



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: B&A Planning Group (Ken Venner)	OWNER: 1410266 Alberta Ltd.
DATE APPLICATION RECEIVED: April 27, 2021	DATE DEEMED COMPLETE: May 1, 2021
SITE AREA: ± 130.69 hectares (± 322.95 acres) DEVELOPMENT AREA: ± 84.00 hectares (± 208.00 acres)	LEGAL DESCRIPTION: NW & SW-31-26-3-W5M;
APPEAL BOARD: Court of Queen's Bench of Alberta	
HISTORY: <i>(both sites)</i> <i>Planning History:</i> <ul style="list-style-type: none"> • PL20200034 Redesignation (<i>To redesignate the subject lands from Ranch and Farm District to Natural Resource Industrial District to accommodate aggregate extraction</i>); Approved March 2, 2021 • PL20200031 Master Site Development Plan (<i>To adopt a Master Site Development Plan to provide a policy framework to guide and evaluate the development of aggregate extraction on the site</i>); Approved March 2, 2021 • PL20170184 Master Site Development Plan (<i>To amend the Summit Pit Master Site Development Plan to update the phasing plan, environmental area policies, and mapping</i>); Approved April 24, 2018 • PL20170145 Redesignation (<i>To redesignate a portion of the subject lands from Ranch and Farm District to Natural Resource Industrial District to accommodate aggregate extraction</i>); Approved April 24, 2018 • PL20150101 Redesignation (<i>To redesignate the subject lands from Ranch and Farm District to Natural Resource Industrial District to accommodate aggregate extraction</i>); Approved June 11, 2017 • PL20150100 Master Site Development Plan (<i>To adopt a Master Site Development Plan to provide a policy framework to guide and evaluate the development of aggregate extraction on the site</i>); Approved June 11, 2017 <i>Development History:</i> <ul style="list-style-type: none"> • Not Applicable <i>Building History:</i> <ul style="list-style-type: none"> • 1993-BP-3745: Garage; Final inspection December 14, 1996 • 1991-BP-2335: Garage; Final inspection February 23, 1993 • 1990-BP-1416: Dwelling, Single Detached; No information • 1989-BP-1414: Dwelling, Single Detached; No information 	

*Assessment History:***06731002**

- Dwelling, Single Detached (1970)

06731004

- Dwelling, Single Detached w/ Garage (1990)
- Dwelling, Single Detached (1990)
- Detached Garage (1991)
- Farm Utility Building (1993)

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 49 adjacent landowners. To date, 14 letters were received in opposition to the application and five letters were received in support of the application.

In addition, two petitions were received:

- A signed petition was received, with 13 properties noted; however, it does not provide guidance for support or opposition of the application. It has been included within the agenda package for reference. All responses have been included in Attachment 'D.'
- A online petition was received, with 9,847 names noted, including location within the world and date added, expressing opposition of the application. It has been included within the agenda package for reference and has been included in Attachment "D".

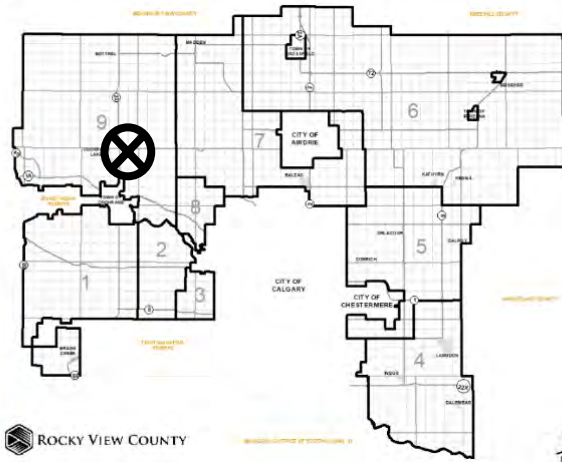
The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.



Location & Context

Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(*The Summit Pit*)



ROCKY VIEW COUNTY



Division: 9
Roll: 06731002/004
File: PRDP20211744
Printed: May 11, 2021
Legal: SW-31-26-03-W05M
& NW-31-26-03-W05M



Development Proposal

Development Proposal

Natural Resource
Extraction/Processing
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& NW-31-26-03-W05M

Site Plan

Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(*The Summit Pit*)

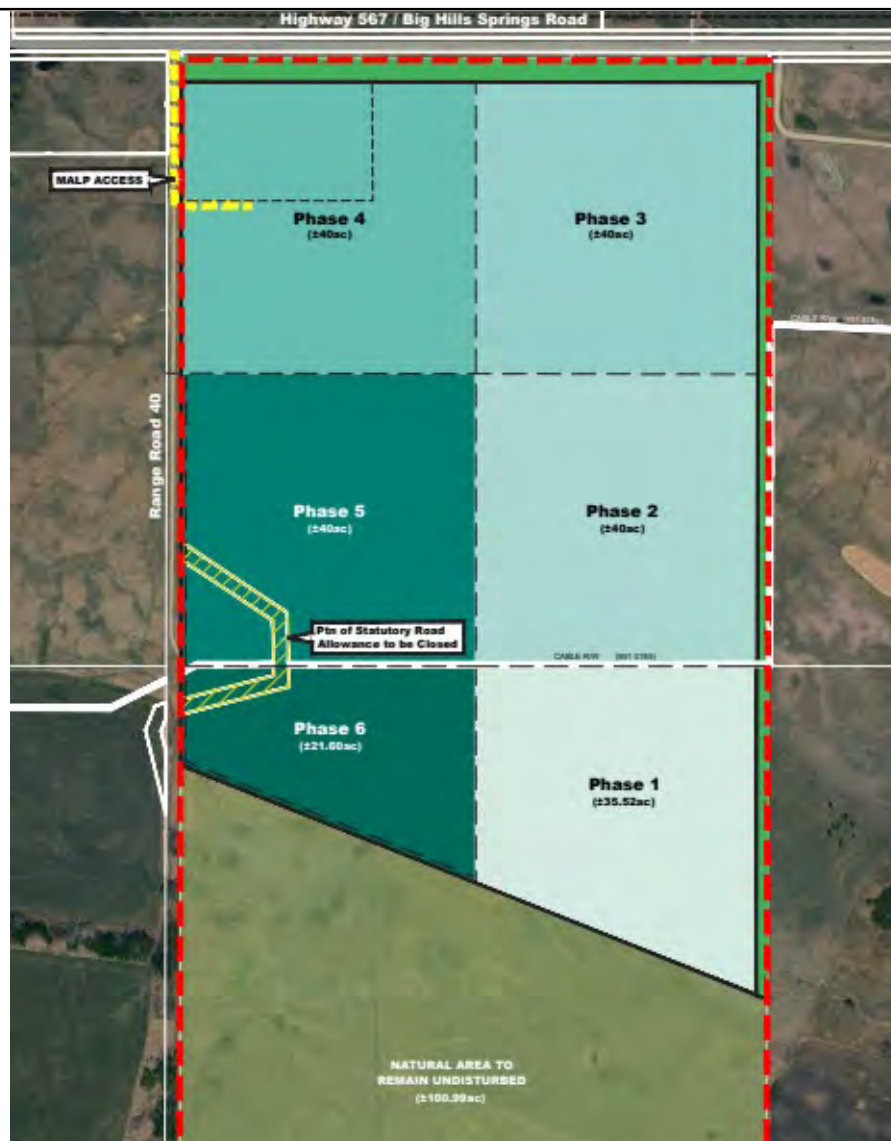


Division: 9
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 & NW-31-26-03-W05M

Phasing Plan

Development Proposal

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Extraction/Processing
(Phase 1) and signage
(*The Summit Pit*)



Legend

	Subject Lands		MALP Access		Landscaped Screening Berm
	Phase 1		Phase 4		Natural Area to Remain Undisturbed
	Phase 2		Phase 5		Portion of Statutory Road Allowance to be Closed
	Phase 3		Phase 6		

Division: 9

Roll: 06731002/004

File: PRDP20211744

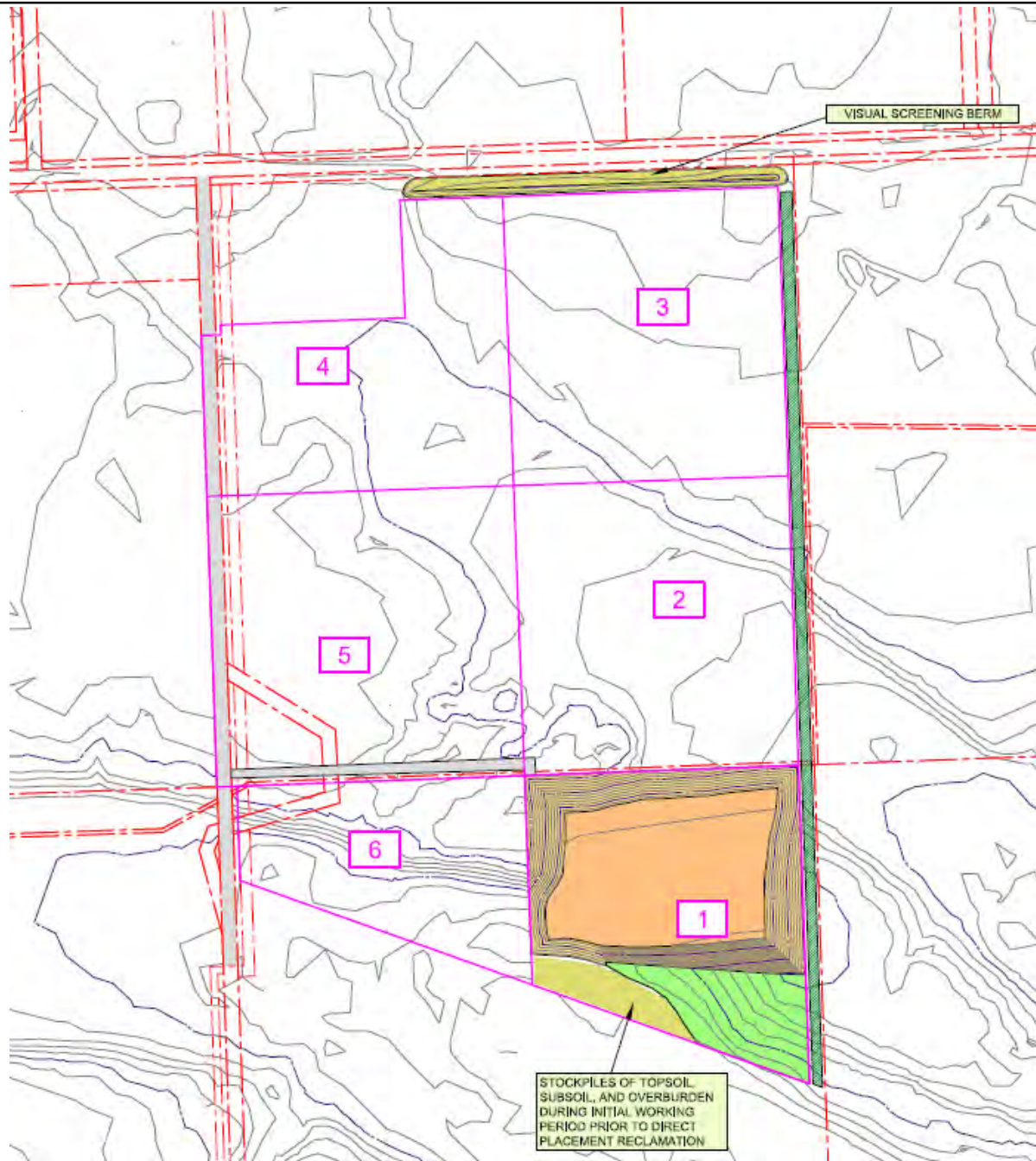
Printed: May 11, 2021

Legal: SW-31-26-03-W05M
& NW-31-26-03-W05M

Development Proposal

Natural Resource
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Division: 9
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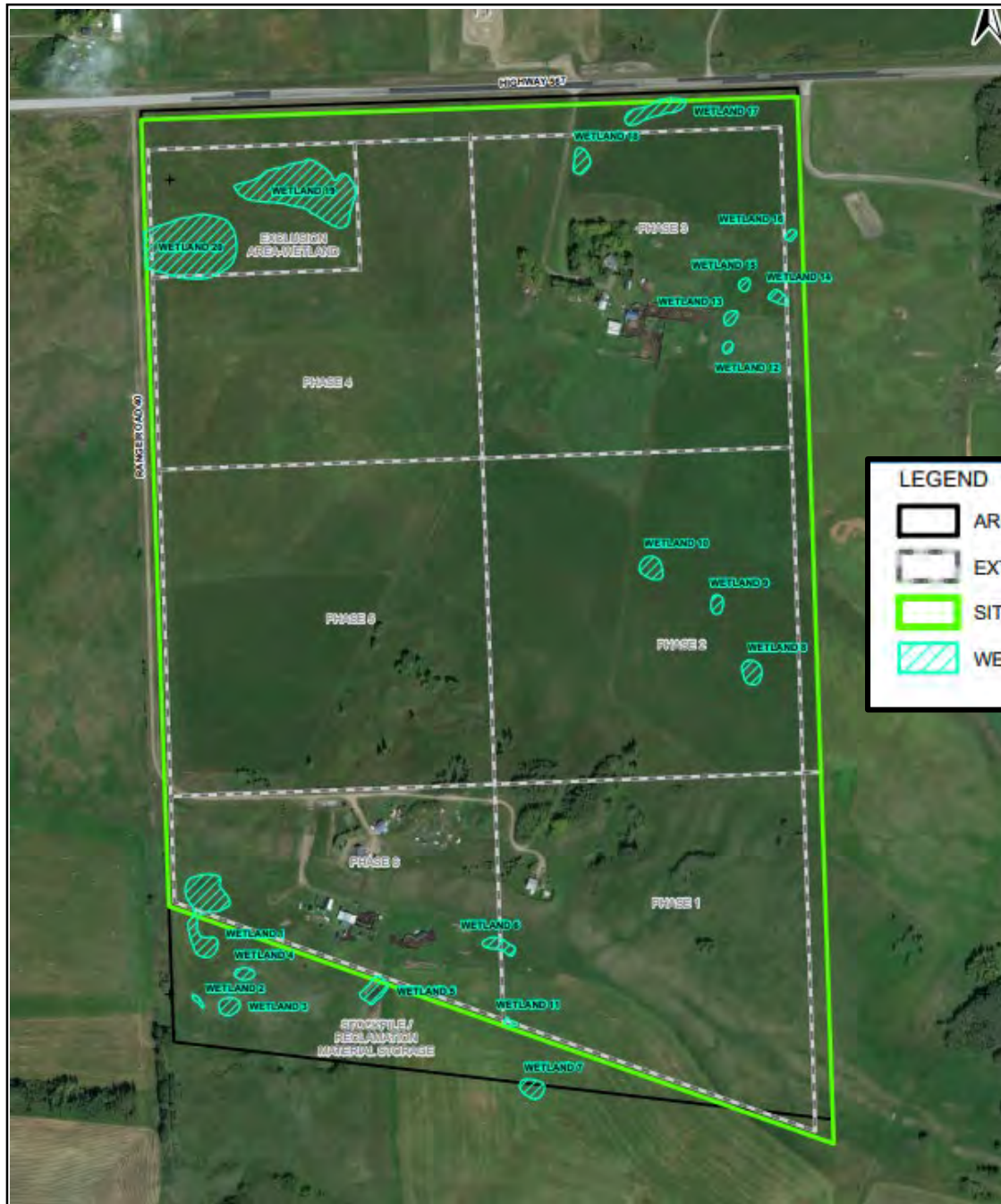




Environmental

Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(The Summit Pit)



LEGEND

- AREA ASSESSED
- EXTRACTION PHASE BOUNDARY
- SITE LOCATION
- WETLAND (# IDENTIFICATION)

- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

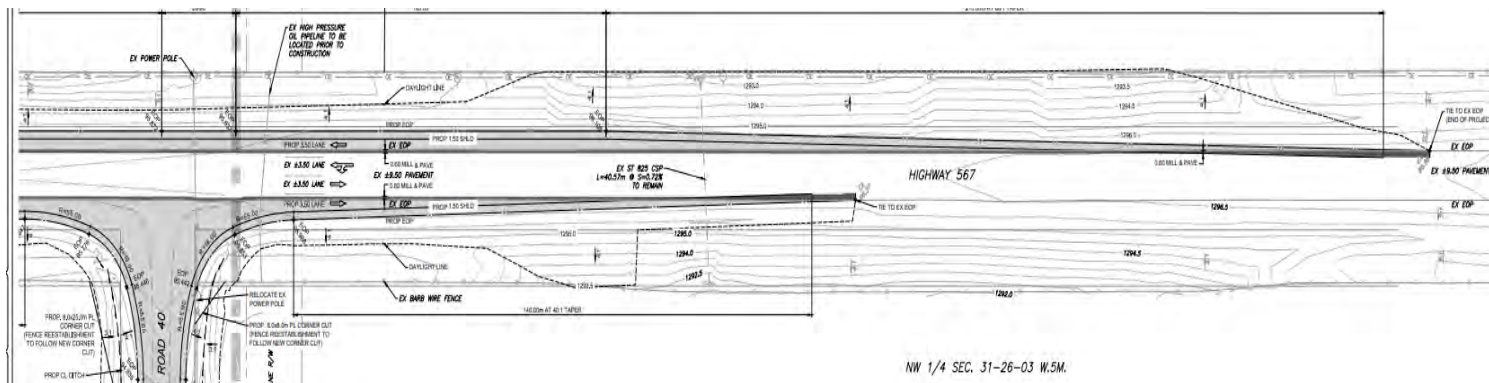
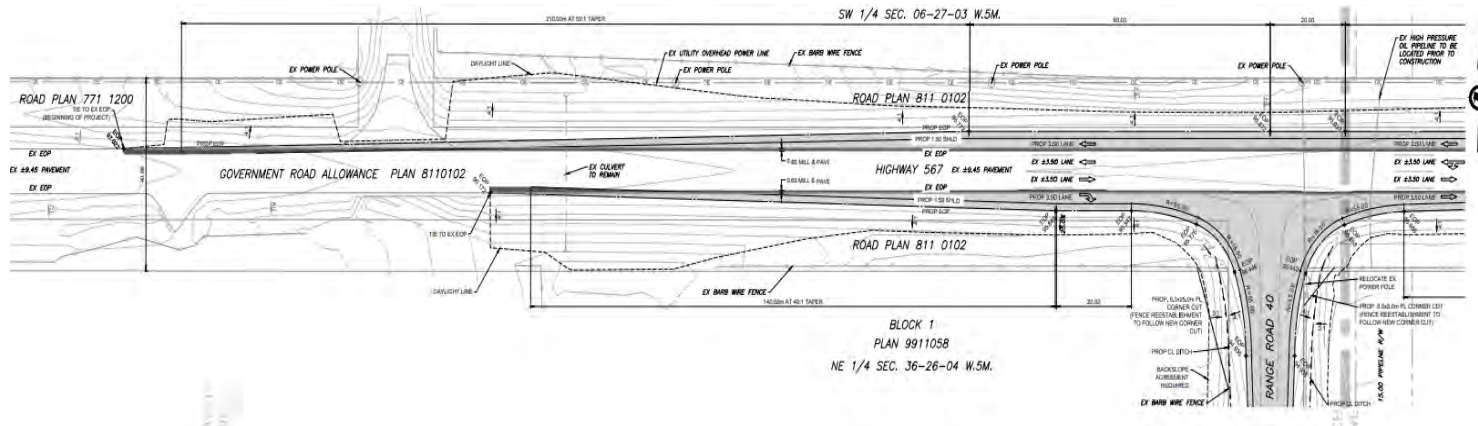
Division: 9
Roll: 06731002/004
File: PRDP20211744
Printed: May 11, 2021
Legal: SW-31-26-03-W05M
& NW-31-26-03-W05M





Intersection Upgrade – Type IVa Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(The Summit Pit)



Division: 9
Roll: 06731002/004
File: PRDP20211744
Printed: May 11, 2021
Legal: SW-31-26-03-W05M
& NW-31-26-03-W05M

Landowner Circulation

Area

Development Proposal

Natural Resource
Extraction/Processing
(Phase 1) and signage
(*The Summit Pit*)

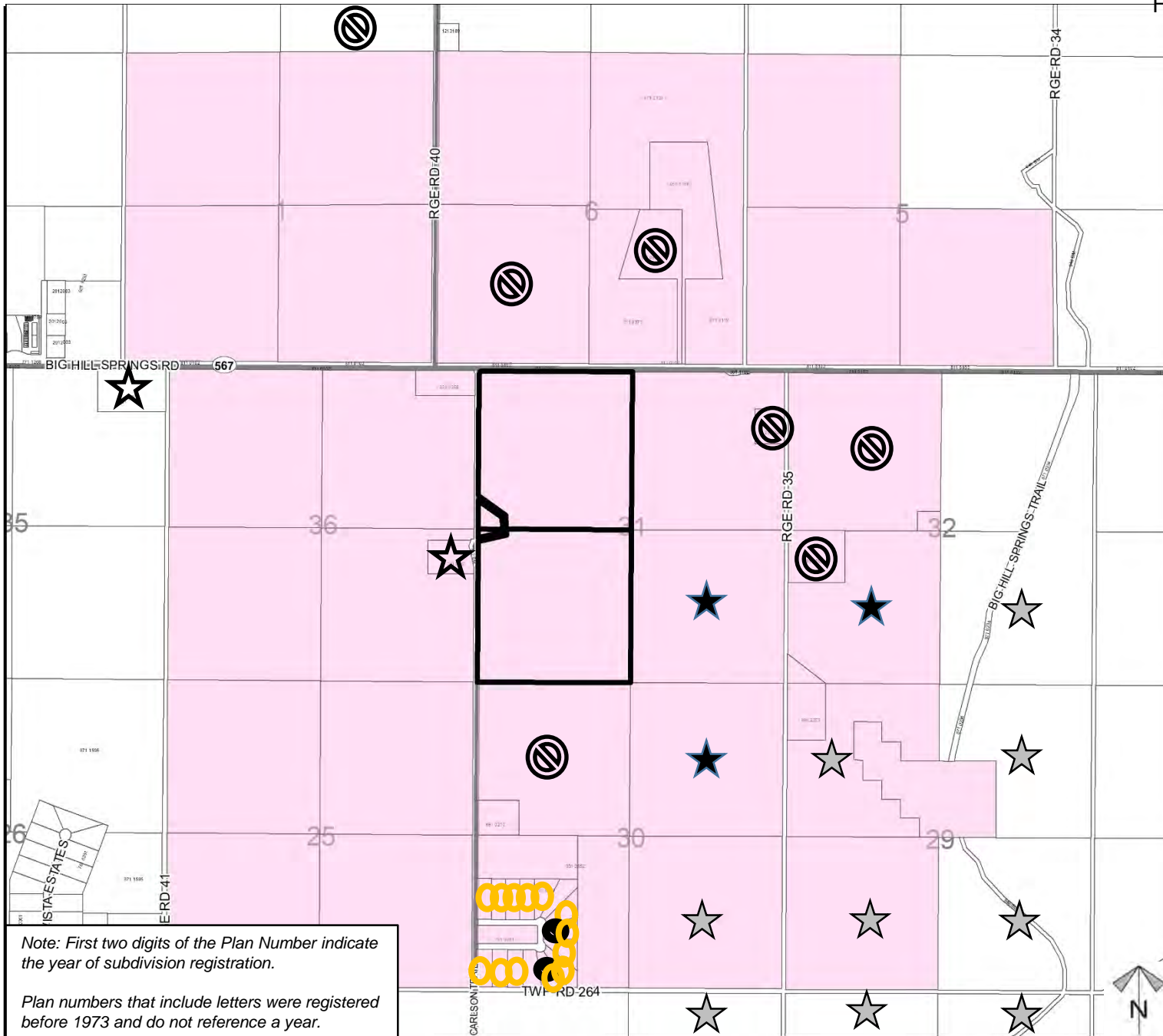
Legend

- Support 
- Opposition 
- Written Petition
No Position Provided 
- Online Petition
(9,847 Signatures) 
- Noted as one
letter; Same
Owner 

Letters Received Outside of
Circulation Area Map or No
Location Provided



Division: 9
Roll: 06731002/004
File: PRDP20211744
Printed: May 11, 2021
Legal: SW-31-26-03-W05M
& NW-31-26-03-W05M





ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

APPLICATION NO.	PRDP20211744
ROLL NO.	06731002, 06731004
RENEWAL OF	-
FEES PAID	\$12,350.00
DATE OF RECEIPT	Apr 25, 2021

APPLICANT/OWNER

Applicant Name: B&A Planning Group	Email: kvenner@bapg.ca
Business/Organization Name (if applicable):	
Mailing Address: #600, 215 - 6 Ave SW Calgary, AB	Postal Code: T2P 1K3
Telephone (Primary): 403-692-4530	Alternative:
Landowner Name(s) per title (if not the Applicant): 1410266 Alberta Ltd.	
Business/Organization Name (if applicable):	
Mailing Address: 1945 Briar Crescent Calgary AB	Postal Code: T2N 3V6
Telephone (Primary): 403-390-4567	Email:

LEGAL LAND DESCRIPTION - Subject site

All/part of: NW & SW 1/4	Section: 31	Township: 26	Range: 3	West of: 5	Meridian	Division: 9
All parts of Lot(s)/Unit(s):		Block:	Plan:	Parcel Size (ac/ha):		
Municipal Address:				Land Use District: Direct Control District #170		

APPLICATION FOR - List use and scope of work

Natural Resource Extraction/Processing Facility as per adopted Summit Pit Master Site Development Plan

Variance Rationale included: ☐ YES ☒ NO ☐ N/ADP Checklist Included: ☒ YES ☐ NO**SITE INFORMATION**

- a. Oil or gas wells present on or within 100 metres of the subject property(s) ☐ YES ☒ NO
- b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) ☐ YES ☒ NO
- c. Abandoned oil or gas well or pipeline present on the property ☐ YES ☒ NO
(Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)
- d. Subject site has direct access to a developed Municipal Road (accessible public roadway) ☒ YES ☐ NO

AUTHORIZATION

I, Ken Venner (Full name in Block Capitals), **hereby certify** (initial below):

☐ That I am the registered owner **OR** ☒ That I am authorized to act on the owner's behalf.

☒ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

☒ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

☒ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature

Date April 23, 2021

Landowner Signature _____

Date _____



ROCKY VIEW COUNTY

SIGNAGE - GENERAL

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20211744
ROLL NO.	06731002, 06731004
DISTRICT	DC-170

SIGN DETAILS	SIGN 1	SIGN 2	SIGN 3	SIGNAGE LIST
Located on or off-site?	Onsite	Onsite	Onsite	Sign Type: <ul style="list-style-type: none"> • Awning/Canopy • Billboard • Digital Display • Fascia • Freestanding • Inflatable • Portable • Projecting • Roof Purpose of Sign: <ul style="list-style-type: none"> • Advertisement • Directional • Information
Indicate <i>Sign Type</i> :	Freestanding	Freestanding	Freestanding	
Area of sign (m ² / ft. ²)	2.97 m2 (32 ft2)	2.97 m2 (32 ft2)	2.97 m2 (32 ft2)	
Length of sign (m / ft.)	2.44 m (8 ft)	2.44 m (8 ft)	2.44 m (8 ft)	
Width of sign (m / ft.)	1.22 m (4 ft)	1.22 m (4 ft)	1.22 m (4 ft)	
Height from grade to bottom of sign (m/ ft.)	1.83 m (6 ft)	1.83 m (6 ft)	1.83 m (6 ft)	
Indicate <i>Sign Purpose</i> :	Advertising / Direction	Information / Direction	Advertising/Direction	
Attached to: structure, building, or vehicle?	No	No	No	
Method of support	Wood Post	Wood Post	Wood Post	
Sign material	Wood	Wood	Wood	
Sign illuminated?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.

SPECIFIC SITE PLAN REQUIREMENTS

Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):

- ☒ Show sign location/setbacks in relation to property boundaries and buildings
- ☐ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☒ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☐ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

SIGN ELEVATIONS AND DESIGN

Required in addition to DP Checklist - General requirements (select if provided):

- ☒ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☒ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☒ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☐ Type of sign construction and finishing to be utilized
- ☐ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☐ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (*For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw*)

Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.

Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.

Applicant Signature 

Date April 23, 2021



Ken Venner
Partner
BA, RPP, MCIP

d | 403 692 4530
c | 403 614 2185
kvenner@bapg.ca

April 23rd, 2021

B&A File: #2021-16

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

Attn: Sean McLean – Supervisor Planning & Development Services

Re: Development Permit Application
Portion of W ½ 31-26-3-W5M

The Summit Pit Phase 1 Development Permit

Dear Sean,

On behalf of the landowner Mountain Ash Limited Partnership, B&A Planning Group is pleased to submit this comprehensive application for development permit for phase 1 of **The Summit Pit: A Natural Resource Extraction/Processing Facility** which includes the following:

1. Development Permit Application Checklist
2. Development Permit Application Form
3. Development Permit Signage General Information Sheet
4. Application Fee Calculation for \$12,350 (*as per Master Rates Bylaw C-7922-2020*)
5. Credit Card Authorization Form for \$10,000 (*as per RVC maximum*)
6. Cheque #0017 payable to Rocky View County in the amount of \$2,350 (*for the remainder of fees in excess of \$10,000*)
7. Certificates of Title for NW and SW 31-26-3-W5M (*searched April 22nd, 2021*)
8. Letter of Authorization from 1410266 Alberta Ltd. authorizing B&A Planning Group
9. Affidavit verifying Corporate Signing Authority on behalf of 1410266 Alberta Ltd.
10. Site Development Plan, SLR Consulting, April 2021
11. Signage Examples, B&A Planning Group, Apr_2021
12. Aerial Perspective Photos (Google Earth), B&A Planning Group, Apr_2021
13. Operations and Management Plan, Mountain Ash, April 2021
14. Stormwater Management Plan, SLR Consulting, April 2021
15. Summit Pit MSDP Traffic Impact Assessment, WATT Consulting Group, August 2014
16. Summit Pit MSDP Traffic Impact Assessment Update, WATT Consulting Group, May 2020



17. Transportation Infrastructure Improvement Plan, WATT Consulting Group, April 2021
18. Truck Haul Route Plan, WATT Consulting Group, April 2021
19. Mining and Excavation Plan, SLR Consulting, April 2021.
20. Stripping and Grading Plan, SLR Consulting, April 2021
21. Landscaping & Visual Screening Plan, SLR Consulting, April 2021
22. Dust Control Plan, SLR Consulting, April 2021
23. Ambient Air Quality Monitoring Plan, SLR Consulting, April 2021
24. Summit Pit MSDP Acoustic Assessment Report, SLR Consulting, May 2020
25. Noise Monitoring Plan, SLR Consulting, April 2021
26. Summit Pit MSDP Biophysical Impact Assessment, SLR Consulting, April 2020
27. Construction Management Plan, Mountain Ash, April 2021
28. Erosion and Sediment Control Plan, SLR Consulting, April 2021
29. Soil and Weed Management Plan, SLR Consulting, April 2021
30. Post-Mining Reclamation Plan, SLR Consulting, April 2021
31. Good Neighbour Action Plan, Mountain Ash/B&A Planning Group, April 2021

On behalf of Mountain Ash Limited Partnership, we look forward to working with administration and interested stakeholders during the upcoming circulation/review process. Please feel free to reach out at your convenience should you require any clarification and/or wish to discuss this matter further.

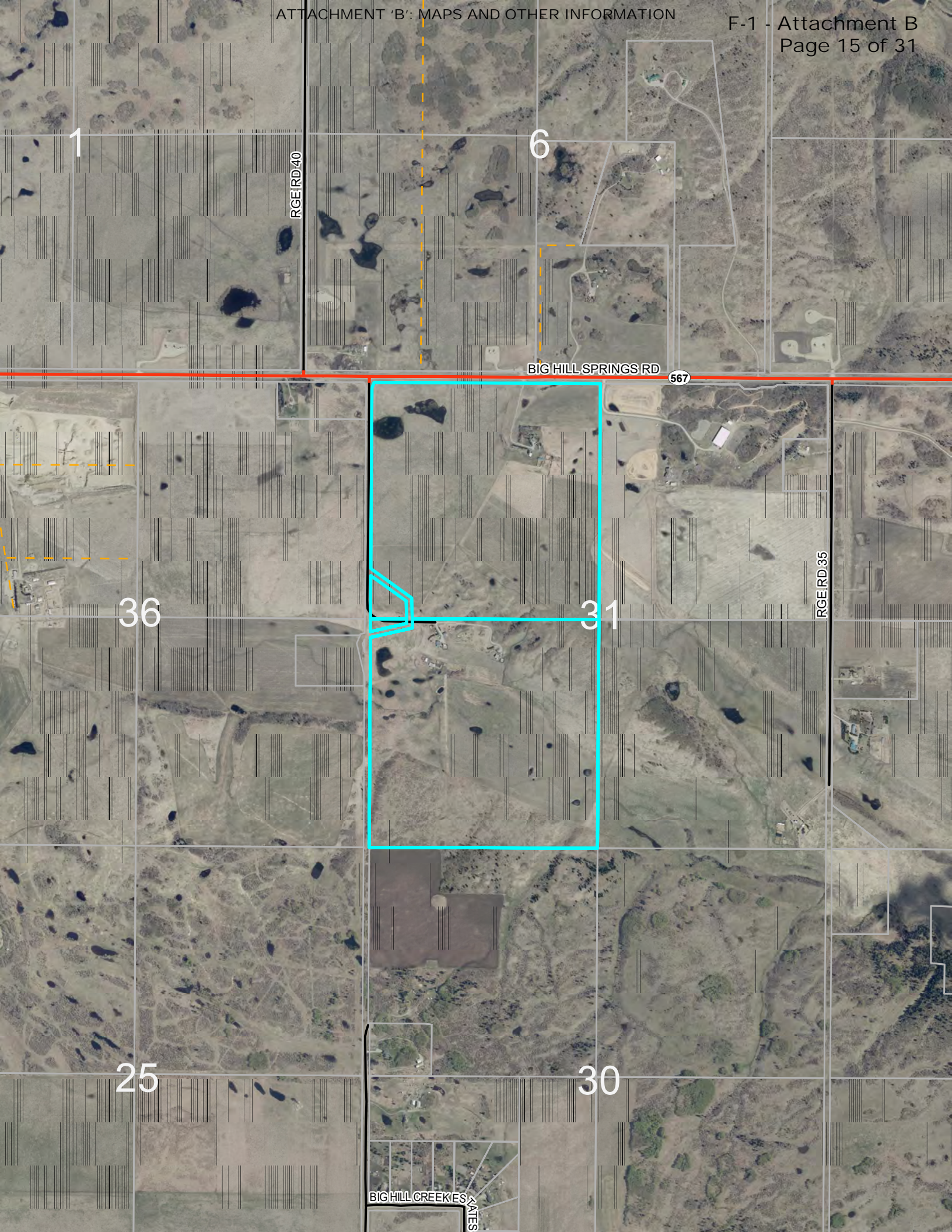
Respectfully,

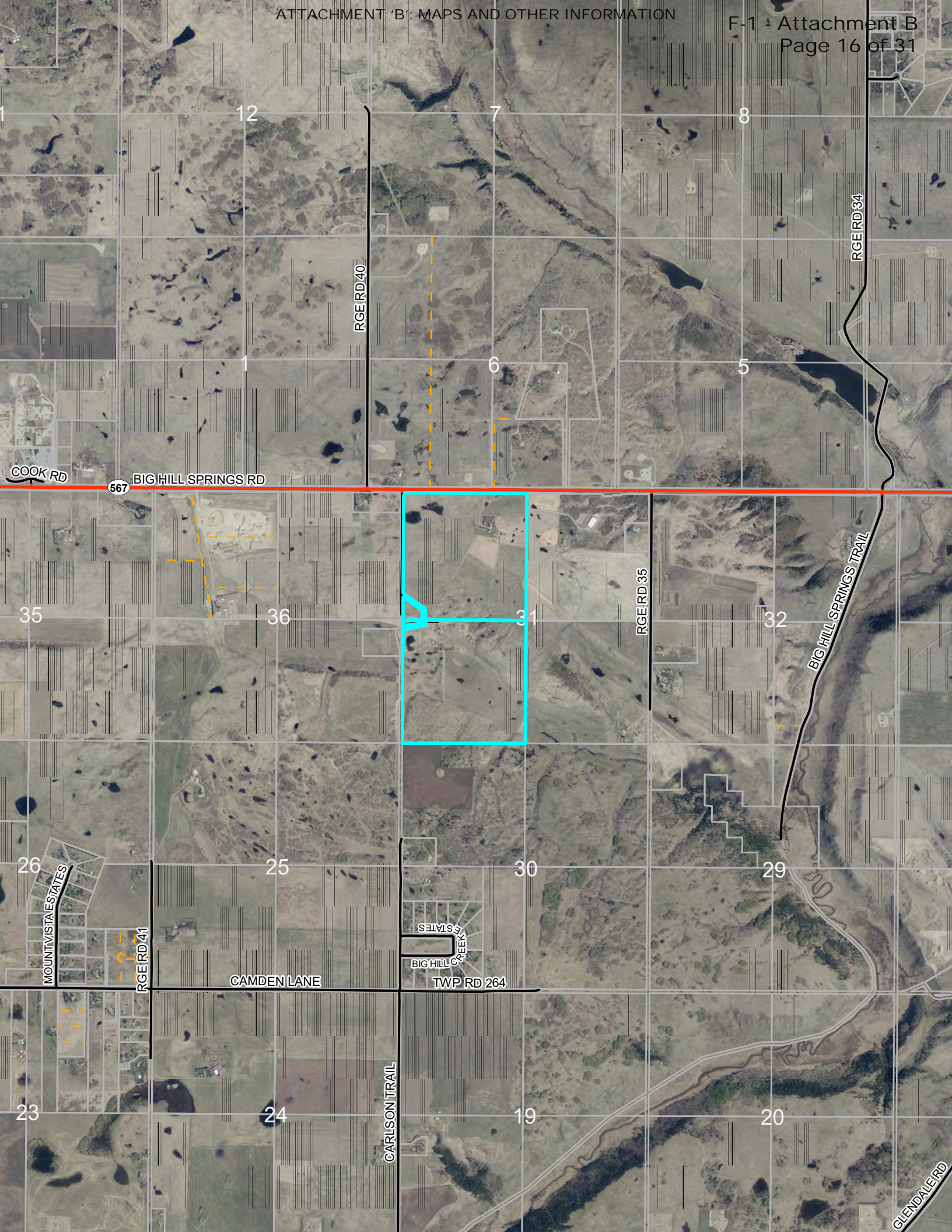
A handwritten signature in black ink, appearing to read 'Ken Venner'.

Ken Venner | RPP | MCIP

B&A Planning Group

cc. Mountain Ash Limited Partnership
SLR Consulting Ltd.
WATT Consulting Group

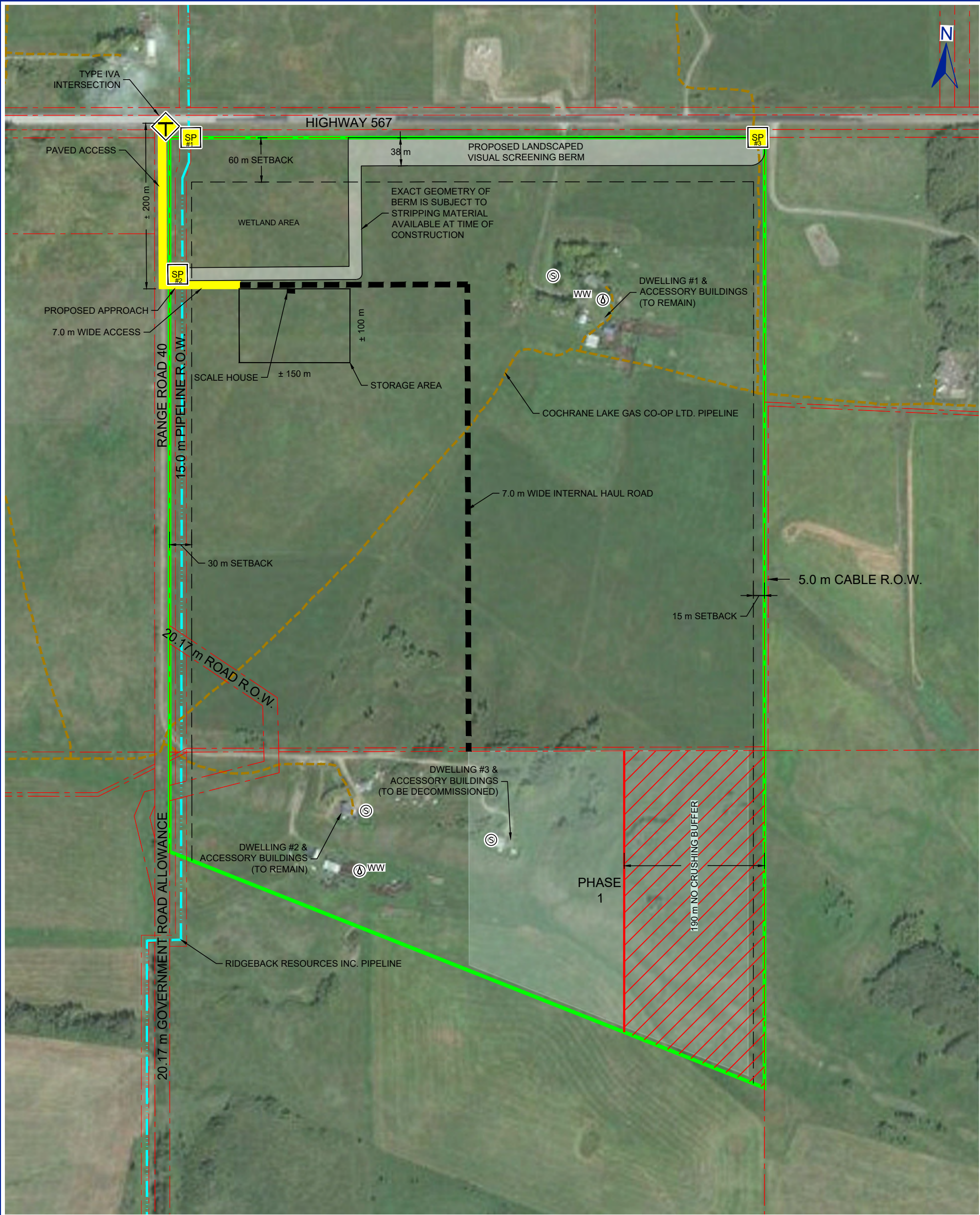








Cadfile name: S_212-06650-00006-A10.dwg



REFERENCES:
DRAWING COMPILED FROM LIDAR DATA, PROPERTY LINE DATA AND AIR PHOTOS AS PROVIDED BY THE CLIENT, NTS MAP 82 O/01 TITLED "CALGARY" AND 82 O/08 TITLED "CROSSFIELD" AND SITE RECONNAISSANCE INFORMATION.

LEGAL DESCRIPTION:
W 1/2 SEC 31 TWP 026 RGE 03 W5M
ROCKY VIEW COUNTY, ALBERTA

IMAGERY SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER COMMUNITY. IMAGERY DATE: SEPTEMBER 9, 2016.

- NOTES:
1. PLACEMENT OF ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH BYLAW C-8051-2020 (DC170).
 2. ALL DIMENSIONS ARE APPROXIMATE.
 3. SPECIFIC LOCATION AND CONFIGURATION OF HIGHWAY INTERSECTION AND MUNICIPAL ROAD UPGRADES TO BE DETERMINED VIA DEVELOPMENT AGREEMENT PROCESS.
 4. SPECIFIC LOCATION AND CONFIGURATION OF THE ON-SITE DEVELOPMENT TO BE DETERMINED AT CONSTRUCTION STAGE.
 5. SPECIFIC DETAILS OF LANDSCAPED VISUAL SCREENING BERM TO BE CONFIRMED BY A LANDSCAPING PLAN.

LEGEND:

- PROPERTY BOUNDARY
- SITE LOCATION
- PHASE I EXTRACTION AREA
- EXISTING WATER WELL
- EXISTING SEPTIC TANK
- MOUNTAIN ASH ACCESS ROAD
- COCHRANE LAKE GAS CO-OP PIPELINES
- RIDGEBACK RESOURCES INC. PIPELINE
- SUMMIT PIT SIGN (TYPICAL MONUMENT AND/OR FREESTANDING)
SIGNAGE ADJACENT TO HIGHWAY 567 MAY BE SUBJECT TO APPROVAL BY ALBERTA TRANSPORTATION

0 50 100 200 300 m

SCALE 1:5,000

WHEN PLOTTED CORRECTLY ON A 11 x 17 PAGE LAYOUT

NAD 1983 UTM ZONE 11N

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

MOUNTAIN ASH LIMITED PARTNERSHIP
SUMMIT PIT
NW & SW 31-26-03-W5M
ROCKY VIEW COUNTY, ALBERTA

SUMMIT PIT PHASE I DEVELOPMENT PERMIT

SUMMIT PIT SITE PLAN

Date: April 23, 2021
Project No. 212.06650.00006

Figure No.
1



From: [Corey Stoneman](#)
To: [Jacqueline Targett](#)
Subject: [EXTERNAL] - Summit Pit Project
Date: June 17, 2021 7:34:36 PM

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

Hi Jacqueline

We have been contacted by Tige Brady from Mountain Ash Limited Partnership's Summit Pit Project.

We will be entering into a Good Neighbour Agreement with the company to monitor the groundwater for our two wells on our 70 acres on 35108 Big Hill Springs Road.

If you have any question for me, please email or call my cell.

Thanks, Inger Stoneman

Quinex Contracting Ltd - Est. 1997

Email: quinex@shaw.ca

Tel: (403) 519-0527

MALP ENGAGEMENT SUMMARY**June 2021 Update**

Mountain Ash Limited Partnership ("MALP") implemented a public engagement approach for the Development Permit ("DP") process for its Summit Pit Project in March 2021. The objective of the approach has been to work with the local community to address questions, concerns, or comments related to the DP. A primary component of the engagement approach has been to offer landowners within an 800 m radius of the subject site the opportunity to participate in a well monitoring program administered by MALP. Five landowners have agreed to participate in the program which will result in the installation of five monitoring stations in addition to the 11 stations installed within the subject site.

Outlined below is an updated summary of engagement activities completed to date.

Date	Objective(s)	Audience(s)	Contact(s)
March 16, 2021	Mailing <i>Sent to landowners within 1,600 m of the subject site to provide an update on the project and offer the opportunity for a virtual meeting to respond to any questions or concerns.</i> <i>In addition, landowners within 800 m of the subject site were offered the opportunity to participate in a water well monitoring program administered by MALP.</i>	Landowners	Landowners
March 18, 2021	Mailing and Email <i>Letters were sent to all stakeholder organizations that expressed interest in the project during the public hearing held on March 2, 2021, to provide an update on the project and offer the opportunity for a virtual meeting to respond to questions and concerns. Where addresses could not be found, emails were sent instead.</i>	Stakeholder organizations	<ul style="list-style-type: none"> • Rocky View Forward • Rocky View Gravel Watch • Alberta Wilderness Association • Big Hill Creek Preservation Society • Canadian Parks and Wilderness Society Southern Chapter • Friends of Big Hill Springs Provincial Park
March 29, 2021	Telephone Call and Email <i>The purpose of this phone call was to respond to stakeholder questions and comments related</i>	Landowner	Harry Hodgson

Date	Objective(s)	Audience(s)	Contact(s)
	<i>to the project. A follow-up email was sent with further detail about the Groundwater Monitoring Program.</i>		
April 6, 2021	Email and Telephone Call <i>A representative from MALP spoke with him on the phone and sent a follow up email to thank him for his unsolicited support of the project and confirm next steps relative to sharing such support to RVC and through the project website.</i>	Technical Subject Matter Expert	Ken Hugo
April 6, 2021	Mailing and Email <i>The purpose of this mailing and email was to follow up on a previous offer to meet and discuss questions and comments related to the project DP.</i>	Stakeholder organizations	<ul style="list-style-type: none"> • Rocky View Forward • Rocky View Gravel Watch • Alberta Wilderness Association • Big Hill Creek Preservation Society • Canadian Parks and Wilderness Society Southern Chapter • Friends of Big Hill Springs Provincial Park
April 13, 2021	Telephone Call and Email <i>The purpose of this phone call was to respond to stakeholder questions and comments related to the project. A follow-up email was sent with further detail about the Groundwater Monitoring Program.</i>	Landowner	Sarah Krokis
April 14, 2021	Virtual Meeting <i>The purpose of this video call was to discuss Linda and Morley's questions and comments relative to the project and DP process.</i>	Landowners	Linda and Morley Kostecky
April 19, 2021	Virtual Meeting <i>The purpose of this video call was to discuss the Society's questions and comments relative to the project and DP process. The protection and monitoring of the Big Hill Creek was a significant topic of dialogue.</i>	Stakeholder organization	Big Hill Creek Preservation Society

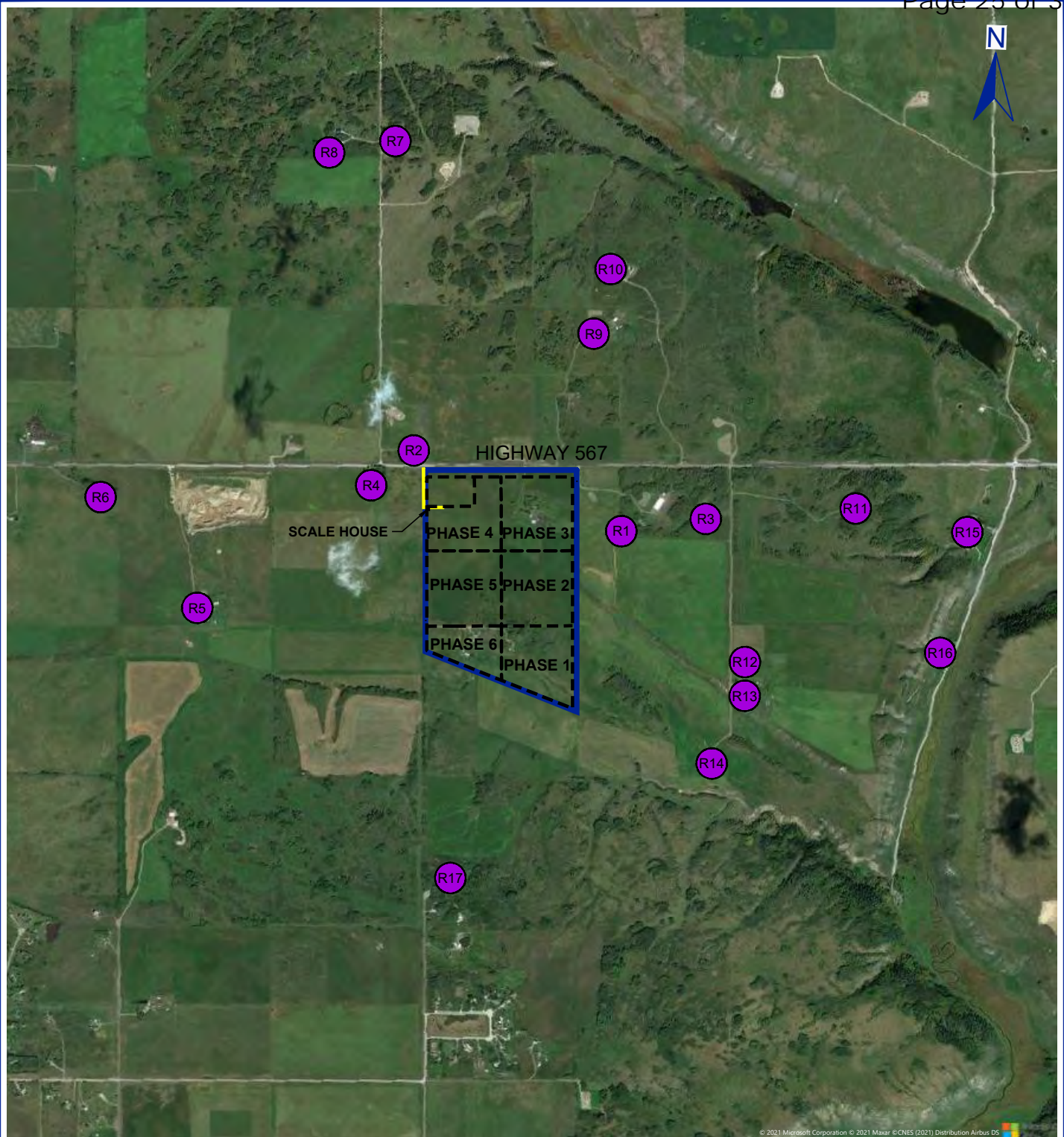
Date	Objective(s)	Audience(s)	Contact(s)
April 19 – ongoing	Telephone Calls <i>The purpose of these calls was to discuss stakeholder ideas regarding baseline scientific analysis of Big Hill Springs Creek.</i>	Landowner	Dana and Tanner Boothby
April 23, 2021	Virtual Meeting <i>The purpose of this video call was to discuss Ken's questions and comments relative to the project and DP process.</i>	Landowner	Ken Mattie
April - June 2021	Telephone Call and Email <i>The purpose of this phone call was to respond to stakeholder questions and comments related to the project. A follow-up email was sent with further detail about the Groundwater Monitoring Program.</i>	Landowner	Inger Stoneman
April – June 2021	Email Correspondence <i>Multiple emails were exchanged to understand perspectives and priorities and set up a virtual meeting.</i>	Landowners	Big Hill Creek Estates Water Co-op
May 6, 2021	Virtual Meeting <i>The purpose of this video call was to discuss the Co-op's questions and comments relative to the project and DP process, particularly MALP's offer to monitor their well. As a result of the meeting, the Co-op has agreed to participate in the program.</i>	Landowners	Big Hill Creek Estates Water Co-op
May 18 – 25, 2021	Emails <i>The purpose of these emails was to discuss the landowners questions and comments relative to the project and DP process.</i>	Landowner	Larry Stock
May 25, 2021	Email <i>The purpose of this email was to reiterate our offer to meet with the stakeholder to review and discuss technical information related to ground water.</i>	Stakeholder	Dr. Jon Fennell
May 26, 2021	Email <i>MALP sent a follow up email to the stakeholder to confirm his position that he does not wish to engage in discussions on the project.</i>	Stakeholder	Dr. Jon Fennell

Date	Objective(s)	Audience(s)	Contact(s)
May – June, 2021	Telephone Call and Emails <i>One phone call and multiple emails were exchanged to respond to stakeholder questions and comments relative to the project. Numerous provincial and county officials were copied on some of the emails and responses.</i>	Landowners	Aynsley and Tom Foss
June 2021	Telephone Call and Emails <i>Multiple emails were exchanged and one phone call on June 10 to follow-up on topics raised at and following a previous meeting held on May 6.</i>	Landowners	Big Hill Creek Estates Water Co-op

In addition to the engagement activities outlined above, attempts to connect with known interested stakeholders and organizations (such as Rocky View Gravel Watch, Rocky View Forward, and Dr. Jon Fennell) have also been made. Offers to meet have either been refused or unanswered. Further information and documentation to substantiate previous engagement activities is available should Rocky View County administration require it.

Also of note is a letter received from Alberta Transportation on June 17, 2021, stating there is sufficient capacity on Highway 567 to handle the anticipated additional traffic generated by our proposed development.

MALP is committed to continuing a productive dialogue with interested members of the community as the DP review process continues.



NOTES:
REFER TO FIGURE 2.

LEGEND:



SITE LOCATION

EXTRACTION PHASE
BOUNDARIES



MOUNTAIN ASH PAVED
ACCESS ROAD



NOISE RECEPTOR

0 0.25 0.5 1.0 1.5 km

SCALE 1:30,000

WHEN PLOTTED CORRECTLY ON A 8.5 x 11 PAGE LAYOUT
NAD 1983 UTM ZONE 11N

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL
LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.



MOUNTAIN ASH LIMITED PARTNERSHIP
SUMMIT PIT
NW & SW 31-26-03-W5M
ROCKY VIEW COUNTY, ALBERTA

NOISE MONITORING PLAN

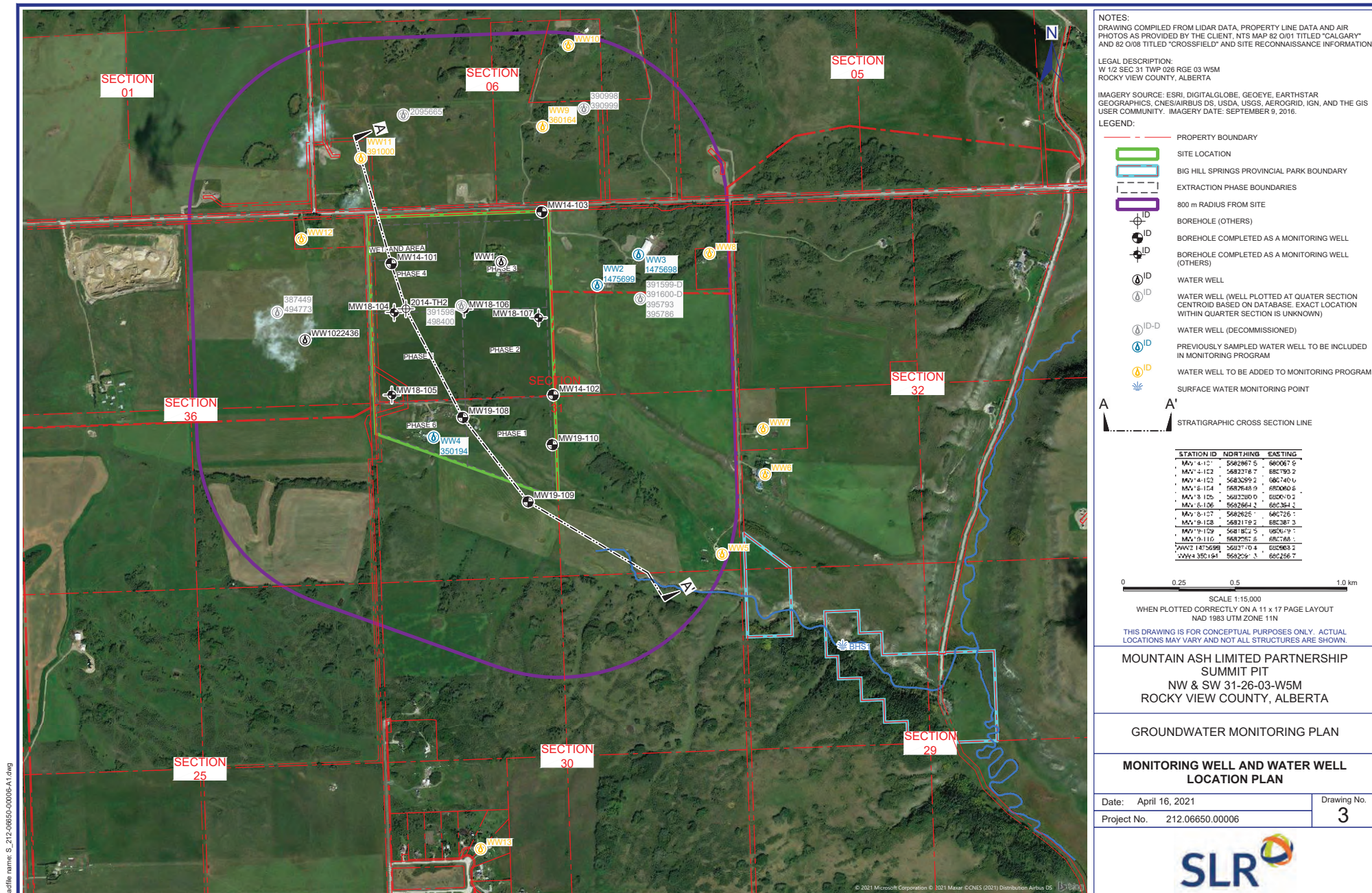
NOISE SENSITIVE RECEPTOR LOCATIONS

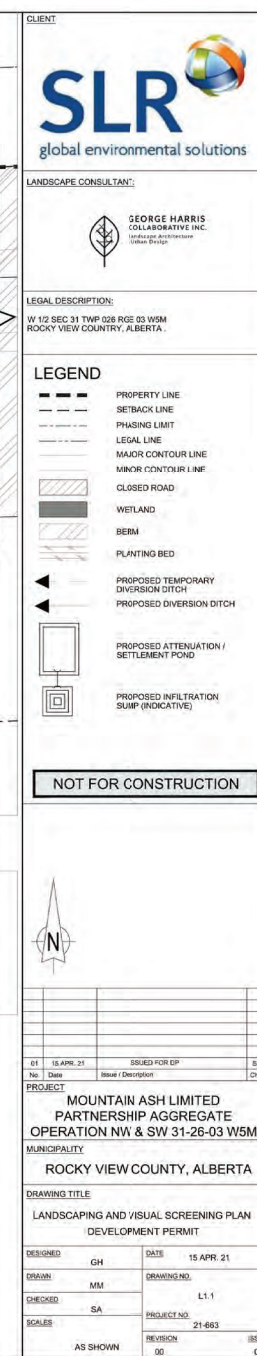
Date: April 12, 2021

Project No. 212.06650.00006

Figure No.

3







WATT CALGARY
 #310, 3016 – 5th Avenue N.E.,
 Calgary, AB T2A 6K4
 (403) 273-9001

Mountain Ash Limited Partnership
 NW and SW 31-26-W5M
 Rocky View, Alberta

April 22, 2021
 Our File No: 3865.E01

Attention: Tige Brady

To: Tige Brady

Re: Summit Pit Haul Routes Plan

WATT Consulting Group Ltd. (WATT) was retained by Mountain Ash Limited Partnership (MALP) to summarize the proposed haul routes for the newly approved Summit Gravel Pit located at NW and SW 31-26-3-W5M, at the intersection of Highway 567 and Range Road 40. Access to the site will be provided via Range Road 40. **Figure 1** illustrates the location of the site.

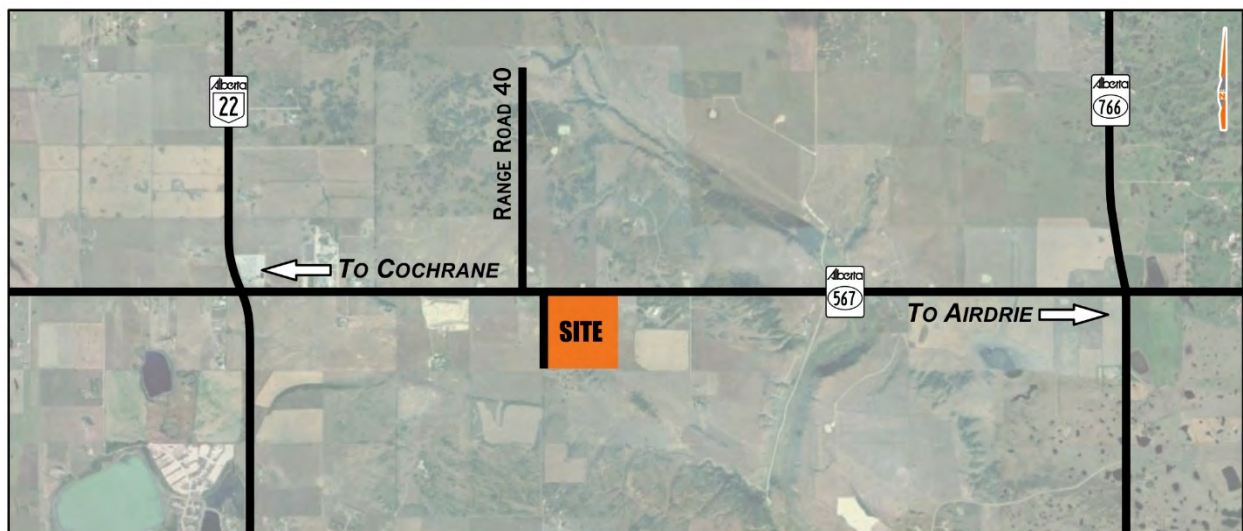


Figure 1: Site Context

WATT completed a Transportation Impact Assessment (TIA) in 2014 and an update to the TIA in 2020. At the time the original TIA was completed, the results indicated with an upgraded access, the traffic generated from the site would not produce any adverse effect on the existing infrastructure for opening day, 10-year and 20-year horizons. The update in 2020 confirmed that further analysis was not necessary as background volumes have not shown a significant change and the 2014 analysis and recommendations were still valid. All movements at Highway 567 and Range Road 40 at the 20-year horizon will be operating at a Level of Service (LOS) A for eastbound right/through movements, LOS A for westbound left/through movements and LOS B for northbound left/through movements.

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To: Tige Brady
RE: Summit Pit Haul Routes Plan

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Due to the size and weight of the haul vehicles, and their acceleration and deceleration properties, the 2014 TIA recommended a Type IIa intersection be constructed for the opening day scenario, a Type IIIa for the 10-year horizon and a Type IVa for the 20-year horizon. Mountain Ash Limited Partnership has committed to constructing the ultimate Type IVa intersection upon opening day.

This Haul Route Plan contains the anticipated haul routes as determined by market demand. It has been estimated that ~60% of the truck traffic (green) will service the Airdrie, Balzac and North Calgary market, while 30% (Blue) will utilize Lochend Road or Secondary 766 to service northwest/west Calgary areas. It is estimated that only 10% (yellow) of trips generated from the Summit Pit will service Cochrane or areas north and west of the Summit Pit.

Truck configurations vary. The largest configuration is truck and quad trailer which carries approximately 36 tonnes. Other configurations include truck and pup (24 tonnes), truck and tri-pup (27 tonnes), tri-axle trailer/end-dump (29 tonnes), tandem trucks (14 tonnes), foundation slinger trucks (4 tonnes), and local pick-ups with 2 tonne dump trailers.

Through discussions with Mountain Ash Limited Partnership, the following conditions will apply:

- Hauling hours are Monday through Friday from 7am to 7pm, Saturday from 7am to 5pm, and no hauling activities on Sunday's or Statutory Holidays.
- All commercial vehicles hauling from the Summit Pit, for MALP, will be enrolled in the Alberta Sand and Gravel Association's truck registry program. All commercial vehicles hauling for MALP will be required to produce valid licence, registration, insurance, and a current/valid Commercial Vehicle Inspection Report.
- All complaints regarding driver behaviors will be investigated and dealt with in an appropriate manner. Drivers/vehicles with repeat complaints, more than two complaints, will no longer be able to deliver aggregates from the Summit Pit. All complaints and supporting documentation regarding the driver and truck will be filed and stored for future reference.
- Any incidence regarding school buses is cause for immediate suspension and has the potential for permanent termination, based on the findings contained in the investigation.
- Any incident causing death results in immediate termination.
- Incidents related to driver behavior will be investigated and reviewed. Always results in immediate suspension and may be followed by a termination.
- There will be no staging of trucks on Highway 567, RR40, or the pit. Dispatch will ensure trucks are properly spaced apart to ensure staging does not occur. Trucks that arrive early will not be loaded and told to leave.

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- Trucks owned, purchased, or in exclusive contract with MALP will be required to equip their truck with a GPS tracking unit so that MALP can review and reference driving related behaviors.

All trucks prior to leaving the site will ensure loose debris (sand and gravel) is removed from surfaces to prevent track out onto public roadways. Range Road 40 and the intersection will be routinely inspected for loose debris. Paved roadway surfaces containing loose debris will be cleaned/swept immediately using a skid steer equipped with a sweeping broom. Surface prior to being swept will be watered with a water truck, to ensure fine sand, silt and clay particles are removed.

Attachment 1 illustrates the haul routes, distribution of traffic and destinations.

We hope that this plan sufficiently outlines the hauling operations for the Summit Gravel Pit.

Sincerely,
WATT Consulting Group



Bruce Nelligan, M.Eng., P.Eng., PTOE
President & CEO

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#WEAREWATT



SUMMIT PIT HAUL ROUTES