Staff admitted that they only reviewed evidence submitted by Lehigh Hanson and their paid consultants. Lehigh Hanson's paid consultants are not independent and they are biased, manipulating their reports to disclose what Lehigh wants them to say to support their application. Indeed the paid consultants AECOM will no doubt profit generously if this application is approved.

Will Councillors now review the independent, unbiased, professional and credentialed expert evidence supplied by residents, BEFORE VOTING so that they are more educated on the issues and can vote with a more balanced point-of-view?

Martyn Griggs

**Karen Jiang**

---

**From:** Martyn [REDACTED]  
**Sent:** February 2, 2021 12:36 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Hello Councillors,

I believe it is totally unacceptable forcing council members to gather their questions until after all audio/video's of objections are completed (say in 2 or 3 or 4 hours time). I believe I heard someone say there are 7 hours of objections! When the questions are eventually asked, how is anyone going to remember what was said in the presentation from 7 hours and 50+ presentations ago?

This smacks of a very undemocratic process and does not allow Councillors to ask relevant questions when the issue is fresh in mind!

Would the Chairman/Reeve explain why he took this undemocratic decision and how does he plan to make up for this democratic defficiency?

Martyn Griggs

**Karen Jiang**

---

**From:** Martyn [REDACTED]  
**Sent:** February 2, 2021 12:55 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Hello Councillors,

I was shocked to hear Staff advise that they were in discussion with the applicant yesterday. This followed up on Staff's early clear admission that it had not even reviewed the submissions of residents (referred in a previous email to you), including independent, unbiased experts as opposed to Lehigh, paid consultants.

Do Councillors not see this as a rather one-sided biased process?

Martyn Griggs

**Karen Jiang**

---

**From:** Martyn [REDACTED]  
**Sent:** February 2, 2021 2:34 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Re: Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Hello Councillors,

Lehigh Hanson has made no commitments for any mitigations, despite what they claim. Lehigh Hanson has not made any commitments to residents regarding future water quality from the aquifer. Lehigh Hanson has not made any commitments to residents regarding loss of property values. Lehigh Hanson has not made any commitments to residents regarding reclamation and how it intends to fund it. Lehigh Hanson has not engaged in any public consultation with affected residents.

Lehigh Hanson's approach is very clear: Do not answer definitively on any question; make no commitments; defer everything to the Development Permit Stage where the Public is Excluded.

The applicant must address all of the residents concerns now, at this application, and not defer to the future.

How are Councillors going to hold Lehigh Hanson to account on any metrics in the future if you can't get any basic details from them at an application?

Again, Lehigh Hanson will make no commitments at this application because they want to address any issues at the Development Permit Stage with a Land Change Use in Hand, when both landowners are at their weakest position (no standing) and RVC is weak, because it is committed with no bargaining power, so that they can extract the maximum concessions for themselves. Vague promises by Lehigh Hanson, at this stage are rendered useless.

Again, how will RVC hold Lehigh Hanson to account on any metrics in the future if you can't get any basic details from them at an application?

Martyn Griggs

**Karen Jiang**

---

**From:** Martyn [REDACTED]  
**Sent:** February 2, 2021 4:37 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Hello Councillors,

The staff report on the land use re-designation (p. 4 of 1104) states under the *County Plan* heading that “The goals of the Natural Resource policies are to support the extraction of natural resources in a manner that balances the needs of residents, industry, and society, and to support environmentally responsible management.

The County currently does not have a comprehensive set of performance standards or spatial policies against which aggregate development can be assessed. **However, the technical assessments provided and the resulting policies presented in the MSDP do not effectively address how any adverse impact of aggregate extraction on existing residents, adjacent land uses, and the environment would be managed and mitigated to an acceptable level.”**

County Staff is using the technical assessments as evidence of compliance with the County Plan goals, as a justification for current land use re-designation. That requires the validity of those technical assessments to be evaluated against the residents evidence now, and not in the future. It is procedurally unfair to rely only on the flawed Lehigh reports and ignore landowner experts.

This is one of a number of key shortcoming in Lehigh Hanson's technical information that raises the question that there needs to be a sufficient technical assessment of Lehigh's proposal to determine if the land is actually suitable for gravel extraction. Rocky View County cannot punt all the technical issues to the development permit stage, as Rocky View county has failed to answer the suitability question, which is key to the land use choice.

Martyn Griggs

**Karen Jiang**

---

**From:** Martyn [REDACTED]  
**Sent:** February 2, 2021 5:14 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Hello Councillors,

The Bearspaw Area Structure Plan prohibits permanently lowering the water table. Landowner evidence demonstrates that this result is inevitable. These lands are therefore completely unsuitable for gravel extraction. The lands must remain country residential.

Aquifers are protected under the County Plan and the Bearspaw ASP. The assertion of a barrier is simply a fiction. This gravel pit will impact an aquifer and therefore must be rejected. The lands must remain country residential.

These are yet further key shortcomings in Lehigh Hanson's technical information that raises the question whether there has been a sufficient technical assessment of Lehigh's proposal to determine if the land is actually suitable for gravel extraction.

Rocky View County cannot punt all the technical issues to the development permit stage, as Rocky View county has failed to answer the suitability question, which is key to the land use choice.

The evidence presented today by the Residents and their independent, unbiased expert opinions raise substantial questions about Lehigh's promises that "everything will be ok, trust us".

RVC has not been provided any evidence to conclude that the water table (Paskapoo Aquifer) will not be affected.

Given all of these chronic shortcomings, there is no basis for RVC to approve this application

Martyn Griggs

**Karen Jiang**

---

**From:** Joel Block [REDACTED]  
**Sent:** February 2, 2021 1:01 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Question:

How does the Administration recommend approval while disregarding the landowner submitted evidence?

--

Joel Block



**Karen Jiang**

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**From:** Joel Block [REDACTED]  
**Sent:** February 2, 2021 1:01 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

CTV News is reporting that County Staff has admitted they did not review technical or other submissions from residents, and relied only on information from Lehigh Hanson in developing their approval recommendation. This recommendation must be viewed as biased and invalid, and this application must be rejected.

--

Joel Block

**Karen Jiang**

---

**From:** Joel Block [REDACTED]  
**Sent:** February 2, 2021 1:03 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Hello,

As the area is frequented by migrating birds, how does the proponent plan to mitigate the effects of the gravel pit on migratory birds. What plan has been developed?

--

Joel Block

**Karen Jiang**

---

**From:** [REDACTED]  
**Sent:** February 2, 2021 9:09 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Council... it is beyond belief to me: after reading all the submissions by affected residents that Administration has decided to recommend the approval of an open pit mine in the residential area of Bearspaw.

Janet Jones  
226 Church Ranches Way

**Karen Jiang**

---

**From:** [REDACTED]  
**Sent:** February 2, 2021 9:09 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Do not open links or attachments unless sender and content are known.

Do Councilors honestly think that this sham virtual show in lieu of a "Public" hearing is FAIR to Bearspaw residents in Rocky View County?  
Especially when Lehigh Hanson made no attempt to engage residents during the current pandemic.  
This proceeding should be postponed until it can be attended by residents in person.

JANET JONES  
226 Church Ranches Way

## Karen Jiang

---

**From:** Andrew Kolody <[REDACTED]>  
**Sent:** February 2, 2021 11:16 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and Processing - Opposition Submission/Comments/Questions

Do not open links or attachments unless sender and content are known.

Hi, I am a homeowner at 39 Church Ranches Blvd. IN STRONG OPPOSITION of the above-noted application by Lehigh Hanson and have had an opportunity to listen into today's hearing on Lehigh Hanson's application and consider the same.

- 1) Landowners in Bearspaw OVERWHELMINGLY do not support Lehigh Hanson's application. There are other lands in Rocky View County which would be better suited for aggregate extraction and which do not have as dense country residential development. Clearly, Lehigh Hanson keeps raising the same application again and again, the application has been rejected twice already and residents are extremely frustrated that these applications keep coming up, especially given previous rejections. If Council rejects this application (which I and my family strongly urge it to do), council should address this specific property and no longer permit it in the future for aggregate extraction. This land designation change is incompatible with a country residential neighbourhood which is what Bearspaw is and which the Bearspaw ASP calls for. The proposed application UNDULY affects the neighbourhood.
- 2) The fact that Lehigh Hanson even needs to propose an indemnification programs evidences that aggregate extraction is not compatible to the Bearspaw ASP as the risks UNDULY (or may UNDULY) affect neighbouring landowners.
- 3) Property value protection plan is insufficient, there is much information provided by the Opposition residential landowners that there would be negative property value implications in addition to only those that are adjacent lands.
- 4) Water well indemnification program indemnification is insufficient, what about residents that are not directly adjacent?
- 5) Why is the crushing to take place in the SW corner of the subject lands? Why wouldn't they crush at their existing property?
- 6) Lehigh is not legally obligated to implement its indemnification program – these are still being developed and there is no legal assurance that whatever gets developed will be acceptable to the whole community and not solely the adjacent landowners.
- 7) Has council and Lehigh Hanson considered the opposition's expert reports? It would be helpful to have Lehigh Hanson's views (and their experts views) on why they do not agree with the competing expert views on noise, well water, dust, etc.
- 8) Council needs to strongly consider the HUGE opposition to this aggregate extraction pit relative to the few supporting views (only 2 of which are even lose to the aggregate pit).

- 9) The Rocky View Water Co—Op is located close to the proposed Lehigh Hanson lands, why wouldn't Lehigh Hanson indemnify Rocky View Water Co-op for additional costs it may incur in treating water do to additional dust and environmental impacts?
- 10) Council should consider significantly increasing the minimum setbacks from 150 meters on the SW corner if it were to agree to this application.

Thanks,

Andrew Kolody

## Karen Jiang

---

**From:** Andrew Kolody [REDACTED]  
**Sent:** February 2, 2021 11:52 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and Processing - Opposition Submission/Comments/Questions

Do not open links or attachments unless sender and content are known.

Hi, I am a homeowner at 39 Church Ranches Blvd. IN STRONG OPPOSITION of the above-noted application by Lehigh Hanson. I just heard the administration's shutdown of Samantha Wright's questions as videos (only got through 2 videos) were playing. Unbelievable that questions would be shut-down in such a manner given Covid-19 restrictions do not permit in-person hearings and the normal course of applications. I strongly urge that this position be reconsidered.

Thanks,

Andrew Kolody

---

**From:** Andrew Kolody  
**Date:** Tuesday, February 2, 2021 at 11:16 AM  
**To:** "publichearings@rockyview.ca"  
**Subject:** Bylaw C-8082-2020 - Redesignation Item – Aggregate Extraction and Processing - Opposition Submission/Comments/Questions

Hi, I am a homeowner at 39 Church Ranches Blvd. IN STRONG OPPOSITION of the above-noted application by Lehigh Hanson and have had an opportunity to listen into today's hearing on Lehigh Hanson's application and consider the same.

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3. Property value protection plan is insufficient, there is much information provided by the Opposition residential landowners that there would be negative property value implications in addition to only those that are adjacent lands.
4. Water well indemnification program indemnification is insufficient, what about residents that are not directly adjacent?

5. Why is the crushing to take place in the SW corner of the subject lands? Why wouldn't they crush at their existing property?
6. Lehigh is not legally obligated to implement its indemnification program – these are still being developed and there is no legal assurance that whatever gets developed will be acceptable to the whole community and not solely the adjacent landowners.
7. Has council and Lehigh Hanson considered the opposition's expert reports? It would be helpful to have Lehigh Hanson's views (and their experts views) on why they do not agree with the competing expert views on noise, well water, dust, etc.
8. Council needs to strongly consider the HUGE opposition to this aggregate extraction pit relative to the few supporting views (only 2 of which are even lose to the aggregate pit).
9. The Rocky View Water Co—Op is located close to the proposed Lehigh Hanson lands, why wouldn't Lehigh Hanson indemnify Rocky View Water Co-op for additional costs it may incur in treating water do to additional dust and environmental impacts?
10. Council should consider significantly increasing the minimum setbacks from 150 meters on the SW corner if it were to agree to this application.

Thanks,

Andrew Kolody



**Karen Jiang**

---

**From:** Ron Lefebvre [REDACTED]  
**Sent:** February 2, 2021 10:39 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Equipment in the Scott Pit- Todays hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Do not open links or attachments unless sender and content are known.

Councillor Wright asked about the equipment in the pit. If there are approx. 300 working days at 11 hrs per day (both maximum)there are 3300 working hours available in a year. To extract 2M tons per year that loader will have to load at least 606 tons per hour or 10 tons per minute. That sounds like a pretty good loader. I suspect that many more than one loader is required. Please advise.

Ron Lefebvre  
31 Lone Pine Cres

**Karen Jiang**

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**From:** Ron Lefebvre [REDACTED]  
**Sent:** February 2, 2021 12:51 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C8082-2020 Public Hearing today Feb 2 2021

Do not open links or attachments unless sender and content are known.

During today's question period one of the presenters said that it would take 20 minutes for the conveyor to be clear of gravel at the end of the day. For the last gravel loaded to reach the end of a 4.5 Km conveyor the conveyor would need to run at a speed of 13.5 kilometres per hour. How fast will the conveyor run and if slower than that, is it expected that it will run later than the 8pm shutdown time or would gravel loading stop earlier than 8 pm to accommodate the time difference?

Ron Lefebvre  
31 Lone Pine Cres

**Karen Jiang**

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**From:** Ailsa Le May [REDACTED]  
**Sent:** February 2, 2021 10:14 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

Hello. Further to the conveyor discussion and the LH representative explaining how efficient it is, please show the conveyor's plans and if no plans were submitted explain how this is a point of discussion when no actual plans have been submitted regarding the conveyor itself.

Specifically:

- design
- dust study
- noise study
- measures to be undertaken in the event the conveyor breaks down.

Thx  
Ailsa Le May

**Karen Jiang**

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**From:** Ailsa Le May [REDACTED]  
**Sent:** February 2, 2021 10:45 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Re property value devaluation:

- Is the County going to perform an independent property value study? What is the standard for property devaluation assessment? Why is LH considering adjacent properties only for a gravel mine of this magnitude?
- Why was there landowner notification area within 2 km if the adjacent properties only are being considered? What modeling has been done to ensure financial impacts are not present within a much larger radius?
- Is the County going to cover the costs of property re-assessments as our taxes will need to be lowered to account for devaluation?

Thx  
Ailsa

**Karen Jiang**

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**From:** Ailsa Le May [REDACTED]  
**Sent:** February 2, 2021 4:47 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Dear Counsellors. I am watching this meeting online as this is the only way I have access as a landowner. It is completely unbelievable that Lehigh Hanson consultants get a seat at the table and extra time to discuss their points and I have been relegated to review their work and comment online in a technical submission, which the **RVC staff have stated they did not need to look at!** Your own staff member stated that they communicated with the proponent as recently as yesterday to discuss this application.

Lehigh Hanson has not done any proper community consultation. That in itself is non-compliant and the basis for rejection. The process is completely biased and I hope that you recognise this. This application to re-designate lands needs to be rejected NOW. County cannot afford to punt any decisions into the future.

Please reject this application once and for all.

Thanks you,  
Ailsa Le May

**Karen Jiang**

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**From:** Teri Lipman [REDACTED]  
**Sent:** February 2, 2021 9:47 AM  
**To:** Public Hearings Shared  
**Cc:** Samanntha Wright; Mike & Adri Edwards  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

I find it incomprehensible that only the technical data of the applicant has been considered by the county administration while the technical data of the public has been swept aside without consideration. Especially with the slant that it has been presented to AHS.

Rod Lipman  
12 Crestview Estates

Sent from my iPad

**Karen Jiang**

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**From:** Teri Lipman [REDACTED]  
**Sent:** February 2, 2021 10:06 AM  
**To:** Public Hearings Shared  
**Cc:** Samanntha Wright  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

I'm confused as to what the reduced hours of operation are, in relation to diminishing noise impacts.  
I understand hours of operation for all activities--excavating, crushing and loading--will be from 7 am to 8 pm.  
So is 7 am to 8 pm the reduced hours?

Teri Lipman

Sent from my iPad

**Karen Jiang**

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**From:** Teri Lipman [REDACTED]  
**Sent:** February 2, 2021 11:02 AM  
**To:** Public Hearings Shared  
**Cc:** Samanntha Wright  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

I think from my perspective, this is a public hearing so "getting deep in the weeds" and having detailed questions answered, is very relevant and no attempt should be made to stifle ANY questions.

Teri

Sent from my iPad



## Karen Jiang

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**From:** Teri Lipman [REDACTED]  
**Sent:** February 2, 2021 11:08 AM  
**To:** Public Hearings Shared  
**Cc:** Samanntha Wright  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

LH wants this pit, Bearspaw has not wanted it - since 1994. LH has been trying to feed an entire community this agenda without listening to the community saying NO - LH is saying they are not open to engagement in taking any other direction, selling the land and relocating for example.

It's not neighbourly being a corporate bully.

Teri

Sent from my iPad

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 9:36 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

The live streaming has failed, is the meeting now being postponed?  
When the live stream was working the audio was awful, how are we supposed to understand what is happening when we can barely hear!

Martin Jones

Cell [REDACTED]

226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 9:54 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Regarding the crushing question which was poorly answered by administration. The crusher is a permanent feature and often runs continually, our house is about 4km from the Star pit crusher and we regularly hear it, it would be horrible for all residents adjacent to the Scott property, making their lives a misery and their properties worthless

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

---

**From:** [REDACTED]  
**Sent:** February 2, 2021 9:58 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

LH has just allowed extra presentation time that is grossly unfair to residents who have been denied live representation, outrageous, do we all now get extra time for our audio and video presentations?

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 10:05 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

RVC is charging a levy per ton of gravel extracted how would that revenue compare with the same parcel of land being 2 acre residential lots?

Here's my napkin math 600 acres = 300 residential properties

300 properties @ \$5K property tax would generate \$1.5M per year, \$37.5M over 25 years and ongoing

What is the economic benefit to RVC?

Martin Jones

226 Church Ranches Way

**Karen Jiang**

---

**From:** [REDACTED]  
**Sent:** February 2, 2021 10:24 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Question for Daniel Henn, quote 'We need more gravel'

Please tell us how much gravel is already at hand at the Star pit and other pits in this area and how many years at current consumption that supply will last?

Where is the proof we need more gravel?

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 10:37 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

Who determined the property protection plan area, it's nowhere near large enough to cover the losses of other residents in the area, will RVC be amending the property protection plan area to a realistic size?

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 10:41 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - RE: Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

The property protection plan is flawed and greatly favours LH, it needs to be put in the hands of a totally independent body, how can this change be made?

Martin Jones  
226 Church Ranches Way



**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 10:46 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

Specifically where is gravel required in RVC that cannot be supplied by the numerous existing pits in the surrounding area?

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 10:58 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - RE: Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

I believe RV Water Coop shares currently cost \$26,000 and are subject to existing infrastructure availability meaning the cost per residence could be much higher to obtain a service, who would cover this cost potentially unaffordable cost to some residents

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 11:03 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - FWD: RE: Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

When a residents well fails its may not be possible for the residents to continue living at the property, will LH be providing alternative housing when this occurs ?

|| Martin Jones  
|| 226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 11:06 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

The well protection program needs to be in the hands of a totally independent body, not LH, will council be insisting on this change to LH's application.

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 11:13 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

Who monitors the 60 acre operating area? As the pit grows in size and depth how is the existing excavation outside of the 60 acre operating area set aside, how is that even possible, would there be roads passing through these areas, what does this set aside even mean, is it fenced off and like a no go area, isn't this just smoke and mirrors! Please explain?

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 11:20 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

When driving by the Star pit on 85th st the dust cloud is like a fog with the same monitoring and safety standards as this proposed mining pit, how is this possibly acceptable in a residential area, please explain?

Martin Jones

226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 11:29 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - RE: Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

What run off considerations have been made that will result from the berm adjacent to Crestview estates, where will the water go, will any of the homes or RVC roads be at risk from flooding and water damage and who would cover this cost?

Martin Jones  
226 Church Ranches Way

**Kristen Tuff**

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**From:** martin [REDACTED]  
**Sent:** Tuesday, February 2, 2021 1:45 PM  
**To:** Public Hearings Shared  
**Subject:** FW: RE: [EXTERNAL] - RE: Bylaw C-8082-2020 - opposed

----- Original message -----

**From:** MMitton@rockyview.ca  
**Date:** 2/2/21 13:40 (GMT-07:00)  
**To:** [REDACTED] hearings@rockyview.ca,  
LegislativeServices@rockyview.ca  
**Subject:** RE: [EXTERNAL] - RE: Bylaw C-8082-2020 - opposed

Good afternoon,

Please resubmit your comments starting to [publichearings@rockyview.ca](mailto:publichearings@rockyview.ca) and they will be included in the hearing.

If you have any further questions please do not hesitate to let us know.

Thank you,

Michelle

**Michelle Mitton, M.Sc**  
Legislative Coordinator – Legislative Services

**Rocky View County**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

---

**From:** martin  
**Sent:** Tuesday, February 2, 2021 1:38 PM  
**To:** Hubbauer ; hearings@rockyview.ca; Legislative Services Shared  
**Subject:** [EXTERNAL] - RE: Bylaw C-8082-2020 - opposed

Do not open links or attachments unless sender and content are known.

----- Original message -----



From: Hubbauer [REDACTED]

Date: 2/2/21 13:09 (GMT-07:00)

To: [hearings@rockyview.ca](mailto:hearings@rockyview.ca)

Subject: RE: Bylaw C-8082-2020

Dear Councillors,

This submission is in opposition to Lehigh Hanson's (a subsidiary of the German company [HeidelbergCement](#)) application for an open pit gravel mine *in the country residential zoned area of Rocky View County*.

Thank you for your time, thoughtfulness, consideration and support. We truly hope that you hear and listen to our collective voices. Our trust as neighbours is placed in each one of you as our public representatives.

7th generation theory, as it suggests, is that we look forward 7 generations when planning.

The children are our future and we owe it to our future generations to consider the impact on their health, and their children's kids health, and their babies health, and so forth.

Today, please consider ALL of their unheard voices too; some of which are too little to stand, let alone speak here today).

Below I have included some studies regarding the negative impacts of silica and other dust exposure, which are known by-products of open-pit gravel mining.

**The fetal and multi-generational impacts of silica dust exposure:**

1. "This 4-year birth cohort study began in 2011 as an adjunct study of the Japan Environment & Children's Study (JECS) involving three regions: Kyoto, Toyama and Tottori. The JECS participants of the three regions above who also agreed to participate in this adjunct study were enrolled prior to delivery. Light Detecting and Ranging (LIDAR) with a polarisation analyser, which can distinguish mineral dust particles from other particles, is used for exposure measurements. Outcomes are allergic symptoms for mothers and development of asthma and other allergic or respiratory diseases for their children." British Medical Journal (exposure to dusts, quartz, etc) via link <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4067890/>

2. Monitoring and reducing exposure of infants to pollutants in house dust (let alone silica dust)

"The health risks to babies from pollutants in house dust may be 100 times greater than for adults. The young ingest more dust and are up to ten times more vulnerable to such exposures."

<https://www.health.gov.bc.ca/library/publications/year/2019/BBC-7th-edition-FINAL-Nov2019.pdf>

3. *In vitro* developmental toxicity test detects inhibition of stem cell differentiation by silica nanoparticles.

<https://doi.org/10.1016/j.taap.2009.07.019>

4. Silica and titanium dioxide nanoparticles cause pregnancy complications in mice (pregnancy and nanoparticles impact on fetus) <https://www.nature.com/articles/nnano.2011.41>

**Impact on children**

1. "HEALTH EFFECTS LATER IN LIFE "Child origins of adult disease" Chronic exposures may lead to: Early hearing loss (noise) Contact dermatitis (corrosive or irritant substances, cold, heat and humidity) Infectious and parasitic diseases Respiratory diseases (cotton, nitrous fumes, phosphorus and dust: silica, coal and asbestos) Neurological effects (lead, mercury and carbon monoxide) Anaemia (lead, benzene, malnutrition) Cancer (exposure to carcinogens) Mental disorders (working in isolation, child abuse, harassment) In some cases, the health effects of child labour can develop during adult life, as is the case of cancer. <> Radiological evidence of silicosis was found in children that had worked as agate grinders. A higher prevalence of tuberculosis among those children was also reported."

<https://www.who.int/ceh/capacity/occupational.pdf>

## Pregnancy □

1. This case below is of someone whom had DIRECT exposure (rather than indirect exposure which we as residents in the area would face). "Silicosis is a known occupational pulmonary hazard that results from inhalation of silicon dioxide, or silica in crystalline form. Workers with potential for exposure are miners, tunnel drillers, **quarry workers, sand blasters**, stone carvers, ceramic workers and **silica** flour production workers.<sup>1</sup> Exposure to crystalline dust leads to inflammation and scarring of lung tissue, and, ultimately, respiratory insufficiency.<sup>2</sup> The disease may be quite severe and progressive despite discontinuation of exposure. We report a case of a patient with silicosis in pregnancy with burst abdomen after caesarean section...We present a case of **silicosis in a 37-year-old pregnant woman...** She was referred to our hospital at 42 weeks of gestation with breathlessness and oligohydramnios. She... was diagnosed as having silicosis 2 years prior; she was on treatment. Following admission, she was evaluated for dyspnoea and underwent emergency Caesarean section for poor cervical dilation. She developed a burst abdomen on the third postoperative day with loops of gangrenous bowel protruding outside the abdomen."

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4480139/>

While taking in the submissions, please also consider the unheard voices.

Thank you for your time. Please do not hesitate to reach out for any further clarification or information regarding the peer review scientific evidence on this matter referenced. Additionally, am happy to provide further peer-reviewed data on the negative health impacts.

Yours in health,

Kerry

Registered Nurse, Masters in Nursing, Certificate in International Business Administration, CSC.

Did you know that residents may make further submissions as the day goes on citing the by-law # above in the subject line, and noting if in opposition/for the application.

**Karen Jiang**

---

**From:** [REDACTED]  
**Sent:** February 2, 2021 3:44 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - RE: Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

Will RVC be compensating RV residents for the huge amount of effort and money they have had to put into defending their homes and lives, this process is showing how completely unfair and outrageous these repetitive LH applications are . Think about what is happening here, residents are having to personally pay to convince their elected councillors, who residents pay for, to prove Administration's recommendation is utterly wrong, who residents also pay for!

When council rejects this application, will council be reprimanding Administration for gross negligence and not allowing any further applications for a mining operation at the Scott property ?

Martin Jones  
226 Church Ranches Way

**Karen Jiang**

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**From:** [REDACTED]  
**Sent:** February 2, 2021 2:56 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - RE: Bylaw C-8082-2020 - Opposed

Do not open links or attachments unless sender and content are known.

If council rejects this proposal will council be requesting LH to publicly apologise to RV residents for the slanderous comments made?

There has to be repercussions for the dishonest and dirty campaign LH has run, will council be telling LH they are completely out of order

Martin Jones

226 Church Ranches Way

**Karen Jiang**

---

**From:** Gary Moroz [REDACTED]  
**Sent:** February 2, 2021 10:49 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Question for Councillors

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Do not open links or attachments unless sender and content are known.

Dear Councillors,

Mr. Kasmierczak's answer to Councillors Wrights question states that RV admin did not read or consider submissions from the public of technical content. This is NOT fair. How can Council allow this to happen?

Respectively yours

Gary G. Moroz P.Geol

**Karen Jiang**

---

**From:** Gary Moroz [REDACTED]  
**Sent:** February 2, 2021 12:57 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - FW: Question for Councillors

Do not open links or attachments unless sender and content are known.

Dear Councillors,

Does RVC administration have the technical expertise to review the technical content of the Lehigh HTA report to rely on before making their recommendation to Council. If so, who is that person and what are their qualifications?

Respectively yours

Gary G. Moroz P.Geol

**Karen Jiang**

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**From:** Gary Moroz [REDACTED]  
**Sent:** February 2, 2021 12:59 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Questions for Council

Do not open links or attachments unless sender and content are known.

Dear Councillors

Have Councillors reviewed the public technical submissions? If not, does Council plan to review them before rendering a decision?

Respectfully

Gary G. Moroz, P.Geol

## Karen Jiang

---

**From:** Nicole Nickel [REDACTED]  
**Sent:** February 2, 2021 9:07 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 Lehigh Hanson Gravel Pit Public Hearing

Do not open links or attachments unless sender and content are known.

Dear RVC Council and fellow attendees,

My name is Nicole Nickel and I live in Bearspaw with my three young children, specifically within 450 meters of the proposed Lehigh Hanson gravel pit site.

Firstly, there has been zero community engagement by the applicant. Zero community engagement for a project spanning over 25 years. This is a gross display of complete disregard for our community. Community engagement and input should be at the forefront of applications of this magnitude.

Secondly, there's concern in our community that council members solely want to approve this application out of spite and retaliation against our councillor. We've all heard it, thought it and discourage such juvenile behaviour.

Lastly and MOST importantly, I want council to hear the real risk families are facing with this application. By real risks, I mean a real event that occurred literally just down the road from the Lehigh proposed gravel site. Accidents and unforeseen events do occur at gravel/aggregate sites and I know first hand of a dangerous incident at a nearby location. My employment is located in proximity to an aggregate site on 85th street, mere kilometres away from the Lehigh site. It is important that Council be advised of a particular event where HUGE rocks rained down on my workplace property. The FORCE upon impact sliced the metal on car hoods open. Luckily for my coworkers, no individuals were present in the parking lot at the time. If anyone had been struck by the enormous rocks, the outcome would have been severe, most likely fatal. Knowing this information, seeing the photos of damage that occurred, I am terrified for my family and the families that are in proximity to the proposed site.

As a reminder, children live ADJACENT to the Lehigh Hanson proposed site.

Can you imagine large rocks raining down on a nearby backyard with children playing?

If council believes that families living in proximity to the site are safe, they are wrong. You won't hear about these particular incidents, because no one wants you to know they happen. If you want photos of the damage, that can be obtained. In fact, I'm sure a Freedom of Information Request could be requested to obtain any report of this dangerous event.

Please consider the safety of our community. Our children deserve to play safely in their backyard.

Shall this application be approved, Rocky View Council, along with the applicant, should be held responsible for any unsafe events that occur. If this has happened down the road at another site, it will happen again at this site. Council- Are you willing to risk our families safety?

Has anyone at Lehigh Hanson or RVC questioned how many children live along the bordering property, or within proximity? Wait- pardon my forgetfulness, of course not, there was zero community engagement for such questions and discussions to occur.

Thank you for considering my comments and concerns.



Kind Regards,  
Nicole Nickel  
Meadow Drive

Sent from my iPhone

## Karen Jiang

---

**From:** Nicole Nickel [REDACTED]  
**Sent:** February 2, 2021 10:43 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Lehigh HANSON Public Hearing  
**Attachments:** IMG\_1154.jpg; ATT00001.txt; image003.JPG; ATT00002.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Do not open links or attachments unless sender and content are known.

Further to my email this morning, I was able to obtain photos of some car damage done from a nearby aggregate site. As you can see, certainly the impact was large to rip through the car. Please note, this parking lot is probably several hundred meters away from the aggregate site.

Thanks  
Nicole











**Karen Jiang**

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**From:** Petrucci, Anthony [REDACTED]  
**Sent:** February 2, 2021 10:11 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020. Opposition. Comment on Water contamination

Do not open links or attachments unless sender and content are known.

I'd like to respond to Lehigh Hanson representatives trying to assure us that they are confident the groundwater is safe.

Lehigh hanson is a fully owned subsidiary of Heidelberg cement, meaning 100% of the profits go to Heidelberg Cement in Germany and its shareholders.

As a subsidiary, there can be no assurances that Heidelberg cement will foot the bill if our water is poisoned and people get sick. That's the way subsidiaries work. Take all the profits, but there's potential to avoid the liabilities.

But are there actual examples of Heidelberg Cement poisoning the water and contaminating the soil? Apparently 'several'. Here is a quote from the company's last prospectus, filed last April when the company raised 10Bln Euros by way of an Notes offering. I work in Finance and analyze public companies for a living. A prospectus is where a company needs to disclose everything to investors, or they get in a lot of trouble:

*"In connection with ongoing operations, several cases of soil and groundwater contamination are also known to HC Group." (from HeidelbergCement April 1, 2020 Prospectus)*

Forgive me if I find it challenging to trust Lehigh Hanson's assurances that our groundwater will be safe. Assurances made in Master Site Development Plans to do not carry the same weight as the facts presented in a company's Prospectus. Lehigh Hanson can repeat again and again that they will not contaminate land will be adequately reclaimed, but those assurances simply do not carry the same weight as what the company has to legally state in its Prospectus

Regards,  
Anthony Petrucci  
Rocky View County

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**Karen Jiang**

---

**From:** Petrucci, Anthony [REDACTED]  
**Sent:** February 2, 2021 10:31 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020. Opposition. Comment on Lehigh Hanson representative requesting more time to speak and that being granted.

Do not open links or attachments unless sender and content are known.

I'd like to comment on Lehigh Hanson representative requesting and being granted additional time to speak.

The public was not allowed to give presentations in person, or live via an online stream, while representatives of Lehigh Hanson were granted that opportunity. This is inherently unfair to the residents of Rocky View County, and the additional time granted to the representative makes this abundantly clear.

I recorded my video submission and went to upload it where requested, however I realized the video was about 40 seconds over the 10 minutes I had to speak (on behalf of three households). Struggling to abbreviate the file at the 12:00 deadline, I reached out to County administration to tell them of my difficulties and request additional time. I never heard back. I finally managed to figure out how to shorten the video and submitted it around 2pm yesterday. Shortly thereafter, I received an email from Rocky View county saying my submission was received late and would not be included.

And the public is to believe this is a fair process?

Regards,  
Anthony Petrucci  
Rocky View County

This email is sent by one of the companies of the Canaccord Genuity group of companies which includes Canaccord Genuity Group Inc., Canaccord Genuity Corp., Canaccord Genuity Wealth & Estate Planning Services Ltd., Canaccord Genuity Wealth Management (USA) Inc., Canaccord Genuity LLC (with offices in the United States) and Canaccord Genuity Limited (with offices in the United Kingdom). See [www.canaccordgenuitygroup.com/en/companies](http://www.canaccordgenuitygroup.com/en/companies) for more information on the companies of the group. Any of these companies can be contacted through the group head office at 2200 – 609 Granville Street, Vancouver, B.C. V7Y 1H2. You may unsubscribe at any time by [clicking here](#). For more information, email [antispam@canaccordgenuity.com](mailto:antispam@canaccordgenuity.com).

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**From:** [REDACTED]  
**To:** [Public Hearings Shared](#)  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020. Opposition. Comment on relying only on the applicant's technical reports  
**Date:** Tuesday, February 2, 2021 12:02:27 PM

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I'd like to respond to the comments of Dominic Kazmierczak, the county administrator, whereby he stated he relied only on the technical reports of Lehigh Hanson when making his decision, and did not believe it 'necessary' (his word I believe?) to review technical reports submitted by landowners. Did he actually say that aloud?

So, to be clear, Mr Kasmierczak felt it was sufficient to only review technical reports from the applicant, who stands to earn countless millions of dollars in the building of this gravel pit? Reports that would have been put together by consultants they hired?

Sorry, I'm confused. What country do we live in?

Regards,

Anthony Petrucci

Rocky View County

This email is sent by one of the companies of the Canaccord Genuity group of companies which includes Canaccord Genuity Group Inc., Canaccord Genuity Corp., Canaccord Genuity Wealth & Estate Planning Services Ltd., Canaccord Genuity Wealth Management (USA) Inc., Canaccord Genuity LLC (with offices in the United States) and Canaccord Genuity Limited (with offices in the United Kingdom). See [www.canaccordgenuitygroup.com/en/companies](http://www.canaccordgenuitygroup.com/en/companies) for more information on the companies of the group. Any of these companies can be contacted through the group head office at 2200 – 609 Granville Street, Vancouver, B.C. V7Y 1H2. You may unsubscribe at any time by [clicking here](#). For more information, email [antispam@canaccordgenuity.com](mailto:antispam@canaccordgenuity.com).

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## Karen Jiang

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**From:** Petrucci, Anthony [REDACTED]  
**Sent:** February 2, 2021 4:22 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020. Opposition. Comment on lack of consultation with land owners.

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Consultation is a mandatory requirement. Lehigh has completely failed. **This is a present obligation that must be met. As there is non-compliance, the application must be rejected. The lands must remain country residential.**

This is undeniable. This is not an issue that can be kicked down the road. We have heard from several landowners today that live directly offsetting the pit, and not one of them has been approached directly by Lehigh Hanson. Not even those land owners with water wells!

LH's competitors in the aggregate business understand the clear requirement to do field verified surveys when submitting an application to the County. As you will be aware, Burnco recently made a land redesignation application to Rocky View County for its West Cochrane Gravel Pit. In the MSDP, Burnco states,

*'To meet the hydrogeological requirements as outlined in the Code of Practice for Pits (AENV 2004). Matrix (Burnco consultant) undertook the following tasks in this assessment:*

- *reviewing all existing water wells data within a 5 km radius of the site*
- *reviewing all existing groundwater and surface water allocations within a 5 km radius of the site.*

Further, as part of this assessment Burnco completed a 'field-verified survey' for all water wells within a 1.6km radius. 'The field verified survey included contacting all well owners to arrange for access to the wells' and 'leaving a site visit letter at the property if the landowner was not present'. These tests were updated in 2019, further to prior field verified surveys completed by Burnco in 2014 and 2016. Clearly Burnco understands the necessity to have timely field verified survey's of offsetting water wells.

Lehigh Hanson's MSDP is entirely deficient of meaningful landowner consultation, and in particular consultation with water well owners directly offsetting the proposed Scott Pit. As such the application should be rejected.

This email is sent by one of the companies of the Canaccord Genuity group of companies which includes Canaccord Genuity Group Inc., Canaccord Genuity Corp., Canaccord Genuity Wealth & Estate Planning Services Ltd., Canaccord Genuity Wealth Management (USA) Inc., Canaccord Genuity LLC (with offices in the United States) and Canaccord Genuity Limited (with offices in the United Kingdom). See [www.canaccordgenuitygroup.com/en/companies](http://www.canaccordgenuitygroup.com/en/companies) for more information on the companies of the group. Any of these companies can be contacted through the group head office at 2200 – 609 Granville Street, Vancouver, B.C. V7Y 1H2. You may unsubscribe at any time by [clicking here](#). For more information, email [antispam@canaccordgenuity.com](mailto:antispam@canaccordgenuity.com).

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**Karen Jiang**

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**From:** Dwayne Romansky [REDACTED]  
**Sent:** February 2, 2021 10:46 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please address the noise during construction of each phase of the mine. It was stated that the noise will exceed allowed limits during construction and while the gravel operation is above the berm.  
Thank you,  
Dwayne Romansky

**Karen Jiang**

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**From:** Dwayne Romansky [REDACTED]  
**Sent:** February 2, 2021 11:19 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Re: Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

The MSDP states noise will be exceeded during construction. During the hearing this issue was simply glossed over and not answered. Lehigh Hansen know very well how long construction of each phase is and simply evaded answering the question.

Thank you,  
Dwayne Romansky

On Tue, Feb 2, 2021 at 10:46 AM Dwayne Romansky [REDACTED] wrote:

Please address the noise during construction of each phase of the mine. It was stated that the noise will exceed allowed limits during construction and while the gravel operation is above the berm.

Thank you,  
Dwayne Romansky

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 9:24 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

THE PRESENTATION AND PHOTOS BY STAFF IS VERY MISLEADING. DOES NOT EVEN SHOW THE EXTENT OF THE HOMES NEXT TO THE PROPOSED PIT. THERE ARE NUMEROUS HOMES RIGHT ACROSS THE STREET TO THE SOUTH BUT THEY CONVENIENTLY CHOSE PHOTOS THAT DON'T SHOW THAT.

HOW BIASED IS THAT!!

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 9:39 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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COUNTY STAFF DID NOT REVIEW THE TECHNICAL REPORTS SUBMITTED BY THE LANDOWNERS. IT WAS STATED "THIS WAS NOT NECESSARY" THAT IS BLATENTLY WRONG!

In making a judgement to “recommend”, it is paramount that Staff consider relevant submissions of directly impacted landowners. Staff have no independent evidence to provide in this proceeding relayed to the impacts that will be experienced by directly and adversely affected landowners.

What Staff cannot do in a procedurally fair process is to, without question, accept Lehigh Hanson’s position. while ignoring contrary independent evidence. But they clearly have and therefore we, the impacted landowners, fully expect that Council will reject the recommendation of staff.

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 9:51 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

Clearly with the overwhelming number of impacted homeowners who oppose the application and none who support the application, Lehigh Hanson has completely failed to undertake appropriate, and in fact any, meaningful stakeholder engagement. This is a FAILED PROJECT.

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 9:53 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

Lehigh's comment that no one will be aware of and able to see the pit and the pit operations is categorically false. There are several homes that sit at an elevation much higher than the Scott Property and therefore LANDOWNERS WILL BE FACED WITH LOOKING INTO THE HEART OF THE PIT EVERY SINGLE DAY FOR 25 - 30 YEARS. LEHIGH CANNOT BE TRUSTED!

**Karen Jiang**

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**From:** P K SCHULDHAUS <[REDACTED]>  
**Sent:** February 2, 2021 10:03 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

Why does the applicant get more time for its presentation?

Numerous landowners spent hours and hours, I know I did, to work to get video submissions to fit within the 5 or 10 minute restriction imposed by RVC. How is that appropriate!!! That is BIAS!

I appreciate Councillor Wright's request but our submissions were done ahead of time so we had no right to avail ourselves of more time.

I spent over 6 hours on January 31st working to get my video submission into the 10 minute limit and had to cut out several important elements of my presentation.

Perry Schuldhaus



**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 10:43 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

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OPPOSED

With regard to Lehigh's Landowner protection plan, their plan is entirely inadequate. I make the following points

- The definition and specifics of the program are not well enough defined. Once the gravel pit is approved, Lehigh Hanson as all the power and will screw the landowners. The landowners will have not leverage after RVC has approved the redesignation.
- The number of landowners that Lehigh proposes to protect is woefully inadequate. There are numerous studies, including those submitted by the landowners, that show house values within up to 5 kilometers of the gravel pit will experience a reduction in property value. So the protections Lehigh proposes to provide is deficient.

Perry Schuldhaus

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 10:51 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

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OPPOSED

In the commentary from Lehigh Hanson in relation to the Landowner property value protection plan, she stated that they will look to protect those landowners will have direct line of site into the pit. So they acknowledge that there will be homes that will have directly line of site into the pit. BUT SLR's predictive modeling was based on noise sensitive receptors at a height of 1.5 meters, so those homes sitting well above the 1.5 meters and who will have line of site into the pit will experience elevated noise levels above what SLR modeled. Therefore, it is pretty clear **that SLR's modeling totally understates the noise impacts to neighboring communities and cannot be relied upon.**

Perry Schuldhaus

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 10:57 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

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IN REGARDS TO THE **REEVE'S** COMMENT ON "THIS IS A LAND USE APPLICATION" AND THE TECHNICAL MATTERS, the technical matters are entirely relevant as this is a determination of the appropriateness of the land for use for gravel operation which needs to consider impacts to adjacent landowners, ground water impacts, air quality, etc. This all needs to feed an assessment of whether the land use is compatible.

Perry Schuldhaus

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 11:00 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

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OPPOSED.

THE COMPARISON OF THE **65 dBA USED IN THE CITY OF CALGARY IS IRRELEVANT!** CALGARY IS A METROPOLITAN AREA AND SLR'S OWN MEASUREMENTS OF THE **AMBIENT BACKGROUND NOISE LEVELS THAT EXISTS TODAY CLEARLY SHOWS THAT THIS IS A RURAL, COUNTRY RESIDENTIAL ENVIRONMENT.** THE COMPARISON IS NOT RELEVANT.

Perry Schuldhaus

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 11:27 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

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OPPOSED

THE RESPONSE FROM SLR THAT THEY IGNORED THE SECOND FLOOR OF HOMES WITH THEIR 1.5 METER RECEPTORS ASSUMED FOR MODELING, **SO NO FAMILIES HAVE CHILDREN OR BABIES OR WORK SHIFT WORK???**

**ALSO IGNORES THE FACT THAT SEVERAL HOMES SIT WELL ABOVE 1.5 METERS ABOVE THE ELEVATION OF THE SCOTT PROPERTY SO THE FIRST FLOOR OF THOSE HOMES WILL HAVE HIGHER NOISE IMPACTS FOR THE ENTIRE DAY OF OPERATIONS.**

**Karen Jiang**

---

**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 11:33 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

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OPPOSED

Notice there are very few homes around the existing pits in Calgary. For any homes that are in the vicinity, they were built after the pits were already there. **This is very different than the Calgary pits, the Bearspaw homes are here now and now the pit would be stuffed right adjacent to those homes!!**

Perry Schuldhaus

**Karen Jiang**

---

**From:** P K SCHULDHAUS [REDACTED] >  
**Sent:** February 2, 2021 2:33 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

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OPPOSED

In their presentation, **RVC Staff mentioned that they had a meeting with Lehigh Hanson yesterday**. This is **procedurally inappropriate**. What is even more insulting is **RVC Staff couldn't take the time to review the submissions and concerns of the Landowners, but yet they have time to meet with the application!!** That is just wrong and strongly reeks of bias towards Lehigh Hanson by RVC Staff!

Perry Schuldhaus

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 3:51 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

Opposed

RVC Council,

- It is so clear from the evidence in front of you that the **negatives of the project strongly out weigh the positives.**
- It is clear that there are significant, **unmitigable risks** that redesignation of this land to industrial use would be entirely inappropriate in the context of these lands and that **RVC has an obligation to exercise caution in any redesignation given the significant risks and inability to mitigate.**
- It is entirely unclear how any one of you could consider approving this application!

It is fairly public that this **council is polarized and dysfunctional.** We ask you to **put aside your differences** and **make the right decision for the residents of your county** in the face of the harm you will cause them in light of minimal benefit to the County.

Perry Schuldhaus



**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 4:59 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

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Opposed

Council,

The County Plan sets forth mandatory requirements in Section 29. The Applicant has completely failed to meet the requirements of Section 29. The Applicant makes no mention of the mandatory requirements of the County Plan as held by Mr. Justice Eamon and the Staff cannot assist the applicant. Non compliance is clear on the face of the application. There is no basis for redesignation and these are present requirements. The application is deficient and the lands must remain country residential.

Thank you,

Perry Schuldhaus

**Karen Jiang**

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**From:** P K SCHULDHAUS [REDACTED]  
**Sent:** February 2, 2021 6:00 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - C-8082-2020

Do not open links or attachments unless sender and content are known.

Opposed

Council,

I **protest the RVC adjourning** the hearing at this juncture. Given we know that RVC staff met with Lehigh Hanson yesterday, which was admitted to by RVC Staff on camera at the hearing today and which is **procedurally unfair**, I am concerned that Lehigh Hanson will be communicating with RVC this evening lobbying their position to RVC in **prejudice to the landowners** and their interests in this proceeding. This is just another example of bias against the landowners and the overall **unfairness of the so called "public" hearing** which never should have been scheduled during this COVID pandemic for such a fundamentally important issue!

Regards,

Perry Schuldhaus

**Karen Jiang**

---

**From:** Stephen Skarstol [REDACTED]  
**Sent:** February 2, 2021 10:56 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

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We are AGAINST the proposal. We live at 7 Lone Pine Crescent. We live on a hill southwest of the proposed gravel pit (1km away). Residents on our street will likely have direct line of sight into the pit and direct noise impacts from the pit. The berms discussed by the proponent will do nothing to mitigate noise nor prevent visual or light impacts. This does not seem to be addressed or acknowledged by the proponent in any way including mitigation or property value protection. Additionally with this potential impact the lack of direct consultation in any way with us to address our concerns other than global mail outs is deeply concerning and represents lack of concern for residents. Thanks for your consideration. Stephen Skarstol.

Sent from my iPhone

**Karen Jiang**

---

**From:** Stephen Skarstol [REDACTED]  
**Sent:** February 2, 2021 4:30 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020 hearing

Do not open links or attachments unless sender and content are known.

We are against the application. One question I have is will the proponent be conducting blasting activities at the pit? Also if the answer is yes then why has that not been discussed and does the noise modelling information include this activity?

Thanks very much.

Stephen Skarstol  
7 Lone Pine Crescent, Bearspaw

Sent from my iPhone

**Karen Jiang**

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**From:** John Weatherill [REDACTED]  
**Sent:** February 2, 2021 11:16 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw 8082-2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Using urban noise standards is inappropriate for a country residential environment. The expert report of Jim Farquharson (p. 50-59 of 228 in the "Additional Public Submissions" document in the agenda package) notes that 55dB would be significantly intrusive. The accepted approach for rural areas is to apply ambient noise levels plus 5dB. The proponent's acoustic study measures ambient noise in the area at 34-39dB. This would put acceptable project maximum noise levels at 39-44dB. Mr. Farquharson also notes that modelling assumptions used in the acoustic study are likely to understate the project sound impacts. The noise generated from this project will unduly negatively impact the rural residential character of adjacent lands in violation of Sec 8.3.21 of the Bearspaw Area Structure Plan. This application must be rejected."

Thank you,  
John Weatherill  
51 Timber Ridge Way, Rocky View County

## Karen Jiang

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**From:** John Weatherill [REDACTED]  
**Sent:** February 2, 2021 1:14 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Please see my questions below regarding the staff presentation

Q. It was very surprising, and indeed misleading, that Staff did not refer whatsoever to the long standing land use designation for the lands. That has been in place for closing in on 3 decades.

Q. I was also surprising that the Staff did not review the history of prior rejections in both 1994 and 2010 where the change to industrial use was found to be incompatible. This is contrary to a fair and balanced presentation.

Q. The video presented by staff is grossly misleading. It does not show homes. Further, any balanced presentation would present the area with the maximum impacts on homes, not from one further away. This property is in the highest population density part of Rocky View County. Fully 10% of the County's residents live within 5km of this pit.

Q. Landowners were shocked to hear Staff refer to Section 29 of the County Plan. There is no analysis of section 29 in the Applicants materials. There is nothing in the Staff report. It is procedurally unfair to attempt to bolster the applicants case. Staff cannot refer to requirements that the applicant itself has not referred to.

Q. It would appear to the Staff that virtually nothing needs to be decided here. Yet, the Staff relies today on technical reports of the Applicant. This is blatantly one sided and unfair.

Q. In fact, Staff confirmed unequivocally that contrary expert reports had not been reviewed.

Q. Staff refers to the hydrogeological report of Lehigh. Staff makes no mention of the fatal flaws in this work.

Q. There has ever been a mitigation plan presented to any landowner. In any event, I consider that I have the right not to have my drinking water impacted. Mitigation is not an excuse to inflict harm.

Q. The Staff did clarify that there is no support for this project. There is 476 in opposition.

Q. Mr. Venner has no right to advance opinions on technical matters. In fact that is a breach of APEGA.

Q. Lehigh cannot lay claim to any agreement or accommodation with the local community. There references to consultation are blatantly incorrect. There "themes" are dismissive and do not reflect in any way modern duties on consultation.

Q. Their references to COVID are insulting. Proponents have cancelled moving forward with projects due to the inability to personally consult. Not Lehigh.

Q. Mr. Venner's reference to "litmus test" is completely deficient. He fails to acknowledge that this very same application has been rejected twice. On the same ASP provision (8.3.21) that has never changed. Geology and groundwater impacts have never changed.

Q. The issues go far beyond "mitigations" and "need for gravel." Both are completely incorrect on the record of this proceeding. There are not appropriate mitigations. And gravel is plentiful.

Q. Mr. Venner acknowledges that this mine is on a slope which will drain water into the Bow water shed. That triggers federal review. This is also in a sensitive environmental area, and is has been designated as such under the ASP.

Q. The obligation of the applicant is to present its case before the hearing and not split it and present during the hearing. That approach is procedurally unfair.

Q. This project has heightened impacts. Crushing was fully housed in 1994 and rejected. In 2010 there was no onsite crushing and the project was rejected. Here, Lehigh seeks approval on the same lands, with on site crushing and heightened impact.

Q. The noise work is unreliable. It fails to consider many things, not least of which is the upward sloping topography to the south.

Q. The approach of Lehigh is perfectly clear. Avoid answering everything and make no firm commitments. They would then have a change in land use designation in hand. The public is excluded from subsequent development permit stages. It is the obligation of an applicant to squarely address the impacts of its project now and not deflect into the future.

Q. Lehigh makes no commitments and wants to address mitigations with a land use change in hand. This should be seen for what it is. It is putting landowners in the weakest position in order to extract the maximum concession for them. Vague promises are useless and cannot be relied on.

Q. We see that Councilor Hansen refers to blasting. Lehigh did not. Staff did not. Their project requires blasting close to homes, and water wells.

Q. We were shocked to hear Staff say they were in discussion with the applicant yesterday. That followed up on Staffs' clear admission that it had not even reviewed the submissions of landowners including true experts and not hired consultants.

Q. The questions on chemicals to suppress dust were appropriate. This pit is on an alluvial aquifer. There will be a direct communication pathway into a drinking water aquifer.

Q. Staff's summary of AHS is misleading. AHS recognizes that levels in excess of that which are allowed will result. That is in clear violation. But importantly, that is based on Lehigh's own flawed reports. So staff does not look at contrary reports, sends one side of the story to AHS, and then relies on the answer without even correctly stating what was concluded.

**Karen Jiang**

---

**From:** John Weatherill [REDACTED]  
**Sent:** February 2, 2021 2:35 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

The staff report on the land use redesignation (p. 4 of 1104) states under the *County Plan* heading that “The goals of the Natural Resource policies are to support the extraction of natural resources in a manner that balances the needs of residents, industry, and society, and to support environmentally responsible management. The County currently does not have a comprehensive set of performance standards or spatial policies against which aggregate development can be assessed. **However, the technical assessments provided and the resulting policies presented in the MSDP effectively address how any adverse impact of aggregate extraction on existing residents, adjacent land uses, and the environment would be managed and mitigated to an acceptable level.**”

County Staff is using the technical assessments as evidence of compliance with the County Plan goals, as a justification for current land use redesignation. That requires the validity of those technical assessments to be evaluated against our evidence now, and not in the future. Residents have submitted technical reports prepared by independent experts that expose the many deficiencies and inaccuracies of Lehigh's technical reports. County Staff has stated categorically that they did not review those expert reports, and relied entirely on Lehigh's deficient reports in their recommendation. The staff recommendation must be dismissed as biased and incomplete. This application must clearly be rejected.



## Karen Jiang

---

**From:** John Weatherill [REDACTED]  
**Sent:** February 2, 2021 2:39 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Q. I was astounded to hear Staff refer to and accept the hydrogeological work of Lehigh without reference to the work of Dr. Zaghloul, Dr. Burton, Ms. Le May and Mr. Moroz. Each of these reports refer to critical data simply ignored by Lehigh. The omissions of staff exhibit bias as is being widely reported in the new coverage. If there was a proper and fair process, each could fully address the misleading and unreliable reports before you. It is landowners, and not Lehigh, that bear the consequences of faulty work.

Q. Staff has not reviewed landowner submissions yet makes a "recommendation" based on a fictional barrier. There is only one aquifer. Dr. Burton clearly shows how Lehigh's own data demonstrates there is no barrier. Critical information was omitted. The key well that Crestview landowners draw their water from has water above and below Lehigh's fictional barrier. Competent professionals must incorporate all data. Lehigh and its consultants did not even attempt to obtain this critical data from landowners. It also demonstrates that their claims of consultation and engagement with landowners are false.

Q. The questions on conveyor approval are important and expose Lehigh's application. The conveyor is claimed to be the key mitigation measure. That is false because it actually increases impacts. But when challenged on if there is no conveyor approval, Lehigh refused to concede the obvious. Their entire application should be withdrawn. You cannot claim to seek a change in land use designation based on a "conveyor as a mitigation measure t" and then not acknowledge that without it there can be no project. The suggestion that they could still obtain a change in land use designation is wrong and exposes this application for what it is.

Q. The Staff report is astounding in its disregard for public safety. Domestic use aquifers (which the Paskipoo is) must be protected by a continuous and competent barrier 5 meters thick. Even Lehigh does not assert that. The requirement is there to protect the public. The requirement is not "if I pollute your drinking water I will indemnify you." Heaven help you if you drink the polluted water first. It is shocking that the Staff could not even be bothered to mention this clear requirement. Lehigh makes no mention whatsoever of it in its materials.

John Weatherill  
51 Timber Ridge Way, Rocky View County

**Karen Jiang**

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**From:** John Weatherill [REDACTED]  
**Sent:** February 2, 2021 2:44 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8082-2020

Do not open links or attachments unless sender and content are known.

Q. Mr. Venner's presentation of a colour graph of this designated country residential area is misleading and should be seen as such. The maps he should have shown were the existing ones in the County Plan and the Bearspaw ASP, both showing the Lehigh lands as designated country residential. There are no shades or categories of country residential. The presentation should be rejected out of hand. And of course, there was no slide showing the existing designation of the Scott lands as containing environmentally significant features.

Q. Mr. Venner refers to reclamation without any basis. He appears to acknowledge that reclamation requires returning the land to its original state. The tonnage and volume of rock removed from the Scott lands will far exceed any amount available to remediate to original conditions. This is obvious. They berm the entire perimeter and then they excavate gravel.

Q. I agree with Mr. Corbett that Lehigh is splitting its case in a procedurally unfair manner. It cannot withhold its case and spring it only after its original work was shown to be without merit.

Q. Mr. Venner's reference to a slight chance of well water contamination is offensive. He is not drinking from those wells. He has no expertise. He obviously has not reviewed the landowner reports as he could never say that in good conscience. Lehigh has no right to contaminate anyone's water. Finally, ground water guidelines as referenced in the landowner reports are safety guidelines that prevent precisely what he alludes to. There must be a 5 meter competent barrier to protect drinking water.

Sincerely,  
John Weatherill  
51 Timber Ridge Way, Rocky View County

## Kristen Tuff

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**From:** Marlis Zielke [REDACTED]  
**Sent:** Tuesday, February 2, 2021 11:41 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Question about the rehabilitated lands in 2046

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear representatives,

What would be the overall elevation change of the Scott's property at the end of gravel mining operations in 2046. I believe the elevation will be much lower in general and will be changed compared to surrounding landscape. It will appear to be a large land depression.

Thanks,  
Marlis Zielke

Sent from my iPad

## Kristen Tuff

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**From:** wazielke [REDACTED]  
**Sent:** Tuesday, February 2, 2021 1:26 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - public hearing additional questions

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Dear Rockyview Councilors,

Sarah Wright is correct; questions (if any) to the administration should be made immediately following each video presentation.

A couple of specific questions:

1. How would gravel mining operations be dealt with should (when) the conveyor belt system break down? Does the operation completely shut down temporarily until repairs are completed? Or what satisfactory alternative methods of gravel transportation would be implemented temporarily?
2. Please review the following link (article AND video) which is a presentation from January 2017: [Emergency room doctor pleads for safety on gravel miningCountyNewsOnline.ca - What matters in Rocky View County and Region](#)
3. Pertaining to the above link, how would Lehigh Hanson address the deadly health results from infusing the harmful crystalline silica particles that would be released into the air?

Thank you,  
Walter Zielke