

Michelle Mitton

From: Alison Traynor [REDACTED]
Sent: July 6, 2021 12:54 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-8073-2020.

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

Hello,

As a concerned citizen, I would like to support Rocky View County to do a study of the Burnco West Cochrane Gravel Pit - safety of our water supply.

I think this project needs to be shut down for the welfare of our water supply, animal population, environment and overall protection the citizens of Alberta.

thank you,
Alison

Michelle Mitton

From: Bow River Valley Group West Cochrane <bowrivervalleygroup@gmail.com>
Sent: July 6, 2021 12:37 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Oppose Bylaw C-8073-2020

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We Oppose Bylaw C-8073-2020 to amend Rocky View Land Use Bylaw Burnco West Cochrane

Bow Valley Group opposes this massive pit that will destroy the tourist and Rocky View Advantage forever!

Rocky View County has been changing agricultural land use to gravel or industrial use without any type of a plan in place. This is dangerous as there is no long-term gravel policy and environmental quality control that is communicated to the public.

Burnco is proposing an expansion of 6.5 km along the scenic 1A and total 1117 ac along the Bow River. Bow River Valley is very important area. A gravel pit will scar the beautiful land.

The current pit has already caused concerns with water, dust, traffic and changes to the environment.

Once water is gone it is next to impossible to replace. The area bedrock is fractured which makes it very different from other areas that gravel pits are located.

All the water in the area goes to Grand Valley Creek and Bow River.

Without water there is no agriculture business. A contaminated water supply is costly to reclaim or maybe never be reclaimed.

Gravel dust destroys the area. It effects all products and the buyers won't accept dusty or poor feed quality.

Traffic is already difficult on highway 1A and through Cochrane for moving tractors and equipment. Increasing the pit 400% will introduce thousands more trucks to the already existing traffic problems. These impacts need to be investigated further before approving a massive expansion.

Rocky View doesn't need to approve the expanded pit. The current pit still has 20 years given market sales. The new 966 acres will change the Bow River Valley forever to industrial. Please take the time to consider the long-lasting impacts this request would have.

The current SNat doesn't account for any issues because elected representation doesn't exist!
Current Development Appeal Board is a rubber stamp for Burnco.

We are asking Rocky View Council to oppose this request and not approve the Bylaw. This allows Burnco to continue development and minimize impact to the area. Direct Control on the existing pit needs to include assurances in regards to water, dust, noise, and provide monitoring to ensure these issues are contained within Burnco's property, which is not the case in this proposal.

We also request that Rocky View Council investigate the suitability of a gravel pit in this area given concerns of water aquifer needs to adjacent owners, First Nations, and downstream water intakes by Cochrane and Calgary.

Michelle Mitton

From: Brenda Driscoll [REDACTED]
Sent: July 6, 2021 2:12 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Proposed Burnco gravel pit

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Proposed Burnco Gravel Pit
West of the Grand Valley Road
South of the 1A Highway

Dear Sirs:

The protection of the precious and diminishing water resources in the Bow River Basin is essential, especially since we are now dealing with harsh realities and future consequences of climate change. Unless it can unequivocally be proven through scientific studies and data done on the proposed site of the gravel pit that there will be no negative effects on the affected water shed, this proposal should be rejected.

Respectfully submitted,

Brenda Driscoll
[REDACTED]

Sent from my iPad

Michelle Mitton

From: Catherine Scheers [REDACTED]
Sent: July 6, 2021 9:19 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-8073-2020.

Importance: High

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Good morning, Rocky View Councilors. I'm very concerned about the impact of the Burnco gravel pit west of Cochrane on the quality of the drinking water in downstream communities, including local landowners, Town of Cochrane and Calgary. Please request an independent third party study to test the impact of the mining on the water before granting ANY extension of this gravel pit. Once this precious water source is ruined, it cannot be un-ruined. Burnco should not be allowed to provide their own, possibly biased, testing. Thank you for protecting the citizens of this area, not just financial interests of companies. There are many eyes watching you right now. We trust you will consider the will of the people in this regard. Respectfully, Catherine Scheers, Cochrane, Alberta



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Michelle Mitton

From: David Scandlyn [REDACTED]
Sent: July 6, 2021 9:04 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - C-8073-2020

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To whom it may concern

I am writing to object to the burnco gravel pit expansion/ increase of development and encroaching towards residential area's.

This has been kept very very quiet which is wrong! Also the risk of compromising the water supply is disgusting and shows that they have little to no concern for us the taxpayers.

As a taxpayer I also strongly oppose any increase in truck volume on the 1a highway! Let alone the 1a / 22 highway intersection. This is ludicrous the highway is already full and backs up on the daily! How can this have got so far without being common public knowledge to us the taxpayer's.

Michelle Mitton

From: David [REDACTED]
Sent: July 6, 2021 9:59 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - C-8073-2020

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

Good morning,

Quite simply I'm sorry to say I am against the idea of the scale of this gravel (mine). This should not be talked about as a pit. I could go on about many aspects but my major concerns are as follows:

- This is not a scratch in the surface. We are talking a proposed average of 26ft (8m) excavation over 1000 acres.
- This is right near my neighbourhood which I love.
- Dust, noise pollution.
- Traffic, haulers get paid per load, we're not oblivious to how dangerously some of them make their money. We already have a traffic issue as it is.
- I am skeptical of the safety of our beloved river and drinking water. There is some close excavation areas. Some have setbacks, granted; but still the land naturally slopes towards the river.

I am not against mining operations but I do not agree with the choice of location for this one.

I am also not against construction, I like Burnco and their concrete ;).

I hope the right choices are made overall and the mindset of those involved are not just making a DOLLAR.

Thank you
David

Michelle Mitton

From: [REDACTED]
Sent: July 6, 2021 10:01 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - C-8073-2020

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Dr. Fennell (SE-26-26-4 W5M)

Burnco has indicated that overburden material will be used to reclaim the site, overtop a residual sand & gravel layer (for hydraulic connectivity).

No indication of compaction of the overburden layers has been indicated, therefore there is question as to how this will act as an impeding layer.

The expectation is for infiltration through this overlying layer, with dissolved constituents being moved down to the sand & gravel layer and into the fractured bedrock.

These mobilized constituents will eventually discharge to local water bodies, including the Bow River, as groundwater moved them from the reclaimed pit areas to those features.

This would include leached fertilizer plus any natural constituents mobilized from the reclaimed soils and move them to the local water bodies, where they can impact aquatic habitat.

Michelle Mitton

From: [REDACTED]
Sent: July 6, 2021 2:41 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - C-8073-2020

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Dr. Fennell (SE-26-26-4 W5M)

Some useful context to the results included in the soil column test:

5.2.3. Metals

In most cases, guidelines for the total metal are preferred over those for the dissolved potential transformation of the metal fractions in receiving waters into more bioavailable for all exposure routes. Exceptions are made for iron and aluminum (Table 1), two metals with suspended solids, which can be naturally high in Alberta rivers. Applying the guidelines in dissolved form is more appropriate because the particulate fraction is largely natural and of little concern. As ways of developing and expressing metal guidelines are emerging, particularly the use of the BLM (BLM). However, the BLM is still in development and often requires extensive support, limiting its present application across the province.

Mar 28, 2018

Environmental Quality Guidelines for Alberta Surface Waters
© 2018 Government of Alberta

Parameter (published, reaffirmed)	Guideline	Common Sources	Health Considerations	Apply
Turbidity (2012)	Treatment limits for individual filters or units: - Conventional and direct filtration: ≤ 0.3 NTU ¹ - slow sand and diatomaceous earth filtration: ≤ 1.0 NTU ² - membrane filtration: ≤ 0.1 NTU ³	Naturally occurring particles: <i>Inorganic</i> : clays, silts, metal precipitates <i>Organic</i> : decomposed plant & animal debris, microorganisms	Particles can harbour microorganisms, protecting them from disinfection, and can entrap heavy metals and biocides; elevated or fluctuating turbidity in filtered water can indicate a problem with the water treatment process and a potential increased risk of pathogens in treated water.	Guide system under decision based on historical ensure operat recom system For sy should Filtrat operat reason treated filters

Michelle Mitton

From: [REDACTED]
Sent: July 6, 2021 9:07 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - C-8073-2020

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

This is Dr. Jon Fennell (SE 26-26-4 W5M)

As a point of clarification:

On **page 22** of F-1 – Attachment E: Public submissions_Redacted.pdf (Dr. Fennell submission dated June 5, 2021 – which actually starts at page 11) is see that my **APEGA seal and signature are not shown**. I am unclear how this can happen as the document was digitally encrypted prior to submission via the Notarius ConsignO system (as required by APEGA: <https://www.notarius.com/en/>).

This is of no consequence because the June 5, 2021 document has been **superseded** by the June 18, 2021 version of my report starting on **page 162** (ending on page 214) of the same Public Submission package. On **page 173** of that superseding version my signature and digitally encrypted, and dated, AEPGA seal are clearly visible.

Respectfully,

Michelle Mitton

From: [REDACTED]
Sent: July 6, 2021 9:15 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Re: Bylaw C-8073-2020

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

As a Rocky View Resident, and taxpayer, I strongly urge council to stay approval of the proposed expansion of the Burnco gravel pit west of Cochrane - south side of 1A. This project must have an extremely rigorous process of environmental review and comprehensive public consultation with ALL downstream water using parties (including, but not limited to, Cochrane and Calgary) and must include all Rocky View County residents and First Nations (I.e. Stoney Nakoda) before any decisions are determined.

This statement does not mean, do a round of public consultation for show and then ignore the input and will of the people. It means meaningful consultation for which the will of the people matters more than a corporation or county making money.

Glenn Lott

Michelle Mitton

From: James Anderson [REDACTED]
Sent: July 6, 2021 9:05 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C- 8073-2020

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

From: James Anderson [REDACTED]
Date: Tuesday, July 6 2021
Subject: Bylaw C- 8073-2020
To: <publichearings@rockyview.ca>

Thank you for allowing the public to register our opinion with respect to the proposed Bylaw C- 8073-2020. As consumers of water from the Bow River, we take great interest in any contamination from industries upstream. The science behind the report from Dr. Jon Fennell validates that the public ought to voice their concerns of the contamination emanating from the Burnco operation.

There is enough evidence to warrant further investigation of these contaminants to our major supply of clean water.

This decision by Council is critical in getting it right with our water supply and will not only bind our current generation, but further Councils and future generations without a proper and transparent investigation. I therefore appose Bylaw C-8073-2020.

Respectfully submitted,

--

James Anderson

--

James Anderson

Michelle Mitton

From: Jeanie Kowalski [REDACTED]
Sent: July 6, 2021 9:07 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - C-8073-2020

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

My name is Jeanie Kowalski and I am writing to express my concern over the proposed Burnco gravel pit to the west of Cochrane.

As a resident of Heartland, one of the communities closest to the proposed pit, I am concerned for the following reasons:

The water quality that we all rely on everyday to live healthy lives. Ongoing multiple independent testing projects must take place, relying on Burnco to do their own testing is akin to the "fox being in charge of the henhouse" wouldn't you agree? Testing now does not give an indication of the possible threat throughout the progression of the project.

The dust from this project that the prevailing westerlies will cover my home and community with. This will be extremely unhealthy for all who reside here, young and old. I've been told that Burnco will spray the pits if there are complaints, what kind of a mitigation plan is this and will this be water from the river that the residents must be ever mindful of our consumption/usage?

The 1A is a beautiful drive with the exception of the existing great Burnco wall (berm) that obscures the wide open space in that portion of the drive. We don't need anymore walls and the existing one does not need to be any longer. Gravel pits are unsightly and you can build a wall to the clouds but we all know what is beyond...

The impact this will have on the wildlife in the area can not be dismissed or overlooked.

The negative impact to property value and lack of desire to purchase in the surrounding communities and properties.

Too many times projects have gone ahead only to discover the irreversible damage once it is too late. Please do not let this be one of those and deny the application.

Jeanie Kowalski
[REDACTED]

Michelle Mitton

From: Kathleen Cornish [REDACTED]
Sent: July 6, 2021 2:22 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - July 6 Proposed bylaw c-8073-2020

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Questions and comments:

- 1) An independent study done by professional geologist, Jon Fennell, and presented in conjunction with comments on the proposed bylaw has raised disturbing questions about the impact of the existing and proposed gravel operations on water quality. Could you help us understand how different qualified professionals could reach such disparate conclusions and help us understand why it would not be necessary to explore this important consideration with further third party investigations with respect to existing and planned operations before proceeding with any further consideration of this project?
- 2) Burnco has indicated that they would be willing to monitor water wells located within 400 meters of the project boundary. Does this mean 400 meters from the boundary of whatever land area might be approved for rezoning? If not, where is the 400 meters measured from? Can Burnco guarantee that wells located further than 400 meters from the boundary will not be affected by the project in any way and, if not, does that mean that residents with wells near the project need to monitor their own wells at their own cost and then pay the costs to prove that the project affected their water supply?
- 3) The County's presentation states that information was circulated to 37 residents and that 14 opposing and 24 supporting letters were received. Could you please break down the opposition and support letters by residents, by gravel companies, and other entities and indicate what the other entities' interest in the project is?

Thank you for your consideration.

Kathleen Cornish

Michelle Mitton

From: Kathleen ODonoghue [REDACTED]
Sent: July 6, 2021 9:25 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-8073-2020

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

Dear Council Members,

I am writing to express my opposition to the proposed Bylaw C-8073-202 West Cochrane gravel pit that is being debated on Tuesday, July 6.

My opposition stems from the concern that the development of this gravel pit has a greater negative impact than is immediately apparent. I am certain that the council has considered the negative impact on ground stability, water resources, and hydrology. These negative considerations must be weighed against the positive. However, the economical benefits of the gravel pit are mitigated by the number of gravel pits in the area, and those that have been approved and yet to be initiated.

My greater concern is for the disruption of habitat to the wildlife in the area. The increased destruction of habitats by corporations are causing the wildlife to move into more populated areas. As recently as last month, there has been an increased number of black bears in town, as noted by Alberta Fish and Wildlife. Development of the habitats have also resulted in an increase in cougar, bobcat, and coyote interactions with Calgary residents.

It is crucial that we balance growth and economy against the safety of our communities and wildlife. For this reason, I ask that the council vote against this Bylaw to reduce the risk of deadly interactions with, and protect the habitat of, wildlife.

Sincerely,

Kathleen O'Donoghue

Calgary



Michelle Mitton

From: [REDACTED]
Sent: July 6, 2021 11:51 AM
To: Public Hearings Shared
Cc: jkwan@rockyview.ca
Subject: [EXTERNAL] - We are against the Burnco West Project application

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

To Rockyview July 6, 2021

Our prior submitted concerns below did not appear to be included by RV administration. Sorry as we have been out of town, we did not know we had to resubmit our safety concerns again regarding Burnco. Please see below:

Concerned Citizens
Kathy and Todd Achen
318 CottageClub Cove RV
[REDACTED]

Date: October 14, 2020 at 5:41:23 PM MDT

To: Todd Achen

Cc: jkwan@rockyview.ca, SMacLean@rockyview.ca, DKazmierczak@rockyview.ca

Subject: Re: Burnco West Project application

Hello Johnson:

Have you yet received the required Alberta Traffic Study for the Burnco Gravel pit yet?

The volumes of traffic have escalated greatly the last few years on the 1A and it would be a major safety issue if the trucking turn off does not meet with the basic minimum Alberta intersection standards for industrial trucks turning.

Again Traffic safety was the #1 issue concluded for the community at the Openhouse and Burnco never ever has responded to why they do not have the required traffic count requirements and Alberta Highway safety standards developed at the intersection.

Please advise as many of us here that travel on the 1A see this as a major safety concern. Especially given the Minister stating the pending 1A upgrades assist tourism, not heavy industrial traffic.

It is likely best to defer until the 22/1A interchange is completed to be safe for existing residents and tourist.

Please advise as with COVID your offices were closed and Burnco provided false information as to the application date at the community meeting.

Thank you, Milt Achen [REDACTED]

Sent from my iPhone

On Mar 22, 2020

Hi Johnson: Thanks for the timely update given your offices are closed.

Yes I have asked Burnco at both the Openhouse and subsequently by email, and they have not provided any such study? The Traffic and related safety issues were the #1 concern listed at the Openhouse from the RV neighbours travelling the 1A, so not providing the application Traffic Study seems odd?

Alberta Infrastructure Highway Geometric Design Study Guide (Page 162, Chapter D) reflects that a Major Two Lane Highway such as the 1A Highway where the new Burnco intersection is, shows in the Access Management Guidelines under the Public Highways Act (2005) that a 3-Centred Curve Design and longer merge lanes would be required for traffic access there, let alone for lots of heavy trucks.

There seems to be a lack of transparency from Burnco then? There was no traffic study at the Openhouse and there is no transparent Cochrane West Project assistance on the Burnco website to review and comment on the design of intersection and short merger lanes as their Openhouse had suggested. In contacting Burnco they have not provided the Study, fyi.

This lack of planning and transparency will be a dangerous safety concern for neighbours of Burnco at Road 51 driving the 1A to/from Cochrane. MLA Rik McIver's Office said that the 1A gets 2,000 vehicles per day and highway improvements will be made for safety. I thought 1,800 vehicles per day was a threshold to meet the Provincial traffic study standard?

With your offices closed and Council Meetings closed to the public, what timing is required by RV residents to respond to their April application? Please advise given the closures and change from normal protocol?

Wash your hands. Stay safe. Thank you very much, Todd

On Mar 27, 2020, at 1:30 PM, <JKwan@rockyview.ca>
<JKwan@rockyview.ca> wrote:

Hi Todd,

The County did not receive the Traffic study nor the land use/development permit applications for the Burnco West Project.

It is my understanding that they are still at the pre-application stage. For this reason, the County do not have any information about the Burnco West project at the moment. Please contact the Burnco representatives in regards to the Traffic study.

Regards,
Johnson

From: Todd Achen [REDACTED]

Sent: Friday, March 27, 2020 12:43 PM

To: Johnson Kwan

Cc: Sean MacLean; Dominic Kazmierczak

Subject: Re: Burnco West Project application

Great thanks. I see that public meetings are closed as well as their offices at this time of COVID-19.

Please send the most recent traffic study report conducted then, as that was not available at the Openhouse or on line to review.

Thank you.

Wash your hands. Stay safe, Milt.

On Mar 27, 2020, at 12:08 PM,

<JKwan@rockyview.ca>

<JKwan@rockyview.ca> wrote:

Hi Todd,

Thank you for your email in regards to the proposed Burnco West project by Highway 1A in proximity to Cottage Club Ghost Lake. It is my understanding that the County has yet to receive the land use redesignation and/or development permit application.

Please refer to the County website for the latest news in regards to Public Hearing arrangements:

<https://protect2.fireeye.com/v1/url?k=6f30d70d-33a2eddd-6f37d5ff-ac1f6b0e67be-d548aac265a84f8a&q=1&e=69b316d9-3711-4f5c-940d-5771fdabd106&u=https%3A%2F%2Fwww.rockyview.ca%2FNewsEvents%2FCOVID-19ResponseInformation.aspx>

Regards,

Johnson

From: Todd Achen [REDACTED]

Sent: Thursday, March 26, 2020 5:51 PM

To: Johnson Kwan

Subject: Burnco West Project application

To Rocky View Administration and Planning:

Re: Burnco West Project

As a Director at the Cottage Club west of Cochrane, I recently attended the Burnco Openhouse earlier this month on March 9, 2020. They were very nice and gave me some honey. However I was concerned for the dangerous intersection as traffic safety was the number #1 concern captured by Burnco at the Openhouse. I wish to distribute proper facts to our value members and Rockyview tax payers as their merger lanes appear to be ½ the distance as for our Members at our intersection. The following information did not appear to be available at the meeting, and it didn't even sound like they had conducted a Traffic Study.

Please forward the following:

1. PDF copy of the submission provided by Burnco in support of their Development Application;
2. Supporting Traffic Study for Intersection of Range Road 51 and Highway 1A. With traffic identified recently over 2,000/day by Ric McIver's Office, a current traffic study appears to be needed for volumes >1,800/day to comply.

Also please advise as to when this Burnco West Project is slated to be discussed before Council for approval, as now I note that Public Hearings for Approved Development Permits are no longer open to the Public given COVID-19. Good decision to close meetings, but we are uncertain how to participate with our member concerns. Please advise of the new processes in place, or are all such Development Applications on hold for now? Thank you.

Michelle Mitton

From: kevinmiles [REDACTED]
Sent: July 6, 2021 9:03 AM
To: Public Hearings Shared
Subject: FW: RE: [EXTERNAL] - Re: Bylaw Number C-8073-2020

Importance: High

Sent from my Galaxy

----- Original message -----

From: PublicHearings@rockyview.ca
Date: 2021-07-06 8:05 a.m. (GMT-07:00)
To: [REDACTED], PublicHearings@rockyview.ca, [REDACTED]
Subject: RE: [EXTERNAL] - Re: Bylaw Number C-8073-2020

Good morning,

If you would like your comments to be considered by Council at the public hearing please resubmit your comments starting at 9am today, July 6, 2021 to publichearings@rockyview.ca.

If you have any further questions please let us know.

Thank you,

Michelle

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

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: Jeanie Kowalski [REDACTED]
Sent: July 5, 2021 9:53 PM
To: Public Hearings Shared <PublicHearings@rockyview.ca>; kevin miles [REDACTED]
Subject: [EXTERNAL] - Re: Bylaw Number C-8073-2020

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Hi,

Brilliant. Hopefully they will be inundated with emails. I plan to watch the meeting tomorrow.

Jeanie

Get [Outlook for Android](#)

From: kevin miles [REDACTED]
Sent: Monday, July 5, 2021 9:49:09 PM
To: publichearings@rockyview.ca <publichearings@rockyview.ca>
Subject: Bylaw Number C-8073-2020

My name is Kevin Miles and I am writing on behalf of my wife Michelle and I. We live on the very West side of Cochrane, in Heartland.

I am writing to express major concern over the proposed Burnco gravel pit to the West of us. We are concerned for the following reasons:

Dr Fennell's report generates concerns over the effects on water quality in Cochrane as a result of the development. Any rash decisions are irreversible and the so called experts who predict no issues, are only experts until they get it wrong.

The 1A currently attracts passing business to the Town as a result of the scenic drive from Banff and Canmore. Passing business in the form of light to medium vehicles, not heavy Gravel trucks in large volume. This development will deter this business due to its appearance and replace it with heavy slow moving traffic, generating dust and noise.

It will negatively impact house prices in the area and deter purchasers.

It has to impact Wildlife.

As described this cannot be deemed progress. It appears to be a cash cow and these are the type of decisions that cannot be made without an opportunity for people to vote. A number of Citizens remain constant here in Cochrane and should have a voice. The Cochrane Town Council and those in Rockyview will move on and detach themselves from this decision.

For these reasons my wife and I feel this development should not go ahead.

Can we please take responsibility to make tough decisions and deny this application.

Kevin Miles 

Sent from [Mail](#) for Windows 10

Michelle Mitton

From: Lori McKay [REDACTED]
Sent: July 6, 2021 9:04 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Proposed Increase to Gravel Pit

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

The Plan to increase the Burnco gravel pit NW of Cochrane is unacceptable. The blight on this beautiful area would be appalling, due to destroying the picturesque drive out on the 1A to the mountains. And even more important will be the permanent and terrible damage done to the ecology / ecosystem of this area, including to the Bow River. This would be a horrendous mistake.

There are deep concerns about removing such a vast amount of gravel and sand, that provides a natural filter for water moving underground into Bow River. Additionally, a large amount of sediment will potentially wash into the Bow River, and thus killing large amounts of aquatic life.

Concentrations of heavy and trace metals from this sediment are at levels toxic to the water. This will not only kill off various aquatic life in the Bow, but this water also forms part of our drinking water. We need to do all we can to protect human and aquatic health. The current and proposed setbacks are woefully inadequate in ensuring that these toxic substances are filtered out by the ground before entering the Bow River.

Canada is amongst the very few nations with clean drinking water. Take every measure to protect our water supply and quality. This project / business will alter the local water balance in that area. Do not allow such an atrocity to occur.

Lori McKay

Sent from my iPhone

Michelle Mitton

From: Kari-Ann McNabb Schneider [REDACTED]
Sent: July 6, 2021 12:29 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - C-8073-2020

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

On behalf of the shareholders of McNabb & Schneider Farms LTD., I am writing to voice our opposition to the proposed rezoning by Burnco along the 1A Highway.

Our farm holds a lease on farmland adjacent to the proposed rezoning and gravel pit development.

We have major concerns in regards to the lack of planning surrounding this purposed large rezoning. The rezoning of a parcel of land this size potentially negatively impacts our operations and the entire area for many decades into the future.

We believe that at very least an area structure plan and a much more detailed environmental impact assessment on the neighbouring properties and down steam water users needs to be completed before a request like this could even be considered. We are a bit puzzled how an 1100+ acre rezoning/development would be able to be approved with zero planning done in regards to the surrounding area?

Without proper planning, a “one off” development like being proposed today essentially sterilizes the entire area, which is unfortunate and short-sighted in our opinion.

Needless to say, the Bow River Valley is not like any other area in RockyView County and due to the environmentally sensitive nature of the area, we question why 1100+ acres of land need to be rezoned all at once?

We understand that gravel is an important commodity, however, until RockyView Council takes the initiative to complete their Gravel Strategy that was started in 2017, we are certain that applications like this will continue to happen where companies “hope” that they won’t impact neighbours or downstream users. We believe that Rocky View Council needs to take the lead and identify where gravel can be extracted within Rocky View with the least amount of impacts, which we believe would rule this area out almost immediately.

We thank Rocky View Council for the opportunity to comment on this application and once again ask that Council take the time to make a decision that won't impact an area for multiple generations.

Kari-Ann McNabb Schneider – Shareholder – McNabb & Schneider Farms LTD.

Michelle Mitton

From: Todd Achen [REDACTED]
Sent: July 6, 2021 11:38 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - BURNCO West Cochrane Project Traffic Concern

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

To Rockyview County:

Burnco has never responded to our traffic and safety concerns below and they do not appear to be a safety conscious company as the highway turn offs do not meet with Alberta Highway requirements.

1A has been stated to be a tourist access to the Rockies by our honourable Transport Minister Rick McIvor. Not an industrial highway as 22 is deemed. Adding oversized vehicles to an already tourist contested highway, is a serious safety matter. My wife was just recently cut off by a passing truck and many of their contractors have safety issues on their trucks.

For the safety of your tax paying residents and to ensure a safe tourist route to assist our local business there must be a better entrance that meets with Alberta Highway standards.

Lives lay in your hand as with increased highway deaths like the illegally driven truck in the Humbolt Highway accident. Be responsible. Do not risk your residents lives without a required highway access improvement and new flyover in Cochrane. Do not approve this expansion of unsafe trucks on the tourist road.

Thank you for listening to concerned citizens over inadequate Highway traffic safety due to the excess expansion of Burnco trucks.

Milton Achen, CPA, CA
Lot 204 The CottageClub Rockyview
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Todd Achen [REDACTED]
Date: March 26, 2020 at 11:13:48 PM MDT
To: communications@burnco.com
Subject: West Cochrane Project info please

Hello Burnco:

Re: West Cochrane Project

Your staff was very friendly at your recent March 9 Openhouse hosted in Cochrane. Thank you as I got some nice honey.

But what was not available was a project contact email to seek further information, as the last poster simply read “please provide your feedback by March 31/2020”. I hope that this is the correct contact email as I could not locate the project information or contact on your website?

Please forward the following:

- a. PDF copy of the submission provided by Burnco in support of the RockyView Development Application;
- b. Supporting Traffic Study for Intersection of Range Road 51 and Highway 1A. Traffic concerns and traffic safety of slow turning trucks with minimum merge lanes appeared to be the biggest selected concern from your RockyView neighbours.

Please send by email ASAP as I am not accepting paper mail while in self-isolation as I am the primary caregiver for my aged Mother. Wash your hands, stay safe. Thank you, Milt Achen

Michelle Mitton

From: Tasha [REDACTED]
Sent: July 6, 2021 11:27 AM
To: Public Hearings Shared
Subject: Fwd: [EXTERNAL] - Opposed to Burnco Gravel Pit

Resubmitting below email for consideration today.

Thank you

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

From: <PublicHearings@rockyview.ca>
Date: Mon., Jul. 5, 2021, 11:20 a.m.
Subject: RE: [EXTERNAL] - Opposed to Burnco Gravel Pit
To: [REDACTED] <PublicHearings@rockyview.ca>

Good morning,

If you would like your comments to be considered by Council at the public hearing please resubmit your comments starting at 9am tomorrow, July 6, 2021 to publichearings@rockyview.ca.

If you have any further questions please let us know.

Thank you,

Michelle

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

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: Tasha [REDACTED]
Sent: July 5, 2021 10:04 AM
To: Public Hearings Shared <PublicHearings@rockyview.ca>
Subject: [EXTERNAL] - Opposed to Burnco Gravel Pit

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

Hello,

I am completely opposed to the proposed gravel pit by Burnco on the west side of Cochrane.

This will have adverse effects on the local and surrounding water supplies, creating intergenerational health issues for decades to come.

Please do not give permission for this atrocious, negligent project to go ahead.

Yours sincerely a very concerned Cochrane resident.

Natasha

Michelle Mitton

From: Patti Lott [REDACTED]
Sent: July 6, 2021 9:10 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-8073-2020

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As a resident of Rocky View County, Division 9, I urge council to stay a decision on this project until it is proven that the Burnco West Cochrane gravel pit causes no contamination to the water aquifer nor the Bow River itself.

Patti Lott

Michelle Mitton

From: Foss, Tom [REDACTED]
Sent: July 6, 2021 12:52 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bylaw C-8073-2020.

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July 6, 2021

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

Re: Bylaw C-8073-2020.

Dear Rocky View Councilors,

Thank you for the opportunity to provide comments on the 1,117 acre gravel industrial zone.

Given the vast natural resource potential located in Rocky View region, Council should consider projects that are best in class so that they can become a world leader in gravel pit extraction and attract companies with strong operational track records. Best-in-class mines have strong relationships with their stakeholders, First Nation inclusion, innovative technologies and mining techniques, environmental soundness, dedication to sustainability and biodiversity, a local hiring and contract procurement strategy, training opportunities, economic impact evaluation, limited impacts on roadways, contributions to the local community, and broad public support.

Environment

There are significant environmental impacts that have not been considered as it relates to biodiversity, species at risk, water, and air quality. Moreover, given the close proximity to the other gravel pit, these impacts are cumulative and have not been examined by the proponent.

Water Quality

Clearly the proximity to the Bow River will have a detrimental effect on the river.

Recommendation:

- Request the proponent to complete a soil column study.
- Commission a third-party to re-examine water quality impacts.
- Have current monitoring on the monitoring station on highway 22 as well as installing a water quality monitoring station above the current pit.

Species at Risk

There are species at risk located in the region. Grizzly bears could be hit on the highway, or could be driven to more urban areas to take refuge causing safety concerns to the public. Both of these species are also negatively impacted by the noise caused by operations, and are directly impacted through changes to water quality.

Recommendation:

- Request further information from the proponent on how they will protect species at risk located in the region.

Health Concerns and Dust Control

Fugitive dust from gravel production is inevitable, and mitigation measures for pits and quarries of this manner are inadequate. [Studies](#) show that fine particulate matter poses a greater danger to our health than other kinds of air pollution, such as smog, sulphur dioxide, and carbon monoxide. Fugitive dust also increases corrosion and is harmful to vegetation. **Even best in class technology does not fully safeguard impacts caused by dust, and the limited mitigation suggested does not even compare to [current best in class technology for dust suppression](#) used broadly by the aggregate sector.** Furthermore, **wet dust suppression where there are already water concerns is simply not adequate.**

Recommendations:

- Require alternative dust suppression techniques including best-in-class water technologies.
- Further studies on impacts to water quality and volume for the use of wet dust suppression to be studied by the proponent.
- Examine health impacts of the gravel pit operations and to provide these findings to the public, in coordination with the Ministry of Health.

Safety Plan

Safety should be a number one priority for industrial operators, and should be regulated by all levels of government. **It is the right of employees to work and go home from their jobs safely. Council must protect all citizens by implementing decisions that warrant workplace safety. Employees go to work because they trust that their company is following all the required regulations to ensure a safe workplace, and it is up to government to hold companies accountable who do not show any devotion to safety.**

Recommendation:

- Require a third-party consultant to develop a safety plan that include items such as safety meeting frequency, objectives, training, evacuation procedures, mental health, worker fatigue, and other relevant items that safeguard occupational health and safety.

Traffic

Moose, deer and other fauna are often killed along this stretch of the road, and fatal accidents have occurred. Clearly the intersection at highway 1A and 22 is at failure.

Recommendations:

- Require a traffic assessment on the 1A.
 - Install wildlife crossings and fencing
 - expanded shoulders for bicycle usage.

Conclusion

In light of the many concerns, I strongly recommend that Council opposes this permit application until impact studies can be complete. I hope that Council takes into great consideration the above-mentioned. Rocky View should request an independent third party study to test the viability of mining in the water aquifer and the Bow River riparian area before causing pollution of the Bow River drinking water.

I appreciate your time in reviewing my letter and recommendations. If you require any further information about the contents found in this letter, do not hesitate to reach out to me directly.

Warm regards,

Tom Foss



[REDACTED]

Landowner in the affected area. Landowner of a quarter section Legal Land NW-32-26-3 West of the 5th 911 Emergency Response # 265238

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Michelle Mitton

From: Vivian Pharis [REDACTED]
Sent: July 6, 2021 10:16 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Fwd: Bylaw C-8073-2020

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

Sent from my iPad

Begin forwarded message:

From: Vivian Pharis [REDACTED]
Date: July 5, 2021 at 18:08:26 MDT
To: publichearings@rockyview.ca
Subject: Bylaw C-8073-2020

Dear Councilors:

Your made a major mistake in early March 2021 by not delaying a decision on the Summit Mine so that more thorough analyses could assess whether or not groundwater will be altered and the aquifer of the nationally significant spring at Big Hill Springs Provincial Park, irreparably damaged. Don't repeat your error when considering the massive gravel mine proposed west of Cochrane, perched precariously atop the Bow River.

Please pause until independent and scientifically sound assessments are conducted into the impact this Burnco mine could have on Calgary and all downstream users of Bow River water. Burnco does not need approval of this site in the near future. Stop and do proper assessments before making another major mistake over common gravel.

Sincerely
Vivian Pharis
193 Green Valley Estate, RVC

Sent from my iPad