

Tyler Andreasen

From: Ken Venner <kvenner@bapg.ca>
Sent: Tuesday, February 23, 2021 10:27 AM
To: Public Hearings Shared
Cc: Bruce Waterman; tige.brady
Subject: [EXTERNAL] - Landowner comment re Item F4 - Hillstone Aggregates Master Site Development Plan

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Good morning Reeve and Council.

On April 18, 2018, Council adopted the Summit Pit Master Site Development Plan and companion land use amendment for Natural Resource Industrial District (NRI) which contemplates the development of a new aggregate facility to be developed by Mountain Ash Limited Partnership (MALP) within NW 31-26-3-W5M – situated approximately ½ mile east of the Hillstone aggregate operation.

MALP does not oppose Item F4 subject to the Hillstone MSDP including specific development policies that oblige the same standards and criteria as other approved aggregate operations in the area – and specifically, the adopted Summit Pit MSDP.

As such, MALP appreciates administration recommending that the Hillstone Aggregates MSDP be amended to include the ‘joint commitments’ which were previously agreed to by the Big Hill Springs Aggregate Producers Group. MALP was instrumental in the process to develop these commitments which are incorporated as policy within their adopted Summit Pit MSDP. MALP will be bringing specific amendments to their adopted MSDP to Council at a public hearing on March 2, 2021.

Regarding Item F4 under consideration today, MALP would appreciate Council’s consideration of the following two items regarding the Hillstone Aggregates MSDP:

1. MALP notes that Hillstone is proposing to construct a **Type II intersection** at the western edge of their property to access their aggregate facility? Is this level of access sufficient? MALP notes that they are required to construct a **Type III intersection** at Rge Rd 40, at a minimum, based on opening day volumes which are less than the volumes currently being supplied from the Hillstone Pit. The Type III intersection would allow for a bypass lane for vehicles travelling west on Highway 567. MALP is not certain as to why Hillstone is proposing a Type II treatment versus a Type III treatment.
2. MALP has installed **10 groundwater monitoring wells** within their proposed Summit Pit MSDP area. Additionally, they have offered to monitor groundwater wells located to the east of their proposed aggregate operation (towards the Big Hill Springs Provincial Park) to monitor and maintain the environmental integrity of the underlying aquifer. Has Hillstone completed a comprehensive Hydrogeological Report with the same level of assessment of the sub-surface geological conditions that MALP has completed? Will Hillstone be monitoring and reporting/publishing the results of their groundwater assessment to the County and the general public (i.e. a project website) on a monthly basis?

MALP appreciates Council considering the above-mentioned items and trusts the Hillstone MSDP will be amended with specific development policies that obligate Hillstone to the same standard of operational requirements that MALP is committed to as per the adopted Summit Pit MSDP.

MALP looks forward to presenting the revised Summit Pit MSDP next week.

Respectfully,



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