

# GOOD NEIGHBOUR ACTION PLAN



**MOUNTAIN ASH**  
• LIMITED PARTNERSHIP •

**SUMMIT PIT**  
**PHASE 1 DEVELOPMENT PERMIT APPLICATION**

APRIL 2021 – WITH REVISIONS PROPOSED JULY 13<sup>TH</sup>, 2021

The Summit Pit

Phase 1 Development Permit Good Neighbour Action Plan – April 2021 (revised July 13<sup>th</sup>, 2021)

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## 1.0 Executive Summary

Mountain Ash Limited Partnership (MALP) is a progressive aggregate extraction company that is sensitive to concerns from neighbouring residents and businesses regarding the potential for operations within the Summit Pit that could generate noise, dust, traffic, groundwater, and visual impacts.

As such, Mountain Ash have developed the following goals for the Summit Pit:

- Operate respectfully.
- Address neighbour concerns in a timely and transparent manner.
- Effectively mitigate any cumulative effects that may arise during operations.
- Do more than the minimum of what is required.

To implement these goals, Mountain Ash has created this Good Neighbour Action Plan to:

1. Provide a summary of the type and scale of aggregate operations within the Summit Pit.
2. Establish readily accessible mechanisms for ongoing communication between MALP and the surrounding residents, businesses and other stakeholder groups situated within  $\pm 1.6$  km ( $\pm 1$  mile) radius of the Project site.
3. Provide a means to resolve expressed complaints or disputes that may arise from aggregate operations within the Summit Pit.
4. Build and maintain trust between the Summit Pit aggregate operator and surrounding residents, businesses, and other stakeholder groups.

Mountain Ash is committed to open and transparent communication with surrounding neighbours and businesses throughout the life of the project. Communication is intended to be ongoing with direct lines of communication between the operator and neighbours, especially the landowners and residents situated within  $\pm 1.6$  km ( $\pm 1$  mile) radius of the Project site.

Mountain Ash will provide landowners and residents situated within  $\pm 1.6$  km ( $\pm 1$  mile) with a single point of contact who is actively engaged in the operations and is available at any time. This contact person will be part of the community and enable neighbouring residents to feel that their concerns will be investigated, addressed, and resolved in a reasonable time frame should any arise.

Mountain Ash is prepared to work with adjacent residents to ensure their concerns are mitigated before, during, and after operations have ceased. Aggregate operations within the Project site have incorporated numerous protocols to ensure the Summit Pit is the best neighbour possible.

## 2.0 The Aggregate Facility and Operations

### 2.1 Operator Contact Information

- Primary contact: **Tige Brady**
- Mailing address: **35181 Big Hill Springs Rd, Rocky View County, AB T4C 3A2**
- Phone number: **403-690-3076**
- Email address: [tige.brady@telus.net](mailto:tige.brady@telus.net)
- Project website: [www.summitpit.com](http://www.summitpit.com)

### 2.2 Aggregate Operations

On-site operations will include stripping of subsoil & overburden materials, stockpiling of same within the site, mining of the underlying sand and gravel, and eventual reclamation of all disturbed areas. Depending on market conditions; it is anticipated that MALP will initially produce  $\pm 75,000$  tonnes of aggregate per day based on opening day projections and anticipated market demand.

Typical extraction and aggregate production operations at full pit development would include the operation one (1) portable crusher, one (1) loader, one (1) bulldozer, and three (3) scrapers during stripping and reclamation/grading phases of development.

All fuel storage onsite will be contained in PTMAA registered double wall fuel tanks (ULC approved fuel tanks) with 100% secondary containment and emergency vents.

Potable water will be trucked to the site and sanitary servicing will be trucked out, as provided by approved contractors.

A scale house and office will be constructed on site in a suitable location to ensure safe effective on-site logistics related to the export of aggregates from this location.

### 2.3 Hours of Operation

As per the prescriptions of RVC Bylaw C-8051-2020 (DC-170), Hours of Operation will be from 7:00 a.m. to 7:00 p.m., Monday to Friday and 7:00 a.m. to 5:00 p.m. Saturday. There will be no crushing on Saturdays and no aggregate operations on Sunday or Statutory Holidays.

### 2.4 Site Access

A Traffic Impact Assessment (TIA) was prepared for this aggregate facility operation. Access to the Summit Pit will be from Highway 567 at the intersection of Range Road 40. This intersection will be upgraded to a Type IVa standard as per the requirements of Alberta Transportation. A  $\pm 200$  m portion of Range Road 40 will be upgraded (paved) to facilitate efficient and safe movement of aggregates from the site to the market.

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## 2.5 Haul Routes

The aggregates produced and transported from the Summit Pit will primarily service markets east of the subject site. Summit does not anticipate any significant movement of aggregate west into the Cochrane market.

The three (3) main transportation haul routes associated with the Summit Pit are:

- Route #1 – East on Highway 567 into Airdrie / North Calgary and East Balzac (about 60% of truck trips).
- Route #2 – East on Highway 567, south on Highway 766, East on Highway 1A into Calgary (about 30% of truck trips).
- Route #3 – West on Highway 567 (about 10% of truck trips).

## 2.6 Groundwater Management

A Hydrogeological Assessment and Groundwater Monitoring Plan was prepared for this aggregate facility operation to monitor and assess groundwater levels and quality, and to plan and manage mitigations should un-anticipated impacts occur.

As a requirement for the Code of Practice (COP) for Pits and Development Permit (DP) applications, details the Groundwater Monitoring Program (GWMP) in relation to the operation of the Summit Pit. The objective of this GWMP is to ensure the effects of site operations on groundwater resources in the vicinity of the site are monitored and negative impacts prevented wherever possible. This is also consistent with a condition required as part of the land re-designation and MSDP. Ongoing monitoring and assessment of groundwater levels and quality will be determined for effective monitoring of the lack of effect of operations on groundwater, and to plan and manage mitigation should un-anticipated impacts occur.

The site will be developed as a dry pit with mining and extraction activities not extending into the water table. The total depth of excavation will always remain at least 1.0 m above the ground water table.

Mountain Ash will install three (3) perimeter groundwater monitoring wells with piezometers to support an ongoing monitoring program to evaluate fluctuations in groundwater levels throughout the lifespan of the operation. The results of this monitoring program will be updated monthly and published to a Project website. MALP will provide the County an updated Groundwater Monitoring Plan at each development permit stage to detail the location of groundwater monitoring wells and the related monitoring and reporting requirements.

Mountain Ash will provide all landowners with an existing groundwater well situated within 800 m from the boundary of the Summit Pit Master Site Development Plan (MSDP), **including the communal groundwater well owned and operated by the Big Hill Creek Estates Waterworks System**, with offer to be included in the Summit Pit Groundwater Monitoring Program.

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**If a groundwater well included in the Summit Pit Groundwater Monitoring Program is identified as being contaminated, the following remedies shall be provided:**

- 1) MALP will provide a temporary replacement water supply to the affected landowner(s) within 24-hours.**
- 2) MALP will continue to provide temporary replacement water to the affected landowner(s) until a qualified professional determines the cause of the groundwater well contamination.**
- 3) If it is determined that aggregate operations occurring within the Summit Pit are responsible for the groundwater well contamination, MALP will take necessary action to ensure a permanent supply of water is provided to affected landowner(s).**

## **2.7 Dust Control Management**

A Dust Control Plan was prepared for this aggregate facility operation. The following dust control methods will be implemented within the Summit Pit:

- Paving the entrance road to the pit.
- Application of calcium chloride to internal access roads.
- Regular watering of internal access roads.
- Restricting speed limits to 30 km/hour on internal access roads.
- Surface roughening/win rows of open areas on site.
- Increasing surface vegetation beside roads.
- Ensuring all topsoil berms/stockpiles are vegetated with an approved grass seed mixture.
- Enclosing the crusher.
- Siting the crusher within a central location to respect adjacent property boundaries.
- Reclaiming depleted areas in advance of required reclamation timing.
- Install equipment to monitor air quality on a real time basis relative to the Alberta Ambient Air Quality Objectives (AAAQO).
- Provide reports to the County on an annual basis.
- Partnering with Calgary Regional Airshed Zone (CRAZ) to obtain and report air quality objectives during operations.

## **2.8 Noise Management**

An Acoustic Assessment was prepared for this aggregate facility operation to assess the potential sound egress from the Summit Pit operations in relation to the nearest noise receptors.

As a requirement for the Code of Practice (COP) for Pits and Development Permit (DP) applications, this report details the Noise Monitoring Program (NMP) in relation to the operation of the Summit Pit. The objective of the NMP is to monitor, continuously validate, and keep a record of sound from Summit Pit operations and from off-site sources. Ongoing monitoring and assessment of overall noise levels will be crucial for effective management of sound from operations.

Several noise receptors exist near the proposed Summit Pit area which have the potential to be impacted by sound from operations. The NMP has adequate consideration for these receptors and the influence from the existing acoustic environment. NMP provides a detailed description of:

- Current acoustic environment.
- Pertinent sound sources during operations.
- Monitoring objectives.
- Parameters that will be monitored.
- Sound monitoring procedure including locations, frequency, and duration.

A monthly monitoring report will be produced detailing the sound monitoring procedure, sound level results, weather conditions, site activities, subjective observations, comparison against monitoring criteria and applicable action items after each survey. The monthly report will also provide details of any complaints relating to sound and their state of resolution. An annual monitoring report will collate the findings of the previous monitoring reports. All noise monitoring data will be made available to the public, RVC and other stakeholders. Data will be stored using a cloud service and published to a Project website.

## **2.9 Landscaping and Visual Screening**

A landscaped buffer will be used to screen pit operations from Highway 567 and adjacent properties. No storage of equipment and/or other items will be permitted in landscaped areas.

## **2.10 Performance Monitoring**

Aggregate operations within the Summit Pit will be supported by performance monitoring to identify and quantify the level of success associate with the operating practices and mitigation techniques. Based on the results of the performance monitoring, Mountain Ash will update and adjust operating practices and mitigation techniques as required.



## 3.0 Maintaining Good Neighbour Relations

### 3.1 Regular Communication

To support the operation of the Summit Pit, Mountain Ash is committed to the following goals:

- Building trust, which in turn builds community.
- Helping residents, businesses, and other stakeholder groups situated within  $\pm 1.6$  km ( $\pm 1$  mile) of the Summit Pit to understand the potential risks and the associated mitigation measures that are in place to reduce the probability of incidents occurring.
- Openly communicate good and bad news.

Mountain Ash will regularly communicate with neighbouring residents, businesses, and other stakeholder groups within  $\pm 1.6$  km of the Summit Pit relative to:

- General updates regarding ongoing aggregate operations.
- Updates on any incidents.
- Information on how to interact with Mountain Ash including a description of a complaint process.

This information will be communicated via:

- Regular updates to the Project website.
- A Project newsletter which will be distributed annually to all residents, businesses, and other stakeholder groups within  $\pm 1.6$  km of the Summit Pit.

### 3.2 Operational Changes

An operational change is defined as any significant change in aggregate operations from the baseline described in Section 2.0 of this Plan.

The goals are to:

- Prevent surprises.
- Avoid rumors.

If a significant operational change is contemplated, MALP will communicate the change immediately to neighbouring residents, businesses, and other stakeholder groups. If it is an evolutionary or planned change, Mountain Ash will communicate the change through the Project website and annual Project newsletter.

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### 3.3 Responding to Complaints and Concerns

Mountain Ash is committed to operating the Summit Pit in accordance with principles and practices that they will be clearly accountable for. As such, residents, businesses, and other stakeholder groups need to know who to contact should a concern arise, and who will be accountable for resolving the inquiry or complaint once it is raised.

Mountain Ash will:

- Provide a phone number that reaches the dedicated staff member.
- Provide an email address to which complaints or queries can be sent.

### 3.4 Resolving Disputes

Mountain Ash will

- Acknowledge incoming complaints or concerns in a timely and consistent manner.
- Determine solutions to respond to complaints via dialogue between the complainant and Mountain Ash.
- Record all complaints and resolutions in a manner that is permanently accessible to Mountain Ash, residents, and businesses within  $\pm$  1.6 km of the Summit Pit.

The following table describes the process Mountain Ash will follow to respond to expressed concerns:

Step	Key Actions
<p><b>Acknowledge receipt of complaint</b></p>	<p>Mountain Ash will acknowledge the receipt of a complaint:</p> <ul style="list-style-type: none"> <li>▪ Immediately for complaints received in person by phone.</li> <li>▪ Within two (2) hours of complaints being placed by voicemail.</li> <li>▪ Within one (1) day of complaints being sent by email. An automatic response may be generated for complaints received by email, but the Mountain Ash staff will also follow up.</li> </ul>
<p><b>Divert emergency calls to appropriate first responders</b></p>	<p>Upon receipt of a complaint, the Mountain Ash staff will assess if the situation could be an emergency. If the assessed situation is as an emergency, the Mountain Ash staff will direct the call is to emergency services.</p>

<p><b>Gather information</b></p>	<p>Upon receipt of a complaint, the Mountain Ash staff will:</p> <ul style="list-style-type: none"> <li>▪ Gather information pertaining to the complaint.</li> <li>▪ Liaise with the RCMP and/or RVC Bylaw Services regarding the complaint (if required).</li> <li>▪ Provide a written summary of the information generated to the complainant within three (3) business days of its receipt.</li> </ul>
<p><b>Propose a solution</b></p>	<p>The Mountain Ash staff will:</p> <ul style="list-style-type: none"> <li>▪ Propose a solution and check if it is acceptable to the complainant. The solution could include a remedy for the immediate complaint and/or preventive measures to avoid future complaints.</li> </ul>
<p><b>Implement the solution</b></p>	<p>If the solution is acceptable to the complainant, the Mountain Ash staff will:</p> <ul style="list-style-type: none"> <li>▪ Implement the solution.</li> <li>▪ Follow up with the complainant to ensure the complaint has been resolved.</li> </ul>
<p><b>Record the complaint</b></p>	<p>The Mountain Ash staff will:</p> <ul style="list-style-type: none"> <li>▪ Record information on the receipt, nature, source (citizen or business) and resolution of complaints.</li> <li>▪ Provide access to the Summit Pit Complaints Log upon request, to any resident, business, or other stakeholder group within ±1.6 km (±1 mile) of the Project site.</li> <li>▪ Provide the Complaints Log to the County at each development permit application stage.</li> </ul>

If the complainant is not satisfied with the complaint resolution process, the complainant may choose to:

- Meet with the Executive Director of Mountain Ash to determine if any additional possible courses of action are available to remedy the complaint.
- After dialogue with the complainant, the Executive Director will determine if further action is warranted.