

Dawn Rosine Rocky View County, [REDACTED]

Date: July 13, 2025

To: Reeve and Council Members Rocky View County Council 911 – 32 Avenue NE Calgary, AB T2E 6X6

Subject: Opposition to Proposed Motions A(3) and A(4) Related to Policy 15.6

Dear Reeve and Council Members,

As a resident of Rocky View County for the past 30 years, I am writing to express my strong opposition to the proposed amendments A(3) and A(4) relating to Policy 15.6 of the amended Municipal Development Plan.

Specifically, I do not support the reduction of the setback distance for aggregate developments from residential lands within an Area Structure Plan—from 1.6 kilometres to 500 metres. Nor do I support allowing exemptions for new aggregate development near residential areas based on provisions within a master site development plan.

- **The 1.6 km buffer exists to minimize the adverse effects of noise, dust, vibration, and traffic generated by aggregate operations. Reducing this to 500 m significantly erodes protections for residents.**
- **Scientific and industry research often recommends generous setbacks to maintain air quality and reduce exposure to particulate matter.**
- **Rocky View's existing standard reflects responsible planning. Weakening it sends the wrong signal about prioritizing industrial interests over community well-being.**

There is no practical need to soften these requirements. Rocky View County is geographically vast, contains widespread aggregate deposits, and has relatively limited land area designated under ASPs. These facts underscore that maintaining the current policy does not present unreasonable limitations on development.

Therefore, I urge Council to adopt Policy 15.6 as drafted by administration: **"No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan makes specific provision for the development of aggregate development in such areas."**

Thank you for considering my perspective. I trust that Council will uphold the interests and quality of life of Rocky View County residents in its decision-making.

Sincerely

Dawn Rosine

Jo-El Buerlen

From: Gerry Bietz [REDACTED]
Sent: Friday, July 4, 2025 2:22 PM
To: Legislative Officers; 'Susan David Hall'
Cc: Division 3, Crystal Kissel; 'Darryl Cornish'; 'Rick Cathy King'; 'Carla Arthur'; 'Will McNabb P.E.'; 'Kari-Ann McNabb'; 'Maureen Bell'; 'Janet Ballentine'; 'Tom Foss'; Planning Policy
Subject: RE: Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission Deadline - TODAY at 4:30 p.m.
Attachments: ARP Map Lands Held by Gravel Interests Big Hill Springs Cochrane West 01 24.pdf

Many residents in the western portion of Rocky View County (RVC), while recognising the need for gravel, also see a requirement for better long range resource development planning, regulation and oversight to avoid degradation of their health and welfare and that of the surrounding ecology. The proposed Aggregate Resource Plan (ARP), though not as comprehensive as many would like, is a significant step toward better management of the industry.

Regarding the outcome of the June 18th hearing:

I oppose the proposed amendment which would reduce the setback from residential ASPs from 1.6km to 500m.

I support the proposed amendment to eliminate the requirement for caveats for new residential/institutional development within 500m of properties designated for aggregate operations.

I oppose the proposed amendment to give council the discretion to waive the site monitoring bylaw.

Without prompt approval and implementation of the ARP, we will continue to see the “Wild West” expansion of gravel development in our backyard.

Attached is a map which illustrates some of the lands in our area currently controlled, with some already operating or approved for gravel mining.

(Look for Big Hill Springs Provincial Park- the small green polygon.)

Thank you very much.

Gerry Bietz
40020 Retreat Rd
Rocky View County
[REDACTED]

From: Legislative Officers <LegislativeOfficers@rockyview.ca>

Sent: July-03-25 10:40 AM

To: Susan David Hall [REDACTED]

Cc: Division 3, Crystal Kissel <CKissel@rockyview.ca>; Darryl Cornish [REDACTED] Rick Cathy King

[REDACTED] Carla Arthur [REDACTED] Will McNabb P.E. [REDACTED] Kari-

Ann McNabb [REDACTED] Maureen Bell [REDACTED] Janet Ballentine

<rockyviewgravelwatch@gmail.com>; Gerry Bietz [REDACTED] Tom Foss [REDACTED] Planning Policy <planning_policy@rockyview.ca>

Subject: FW: Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission Deadline - TODAY at 4:30 p.m.

Good morning Susan,

We do apologize for the tight turnaround for comments on the amendments to the Aggregate Resource Plan. You are still welcome to submit your comments, we will be strongly recommending that Council accept all late submissions.

Please email in your submission to legislativeservices@rockyview.ca

MICHELLE MITTON, M.Sc
Legislative Officer | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-1290 | 403-462-0597
MMitton@rockyview.ca | www.rockyview.ca

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From: Colt Maddock <CMaddock@rockyview.ca>
Sent: July 3, 2025 10:26 AM
To: Legislative Officers <LegislativeOfficers@rockyview.ca>
Subject: FW: Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission
Deadline - TODAY at 4:30 p.m.

FYi

COLT MADDOCK, MCP
Policy Planner | Planning & Development

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-6375
cmaddock@rockyview.ca | www.rockyview.ca

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From: Planning Policy <planning_policy@rockyview.ca>
Sent: Thursday, July 3, 2025 8:43 AM
To: Colt Maddock <CMaddock@rockyview.ca>
Subject: FW: Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission
Deadline - TODAY at 4:30 p.m.

BETTY SIMIC
Administrative Assistant | Planning

From: Susan Hall [REDACTED]
Sent: Wednesday, July 2, 2025 6:17 PM
To: Planning Policy <planning_policy@rockyview.ca>

Cc: Division 3, Crystal Kissel <CKissel@rockyview.ca>; Darryl Cornish [REDACTED] Rick Cathy King [REDACTED]
[REDACTED] Carla Arthur [REDACTED] Will McNabb P.E. [REDACTED] Kari-Ann McNabb [REDACTED] Maureen Bell [REDACTED] Janet Ballentine
<rockyviewgravelwatch@gmail.com>; Gerry Bietz [REDACTED] Tom Foss [REDACTED]
Subject: Re: Unrealistic!!! We just received Aggregate Resource Plan Update: Public Hearing Written Submission
Deadline - TODAY at 4:30 p.m.

Hello

Firstly, I only saw this for the first time AFTER 4:30pm. I am on the RVC email list and did not see any prior notice of this deadline. I find it most concerning that a deadline such as this would be calendared by RVC and then notice provided a) the day after a long weekend and b) the notice given the same day as the deadline. The deadline should realistically have been this Friday or Monday to be in any manner respectful of your citizens.

I would like to take time this evening to review the documents referred to below and consider my actions of a Written Submission or Electronic submission. I am asking that you relax today's deadline of 4:30pm for written submissions and accept mine if I can get it written.

Kindest regards,
Susan Hall
RVC citizen, land owner and business owner.

**Public Hearing Written Submission Deadline: TODAY at 4:30 p.m.,
Wednesday, July 2, 2025**

Proposed Amendments Available for Review!

Following the Public Hearing on June 18, 2025, Council directed Administration to compile amendments from Council and Administration and return on July 15, 2025.

The summary of proposed revisions to the amendments to the Municipal Development Plan and Land Use Bylaw can be found here: [Proposed Revisions to the Municipal Development Plan and Land Use Bylaw Amendments](#). The proposed amendments that were considered by Council on June 18, 2025 are as follows: [Municipal Development Plan Amendments](#) and [Land Use Bylaw Amendments](#).

We apologize for the quick turn around for written submissions, but if you wish to provide comments or feedback on the proposed revisions to the Municipal Development Plan and Land Use Bylaw amendments, or the proposed revision to the Aggregate Site Monitoring Bylaw, please note the following deadlines for submission:

- Public Hearing Written Submission Deadline: **Today at 4:30 p.m., Wednesday, July 2, 2025**
- Public Hearing Electronic Presentation Request Deadline: 12:00 p.m., Monday, July 14, 2025

- Public Hearing Audio/Video Submission Deadline: 12:00 p.m.,
Monday, July 14, 2025

All comments received prior to the Special Council meeting will be included as part of the Council package.

To view the full draft versions of the documents being considered at the July 15, 2025 meeting, please refer to the project website's link: [Aggregate Resource Plan | Rocky View County](#)

Background:

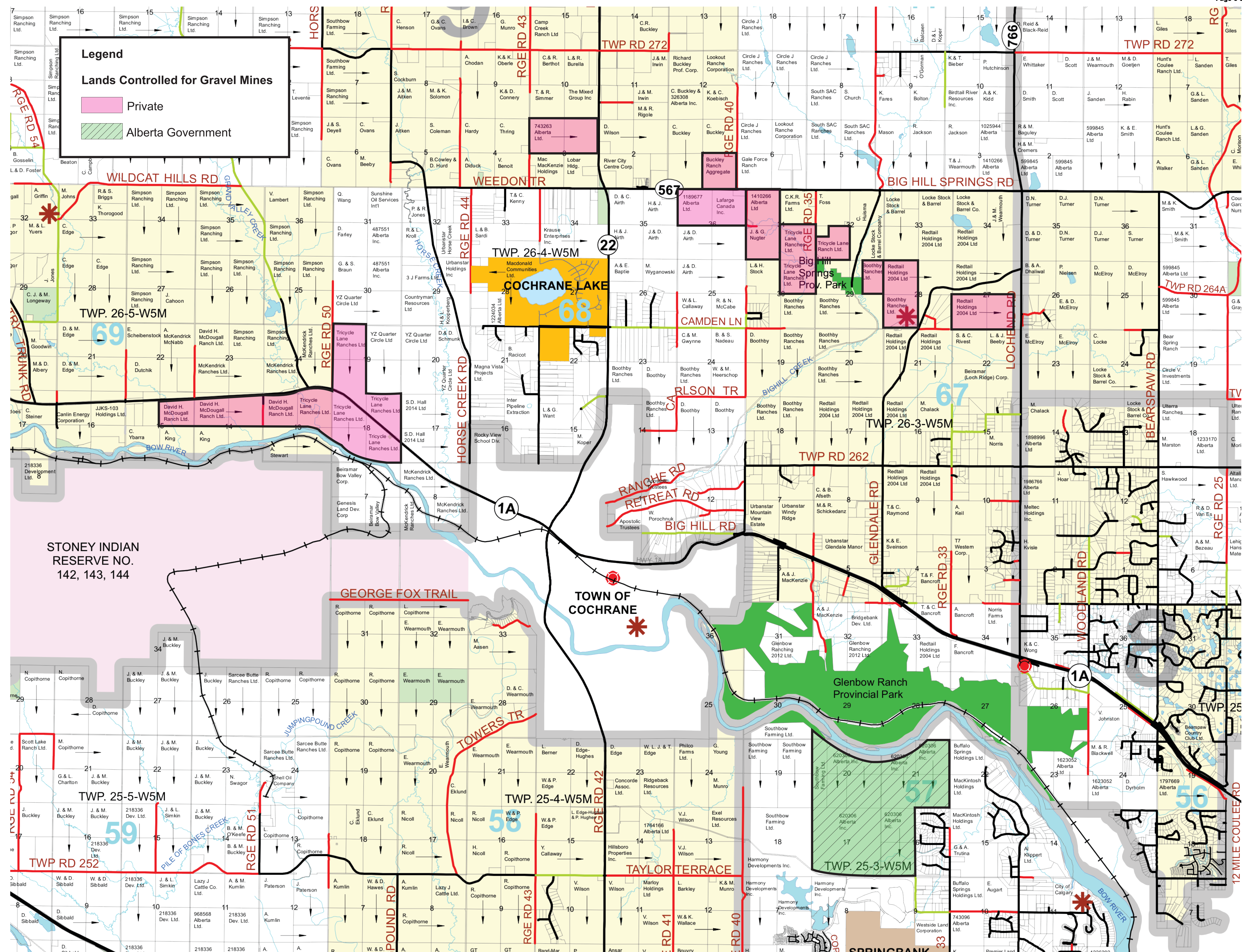
On June 18, 2025, a Special Council Meeting was held to consider items for the Aggregate Resource Plan project. Administration presented the proposed amendments to the Municipal Development Plan and Land Use Bylaw, as well as introducing the Aggregate Site Monitoring Bylaw. These items were presented as public hearing items where the public had an opportunity to speak about the proposed items. Administration was also scheduled to present the Aggregate Development Performance Standards Policy to Council, however, this item was deferred to July 15, 2025.

We thank everyone who attended the public hearing, as well as those who have participated in the project and provided their input on the proposed documents. If you have any questions or concerns with the Aggregate Resource Plan Project or next steps, please reach out to the undersigned.

Aggregate Resource Plan Project Team

Planning | Rocky View County

403-230-1401 | planning_policy@rockyview.ca



Kirin Wrzosek

From: gabrielle korell [REDACTED]
Sent: Monday, July 14, 2025 3:14 PM
To: Legislative Services
Subject: July 15th: Bylaws C-8633-2025 & C-8634-2025

Dear Council Members,

I am a landowner on Weedon Trail, close to a proposed gravel pit just to the west. I have attended and followed the ARP meetings over the last couple of years, to gather information and register my objections to the distinct lack of oversight over gravel extractions as opposed to extractions in the oil industry, which are heavily regulated, appropriately taxed, and consistently monitored.

I was relieved when during a recent council meeting, a suggestion to maintain 1.6 km boundary to residential areas was tentatively approved. It was therefore stunning, to say the least, to receive an email 2 weeks ago, letting me know the council was voting on reducing this to 500 m, and any objections or comments needed to be in that same afternoon. My first reaction was incredulity at these Banana Republic-style tactics. I am glad that council recognized the slip-up, and is creating space for input from affected residents. Being unable to attend in person, I hereby am registering my strong objections to reducing the buffer zone by over a kilometer - it needs to remain at the originally proposed and agreed upon 1.6 kms. And as an affected resident, I also do not want a caveat on my land on Weedon Trail.

I am also baffled that the Site Monitoring Bylaw, which took years and lots of public input, studies, and much work from committees and organizers of meetings, is open to being waived - if all this work, time and effort is being questioned, what was the purpose of it in the first place? If council is oblivious to the results they themselves asked for, and there is no financial (tax) gain to speak of for the country and its residents, who is benefitting from waiving the monitoring process - and who is losing? I am registering my objection to waiving the monitoring process.

In closing, I would like an acknowledgement that this letter has been received and is being considered as submitted in time.

Thank you,
Gabrielle Korell
[REDACTED]

Kirin Wrzosek

From: Morley M. Kostecky [REDACTED]
Sent: Monday, July 14, 2025 3:08 PM
To: Legislative Services
Cc: Linda Kostecky
Subject: July 15th: Bylaws C-8633-2025 & C-8634-2025: Proposed Amendments.

We have learned via third parties that the June 18th Rocky View public hearing on Aggregate Resource Plan policy did not reach a final conclusion, but instead a second hearing will be held tomorrow to consider possible amendments to the ARP.

Despite my earlier written submission, and my wife's attendance at the June hearing, I was not provided notice of the second hearing directly by the County. Furthermore, the County imposed an absurd deadline of 4:30 pm on July 2nd for written submissions in response to proposed amendments, when the notice was issued by email (which did not include me) at 2 pm that same day. The integrity of this process must certainly be called into question. Such practices cannot be taken seriously as demonstrating accountability to the public that the municipal council has taken a pledge to serve. The proposed bylaws presented at the June 18th hearing were a much-needed step in the right direction to provide proper oversight of the aggregate industry in Rocky View County. Based on public responses that we observed at the open house and the recommendations from the ARP Stake holder Advisory Committee. There was little opposition raised at the June public hearing; therefore, Council should approve the bylaws as they were originally presented, with necessary housekeeping amendments identified by Administration.

Regarding the specific amendments to the County Plan/Municipal Development Bylaw C-8633-2025 proposed by individual councillors, we offer the following comments:

- A(4) – This proposed amendment to Policy 15.6 seeks to reduce the buffer distance around country residential ASPs from 1.6km to 500m. This is unacceptable. Furthermore, Council heard no substantive opposition to this policy at the hearing with the exception of three individuals all representing Hillstone Aggregates. They believed that Hillstone should still be able to bring forward a land use redesignation application for future phases in its already-approved MSDP. Those phases are within 1.6 km of the Cochrane North ASP. As originally presented, Policy 15.6 would prohibit consideration of that land use redesignation application. During the June public hearing, Administration suggested that simple clarifying wording would alleviate their concerns. Proposed amendment A(3) directly addresses Hillstone's concerns. As a result, **there is no need to reduce the broadly applicable 1.6 km buffer zone around country residential ASPs.**
- A(5) – This proposed amendment would eliminate Policy 15.7 that requires caveats to be placed on new residential or institutional development within 500 metres of a parcel with land use approval for aggregate extraction or processing. Concerns were raised by residents who live near existing gravel pits that this provision unduly penalizes them when they are already harshly impacted by those gravel pits. **From our perspective, removing Policy 15.7 makes sense.** Rocky View's Land Use Bylaw maps and the County Atlas provide easily accessible public sources for this information. Rocky View fulfills any possible responsibility it may have through these already existing information sources. Imposing caveats adds a bureaucratic and legal burden without any material gain.

Regarding proposed amendment o the Land Use BylawC-8634-2025:

- The proposed amendment would give council authority to circumvent the applicability of the Aggregate Site Monitoring Bylaw. **We implore the County to reject this amendment.** Adopting active oversight versus the current complaint-based oversight was a consensus recommendation from the ARP Stakeholder Advisory Committee. The glaring deficiencies in the 2023 Hillstone Aggregates site monitoring report, which was only made public last month, highlights the necessity for an enforceable aggregate site monitoring bylaw. Furthermore, it would remove much of the interpretive licence Bylaw Enforcement exercises in dealing with some of the most indifferent site operators. The site monitoring bylaw establishes indisputable authority to ensure that the positive policy changes in the County Plan / MDP and the Land Use Bylaw are actually followed.

The site monitoring bylaw sets the maximum number of annual inspections. As a result, it already provides leeway for reduced inspections for gravel pits that are good operators.

Please do not cast further doubt on the accountability of our elected council to the electorate, and please take our concerns seriously. The development of the ARP has been an arduous process that has considered a lot of public input. It would be completely irresponsible to ignore this input and effort.

Sincerely,
Morley and Linda Kostecky
264094 Range Road 35
Rocky View County, AB T4C 3A2

Jo-El Buerlen

From: Darlene Musser [REDACTED]
Sent: Thursday, July 3, 2025 3:12 PM
To: Legislative Services
Subject: ARP

Greetings,

Thankyou all for your diligence for seriously digging into the Aggregate Industries in RVC and working to protect the environment, animal species, humanity and mostly our very most precious resource " **Water**" I have taken an excerpt from an article in Pressreader that says what I want to say in a more concise way. "hydrogeological studies carried out by gravel mining proponents ensure that nothing can go wrong. Let us be clear. The impacts of gravel mining on water resources are complex and impossible to predict with absolute assurance. Challenges noted by water resources experts include uncertain geology in moraines and fractured rock systems (Karst), and **climate change impacts**.

The modelling of groundwater aquifers under the new circumstances created by pits and quarries is, therefore, subject to uncertainty.

The question then becomes how much risk should communities and their residents have to tolerate when their water supply is in question. In a time of significant climate change impacts, development pressures, and increasing demand placed on water resources, we believe the balance must tip decidedly in favour of water protection.

The aggregate industry seeks to protect its profit by promoting the myth that gravel mining is safe for water. Yet it is not hard to find the gaping holes in the arguments"

Thankyou so much
Darlene Musser
Cochrane

July 7, 2025
Legislative Services, Rocky View County
Re: **Bylaws C-3633-2025; C-3634-2025**

Bighill Creek Preservation Society finds it difficult to understand why RVC Council is reluctant to act on its citizen's wishes regarding approving an ARP. Expressed at well-attended open house meetings, and in written and verbal form at formal meetings and hearings, the plan has strong citizen support. Developing an Aggregate Resource Plan could be such a precedent-setting and forward-thinking opportunity to care for our environment while satisfying public concerns. Why has it become difficult to enact the recommendations put forward by a dedicated citizen committee? These recommendations, arrived at through consensus with industry representatives, hardly fulfill the public's range of concerns over mining gravel near their properties and parks, yet they are recognized as a positive step forward.

I recommend, on behalf of the Bighill Creek Preservation Society, that all of the consensus recommendations be included in a new ARP and that the door be left open to consider future inclusion in the plan, of various of the secondary recommendations. Maintaining a 1.6 km buffer around sensitive habitats, water bodies, parks and residential areas is very well supported by RVC residents. Buffers are important to maintain as they are the key mechanism for separating the negative aspects of gravel mining from environmentally sensitive and residential areas

I oppose the proposed amendment which would reduce the setback from residential ASPs from 1.6km to 500m.

I support the proposed amendment to eliminate the requirement for caveats for new residential/institutional development within 500m of properties designated for aggregate operations.

I oppose the proposed amendment to give council the discretion to waive the site monitoring bylaw.

Sincerely

Vivian Pharis,
VP, BCPS
193 Green Valley Est. RVC
T4C 1A7

Jo-El Buerlen

From: Yyc User [REDACTED]
Sent: Tuesday, July 8, 2025 10:22 PM
To: Legislative Services
Subject: Gravel pit

Hello,

I am writing in regards to a proposed gravel pit in the community of the Bearspaw. I am a resident of the Bearspaw and live close to the proposed gravel pit. I am writing to strictly oppose any such approval of the project by the council. A approval of any such facility will not only increase the dust and noise pollution but will be a huge environmental risk to the community. This project will effect the health of the future generations as well. Families living in the area with small children, pets and seniors will have a life long effect if this propsal is approved . So I urge the council members to please disapprove any such proposal and consider the residents instead of a corporations greed. A conveyor built in a residential neighborhood, gravel trucks rumbling all day along is not what the residents should have to deal with just because a corporation wants to build in a residential neighborhood. Thanks you in advance for the consideration of the health risks of our seniors and future generations of the children in the community.

Parminder and Ramanjit Sidhu
[REDACTED]

Jo-El Buerlen

From: Sharon Thorogood [REDACTED]
Sent: Saturday, July 5, 2025 10:39 AM
To: Legislative Services
Subject: Gravel pit

No to this and future invasive land laws.
Sharon Thorogood
Bears paw resident
Sent from my iPhone

Jo-El Buerlen

From: Judith [REDACTED]
Sent: Sunday, July 6, 2025 10:58 AM
To: Legislative Services
Subject: By Law #C-8634-2025

NO TO BY LAW CHANGE

Concerning the Existing policy 15.6 of the 1.6 km buffing zone to .500 meters. We live at 21 Silverwoods Drive across less than .500 meters from the proposed Scott gravel pit. This .500 meter buffing zone would gravely impact our health, water, noise and quality of fresh air. It's very dusty and some days hard to breath with the other gravel pits close by – Star, Burnco, and Volker Steven etc. We are also on a well so we depend on good water, which we test every year. This also would impact our property value by this By Law change. Therefore we strongly oppose to this by law change.

Lawrence and Judith Zariwny
21 Silverwoods Drive