

Section 6.0 cont'd: Assessment of Cumulative Aspects of Extraction Activities in the Area

On July 11th, 2017, Rocky View County Council directed Mountain Ash Limited Partnership, Lafarge Canada and McNair Sand & Gravel to prepare coordinated development policies in each of their respective MSDP's to:

- I. Identify consistent minimum standards that all operations will adhere to;
- II. Establish joint measures to minimize and monitor cumulative impacts on the local area, including identifying acceptable mitigation strategies for affected properties within a mile and a half from the property lines of the gravel pits; and
- III. Review and adapt transportation access and egress to Highway 567 to maximize safety and result in a design that would allow loaded gravel trucks to maximize their speed to safely merge into Highway 567's lanes as determined by RVC engineering and Alberta Transportation.

Each respective land use application was approved with MSDP's that indeed included development policies to align various operating standards, monitoring programs and infrastructure upgrades. On September 16th, 2019, an Alberta Court of Queen's Bench decision (Docket 1701-12053) set aside RVC Council's land use approval for the previously mentioned aggregate producers; however, the MSDP's remain in place.

Although Hillstone Aggregates has been in operation since before the July 2017 Council direction, the intent of this section is to honor and respect the fundamental motivation of Council's direction. That is, to establish a policy framework that facilitates collaboration between Hillstone Aggregates and other existing/future aggregate operations in the Big Hill Springs area to cumulatively manage the effects of multiple aggregate operations within the same general location.

Accordingly, Hillstone Aggregates anticipates the County will implement the following policy framework at the MSDP and/or development permit stage to facilitate a coordinated approach amongst all existing and proposed aggregate operations within the Big Hill Springs area with respect to operating best practices, transportation improvements, landscaping and visual screening infrastructure, noise, air quality, and groundwater mitigations, and project communications.

6.1 Coordination of Operating Best Practices

Hillstone Aggregates is committed to operating Hillstone Aggregates Pit in a manner that limits cumulative negative impacts to surrounding residents.

As such, Hillstone Aggregates is committed to the following:

Restricting operating hours within the MSDP area as follows:

- Monday to Friday: 7am to 7pm
- Saturday: 7am to 5pm
- Sundays and/or Statutory Holidays: No operations.

Working collaboratively with other approved aggregate operators to align operating best practices (where possible and practical) with the overall objective of limiting potential nuisances to surrounding residents.

POLICIES:

6.1.1 Hillstone Aggregates will implement operating best practices within the subject lands as described within this MSDP.

6.1.2 Hillstone Aggregates will work collaboratively with other approved aggregate operators within the Big Hill Springs area to collectively align operating best practices (where possible and practical) with the overall objective of limiting nuisances to surrounding residents.

6.2 Coordination of Transportation & Traffic Safety Considerations

Hillstone Aggregates is committed to implementing appropriate transportation improvements within and adjacent to the MSDP area with the overall intent of limiting cumulative impacts to surrounding residents.

As such, Hillstone Aggregates is committed to the following:

- Working collaboratively with the County and Alberta Transportation to design and implement appropriate access from Highway 567 to ensure aggregate operations do not negatively affect the function and safety of the municipal and regional transportation network.
- Implementing operating measures to ensure that all vehicles leaving the MSDP area do so in a state that will prevent aggregate materials and other detritus from being deposited onto the roadway and/or highway network.
- Working collaboratively with other approved aggregate producers to jointly assess transportation impacts throughout the lifespan of their project, and where possible and practical, consider the following:
 - Sharing appropriate traffic data to assist other operators to prepare their Traffic Impact Assessments in support of their projects.
 - Aligning common highway access points for multiple aggregate operations;

- Implementing joint funding arrangements to construct highway intersection upgrades where such improvements provide a proportional benefit;
- Coordinating the design of project lighting to ensure all lighting within project areas are fully compliant with Dark Sky Guidelines.
- Coordinating implementation of signage and other roadside indicators to clearly identify specific project areas and promote appropriate way finding between multiple pit areas; and
- Reducing speed limits (subject to Alberta Transportation).
- Working with other approved aggregate operators in the Big Hill Springs area to:
 - Educate trucking contractors to ensure that queuing will not be tolerated on the highway.
 - Collaborate with local enforcement authorities to ensure queuing activities are monitored and appropriately enforced.
 - Align regional truck haul routes and liaise with Alberta Transportation and the County accordingly.
 - Participate in the ASGA Truck Registry Program and promote the use of in-vehicle monitoring systems within all commercially licensed trucks servicing local aggregate operations.

POLICIES:

6.2.1 Hillstone Aggregates will implement transportation upgrades and related operating procedures as described within this MSDP.

6.2.2 Hillstone Aggregates shall prepare an update to the Traffic Impact Assessment prepared in support of this MSDP, at each development permit stage, to appropriately consider and assess future ambient traffic conditions.

6.2.3 Hillstone Aggregates will work collaboratively with other approved aggregate operators within the Big Hill Springs area (where possible and practical) to share appropriate technical information, proportionally fund and construct transportation improvements, and establish and implement ongoing operating practices with the overall objective of mitigating cumulative effects relative to the operation and safety of the municipal and regional transportation networks.

6.3 Coordination of Landscaping & Visual Screening Improvements

Hillstone Aggregates is committed to working with other aggregate operators within the Big Hill Springs area to coordinate the design and function of landscaped screening berms with the overall objective of screening the aggregate operations from view of the public road/highway frontages.

As such, Hillstone Aggregates is committed to the following:

- Coordinating the design of landscaped screening berms where two (or more) aggregate operations abut one another.

- Coordinating the maintenance program for landscaped screening berms where two (or more) aggregate operations abut one another.

POLICIES:

6.3.1 Hillstone Aggregates will construct and maintain landscaped screening berms within the subject lands as described within this MSDP.

6.3.2 Hillstone Aggregates will work collaboratively with other approved aggregate operators within the Big Hill Springs area to design and maintain landscaped berms (where possible and practical) with the overall objective of screening aggregate operations from the public road/highway frontages.

6.4 Coordination of Noise, Air Quality and Groundwater Mitigations

Hillstone Aggregates is committed to working with other aggregate operators within the Big Hill Springs area to coordinate practices and procedures to mitigate concerns relative to noise, air quality and groundwater with the overall intent of limiting cumulative impacts to surrounding residents.

As such, Hillstone Aggregates is committed to the following:

Noise:

- Restricting noise generated within the site based on industry best practices and the Rocky View County Noise Control Bylaw.
- Restricting noise levels to no more than 65 decibels within the MSDP area, to be measured at noise receptors installed at the project property line.
- Providing advanced notifications to adjacent residents when unique operating conditions might be expected to generate noise in excess of 65 decibels.
- Installing muffler silencers or back-up strobe lights on all equipment operating on-site.
- Enclosing aggregate crushing equipment.
- Installing noise monitoring stations upwind, centrally located and downwind of pit operations.
- Engaging a third party to record data from noise monitoring stations on a 'real time' basis.
- Establishing protocols & procedures to share data with other aggregate operators and local stakeholders.

Air Quality:

- Implementing dust control measures based on industry best practices including, but not limited to, paving access roads from the Highway to the main site access, apply calcium chloride and/or water on all driving aisles within each pit, and lower speed limits within project boundaries to 30 km/hr.
- Limiting the amount of open excavations to ± 40 ac at a time.

- Implement progressive reclamation activities as soon reasonably possible following depletion of the aggregate resources within each development phase.
- Enclosing aggregate crushing equipment.
- Implementing dust control measures on all unpaved haul routes and at all aggregate transfer points.
- Implementing daily inspections to ensure dust control measures are in place.
- Suspending pit operations in high wind conditions.
- Developing procedures and protocols to ensure trucks leaving an operation is appropriately securing and covering its load.
- Installing dust monitoring stations upwind, centrally located and downwind of the pit operation.
- Engaging a third party to record data from dust monitoring stations on a 'real time' basis.
- Establishing protocols and procedures to share data with other aggregate operators and local stakeholders.

Groundwater:

- Ensuring all excavation activities are prohibited closer than 1 m to the depth of groundwater.
- Installing groundwater monitoring wells upstream centrally located and downstream of pit operations.
- Engaging a third party to record data from groundwater monitoring wells on a 'real time' basis.
- Establishing protocols & procedures to share data with other aggregate operators and local stakeholders.

POLICIES:

6.4.1 Hillstone Aggregates will establish ongoing monitoring programs relative to noise, air quality and groundwater as described within this MSDP.

6.4.2 Hillstone Aggregates shall update the Noise Assessment, Air Quality Assessment and Hydrogeological Impact Assessment prepared in support of this MSDP, at each development permit stage, to appropriately consider and assess future ambient noise, air quality and groundwater conditions.

6.4.3 Hillstone Aggregates will work collaboratively with other approved aggregate operators within the Big Hill Springs area (where possible and practical) to share associated monitoring data and align appropriate operating practices with the overall objective of mitigating cumulative affects relative to noise, air quality and groundwater.

6.5 Coordination of Ongoing Communications

Hillstone Aggregates is committed to working with other aggregate operators within the Big Hill Springs area to coordinate operating best practices within the MSDP area with other natural resource extraction projects approved by the County with the overall intent of limiting cumulative impacts to surrounding residents.

As such, Hillstone Aggregates is committed to the following:

- Establishing a project website to be updated regularly.
- Publish results of the ongoing noise monitoring, air quality monitoring and groundwater monitoring.
- Establishing clear expectations regarding how and when expressed complaints are to be addressed.
- Working collaboratively with other approved aggregate producers to align protocols and procedures regarding project related public communications.

POLICIES:

6.5.1 Hillstone Aggregates will implement ongoing project communications relative to the Hillstone Aggregates Pit to ensure adjacent residents and stakeholders are kept apprised of ongoing natural resource extraction operations as described within this MSDP.

6.5.2 Hillstone Aggregates will work collaboratively with other approved aggregate operators within the Big Hill Springs area to collectively align communication protocols and procedures (where possible and practical) with the overall objective of ensuring local residents and stakeholders are kept apprised of ongoing aggregate operations in the area