

January-16-18

Andre and Patricia Lema



Severed in line with Section 17 of the FOIP Act

Sturgeon County

Planning and Development

9613 100 Street

Morinville, AB., T8R 1L9

RE; EXPRESSION OF OPPOSITION;

- Proposed Bylaw No. 1394/17: Amendment to Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01 and Bylaw 1395/17: Amendment to the Land Use Bylaw 1385/17 GRAVEL AND MINING OPERATION SE 16-54-26-W4

To Whom It May Concern,

We believe the proposed amendments/bylaws should **not** be approved for the following reasons;

- Affected residences (15 total) own properties in this area with the understanding that the land use was agricultural per the ASP. The quantity of residents affected constitutes a multi-lot sub division status even though it was not divided in this fashion originally, the density is equal and requires an 800m setback to mining operations.
- This agriculture use land would no longer comply with the general purpose of the AG designation as it does not: *"accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry"*. After mining, the land will slope and have a large depression with a low-lying area unsuitable for agriculture.
- Mining operations in the area have taken near to a half century to extract and reclaim and affected residents should not be subject to this extended time frame as there is no definitive time.
- Although stated in the application strategic plan, the open pit mine will not: *"provide a positive impact on residents' quality of life"*. We do not believe this in any way promotes to maintain and enhance strong communities. It can only create noise, dust and traffic directly impacting residences adjacent to the strip mine.

Our experience with mining in the area has been negative with excessive noise, weeds, dust, traffic, and a ridiculous time frame on restoration.

Sincerely,

Andre and Patricia Lema

From: Gary Burke
To: [Legislative Services](#)
Cc: [Gary Burke](#)
Subject: Jan 23/19 Public Hearing Re: Change of land Use
Date: January 17, 2018 10:04:10 PM

To Whom it May Concern:

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Unfortunately I am unable to attend this hearing but [REDACTED]
My name is Gary Burke of [REDACTED] this is 25 acres on the SW corner of
Sec 21 Twp 54 RGe 26 West of the 4th, I am the [REDACTED] occupied home on Rge. Rd 264 north of
633 and south of the Sturgeon River. Right between Lafarge to the south and Lehigh Hansen to the
west. I enjoy one of the best graded/cleared Rge. Rds. in the county as the aggregate companies
look after it:)

I have owned this property for the past 21 years. My home and buildings on the property has
been occupied either by me or a tenant consistently for the 21 years. It now serves a rental and my
home office.

When purchasing my home over 20 years ago I was well aware that I buying in a gravel
extraction area.

I was not sure of what to expect? 20 years later, I have never had one issue with any of the
extraction company's working in the area. Quite on the contrary I find them to be forthwith,
honest and approachable. They care about our opinions and needs.

I also realize the importance affordable gravel to our growing community and cities. The gravel
being closer to established plants keeps this very important natural resource affordable to the
consumer and to us the end users.

I understand that this proposed extraction area is for extraction only and the transport will be
done through the Lafarge lands onto Rge Rd 264 for a short distance then onto Lehigh Hanson
lands, so no effect to traffic. Processing is to be done at the long established Lehigh Hanson Plant.
These large extraction companies operate on a world wide scope and know they must adhere to
determined set backs for environmental concerns. The reclamation returns the land usable for
agriculture and recreation.

Thanks Gary

--

Gary Burke
Daynel Homes Ltd.
[REDACTED]

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January 18, 2018

Harley and Krista Klak



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Sturgeon County
Planning and Development
9613 100 Street
Morinville AB T8R 1L9

***RE: Proposed Bylaw No. 1394/17 - Amendment to Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01
Bylaw 1395/17- Amendment to the Land Use Bylaw 1385/17***

To Whom It May Concern:

I am unable to be present at the public hearing for the proposed bylaws *1394/17 and 1395/17 on Tuesday, January 23, 2018*. As a result, I feel it necessary to express concern regarding this matter, as I am in **opposition** to these proposed Amendments.

The area in question is in close proximity to densely populated residential areas of Sturgeon County. The fact that this area of Sturgeon County has a higher than average acreage population should be taken into account when addressing this issue. Currently living near the existing gravel pits along Range Road 263, we find that the effects these bylaws and amendments will have on the nearby residents of this county could be detrimental to the health and quality of life of the Sturgeon County citizens.

Nearby residents have dealt with noise, dust, and vibration issues from the existing pits for years. It only makes sense that allowing extensions for these gravel companies will result in an increase of these negative effects on those citizens living in the area. In addition, increasing proximity of the gravel mine to these residences will surely result in loss of property value.

I believe the land in question should remain zoned as Agriculture; the proposed changes will bring nothing but negative effects to the nearby residences.

I urge you to take these issues into account.

Sincerely,

Harley and Krista Klak

1/17/2018

Rod and Jeanie Marlin



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Legislative Services
Sturgeon County

Re Proposed Bylaws 1394/17 and 1395/17

To Whom it May Concern:

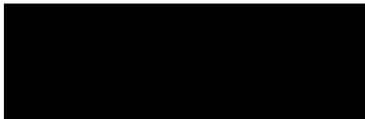
As the owners of most of the quarter north of the land being proposed to be rezoned to Gravel Extraction, we must register our concerns and objection.

The attempts to extract gravel from this quarter have a long history and volumes of arguments against, all of which have been presented at Public Hearings and have been found to have enough validity that no extraction has occurred.

As recently as July 26 2016 The Development Appeal Board turned down the request for reasons articulated in their decision.

The fact that this application is back, albeit with a new wrinkle, we believe stands to undermine the entire County Development process .

Thank You



Rod and Jeanie Marlin

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NE-16-54-26-W4M

Tina Soetaert



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Sturgeon County
9613-100 St.
Morinville, AB
T8R 1L9

January 19, 2018

Attn: Aaron Hair
(Planning & Development Officer) in Current Planning & Development Services

Dear Mr. Hair,

I am writing to you in regards to the proposed bylaw changes to bylaw 1394/17 and 1395/17. I want to express my support and opinion in regards to the extraction of gravel in this area. I own a 77-acre parcel of land, one mile north of the subject property. I believe there is aggregate on my property and I support the mining of this non-renewable resource.

Inland Aggregates started extracting gravel in the Villeneuve area back in the early 1960s and is still in full operation today. The gravel extraction has never ceased. I do understand that there are pros and cons to the extraction of the gravel.

Being a resident of this area and living 2 miles from the gravel pit for almost 20 years, I have personally witnessed Inland to be a reputable company. They made provisions to meet the needs and requests of people in regards to the inconveniences that come with the industry. Dust has been controlled by watering the roads, noise and visual effects have been lessened by the building of berms, and traffic has been reduced by reallocating the gravel; by either moving the gravel underground to decrease the number of trucks crossing the highway or they have negotiated to use existing roads from their competitor. These roads are within the fields that aggregate has already been extracted from. This would alleviate local traffic concerns. I feel Inland puts forth an honest effort to try and work with everyone involved.

There are many positive benefits of gravel extraction. Aggregate is a **non-renewable** resource that is used daily in our construction industry. Gravel is needed to launch structures such as houses, shops, acreage sites, schools, hospitals, roads, local senior's homes, and is used to maintain the roads we all drive on. If we did not have this resource so accessible it would affect construction and maintenance costs; therefore, possibly raising our taxes.

Inland employs approximately 50 people, many of which are local to this area. Inland is responsible for the contribution of economic and social development in our area, not to mention

the hundreds of thousands of dollars they have donated to the community of Villeneuve and surrounding communities during their existence.

When the aggregate is extracted and the process is complete Inland must reclaim the land by following strict reclamation guidelines put in place by Alberta Environment. When the reclamation is finished, the area where the gravel has been extracted is left with a pond which creates habitat for wildlife particularly birds in the area. These ponds act as enhanced flood protection through the removal of excess aggregate from the riverbed.

As long as Inland conforms to the rules and regulations set out to them by Sturgeon County, I would hope that the county will continue to support the gravel extraction in the area.

From what I understand the extraction timeline is estimated to be 3-5 years. I do have compassion for the people who chose to set up their acreage in this area over the last 25 years. I understand it is frustrating at times to live with some of the inconveniences, but it's also frustrating for landowners, considering we are going to be stripped of our property rights if this bylaw is not passed.

If Inland has met all the criteria put forth by Sturgeon County, I fully support this project and hope the county will too. Thank you for your consideration.

Sincerely,

Tina Soetaert

Reference: <http://www.qualityplanning.org.nz/index.php/planning-tools/industry-guidance-notes/aggregates-and-quarry-industry/overview-of-quarry-resource-management-issues>

Edward J. Walker

RECEIVED

JAN 22 2018

Severed in line with Section 17 of the FOIP Act

STURGEON COUNTY

Sturgeon County
9613 – 100 Street
Morinville, Alberta
T8R 1L9

January 19, 2018

To whom it may concern:

RE: PROPOSED BYLAW CHANGES TO BYLAWS 1394/17 AND 1395/17

I am the landowner of SW-28-54-27-W4, land that I suspect contains aggregates. I wish to express support for the proposed bylaw amendments. It is important that landowners have the ability to develop their land as they see fit, provided they meet the requirements of Sturgeon County.

Inland Aggregates has been present in the Villeneuve area for over 50 years, and is an industry leader in the aggregate business. Gravel is a required material in almost every development in Alberta, and a building block to the economy. Villeneuve and Calahoo contain one of the largest sand and gravel deposits close to Edmonton, and aggregate is a very valuable commodity.

Inland has been a good neighbor to me, and I have been able to call them with any concerns I have had. I live next door to their QEA operations, and have no issue with them operating beside my property.

As a landowner, property rights are important to me. If Inlands proposed development meets the current rules and regulations of Sturgeon County, I am supportive of their project.

Sincerely,



Ed Walker

Fred Shepel

RECEIVED

JAN 22 2018

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STURGEON COUNTY

Sturgeon County
9613 – 100 Street
Morinville, Alberta
T8R 1L9

January 19, 2018

To whom it may concern:

RE: PROPOSED BYLAW CHANGES TO BYLAWS 1394/17 AND 1395/17

I am the landowner of SW-21-54-26-W4, land in close proximity to SE-16-54-26-W4. I believe my property contains aggregate, and I wish to express support for the proposed bylaw amendments. It is important that landowners have the ability to develop their land as they see fit, provided they meet the requirements of Sturgeon County.

Inland Aggregates has been an industry leader in the Villeneuve area for over 50 years, responsibly mining gravel. Gravel is a benchmark material required in almost every development in Alberta. Villeneuve contains one of the largest sand and gravel deposits close to Edmonton, and it is nearing depletion.

Inland as a company does its best to be good neighbors, and has been a good neighbor to me. They are open to communication, and will attempt to mitigate concerns and impacts as best they can.

As a landowner, property rights are important to me, as is following the rules and regulations of the County. If Inlands proposed development meets the current rules and regulations of Sturgeon County, I am supportive of their project.

Sincerely,



Fred Shepel

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Leo and Val Belanger



Severed in line with Section 17 of the FOIP Act

January 22, 2018

Legislative Services/
Planning & Development Services
Sturgeon County
9613 – 100 Street
Morinville, AB
T8R 1L9

Re: Public Input for Proposed Bylaw 1394/17 and 1395/17

We are writing you today to express our wish to reject the new proposed bylaw. Unfortunately due to personal reasons we are not able to attend the hearing.

We feel that the county is not and has not listened to the affected residents with changing this bylaw. We do not feel by writing this letter that anything will be in the positive for the residents of county. The county is only looking out for themselves and benefitting with the change of the bylaw with the gravel companies.

Where is the money and personal benefits that the affected residents get out of this new bylaw? The county gets grants to run the community halls however not everyone in the county uses these halls. We feel that if we as residents are personally affected by the gravel operations, we should receive compensation directly. If the county continuously gives extensions to the gravel company, they reap the benefits while the residents have to deal with all the negative impact on themselves. The biggest negative of course for having the gravel extractions near us is that our residence is devalued and we know this by several real estate companies. We are not gaining one thing by the gravel extractions meanwhile the gravel company and subsequent landowner who is wanting to do gravel on the land adjacent to us is reaping the rewards.

We do not support any new bylaw or propose for the bylaw to pass. It does not personally help our family and the other residents of the affected area. Unfortunately we have no trust in the current mayor and elected officials to do the right thing.

Regards,

Leo and Val Belanger

/lb

January 22, 2018

Via Email: legislativeservices@sturgeouncounty.ca

Sturgeon County Council

9613 100 Street

Morinville, AB T8R 1L9

Dear Mayor and Council:

RE: Bylaw 1394/17 – Amendment to Calahoo – Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01 Bylaw 1395/17 – Amendment to the Land Use Bylaw 1385/17

With respect to the above-noted matter, please accept our letter of support for Inland Aggregates rezoning application. As a Sturgeon County landowner, with aggregate reserves, we are cognizant of the integral nature of this industry within our County. Gravel is a staple of the construction industry and as such, is a key component of infrastructure, roadways and development.

It is our position that the responsible mining and extraction of aggregate reserves is of great benefit to the community. This is especially so considering the finite nature of the resource and the fact that the procurement and transportation of reserves located in remote locations has a toll on both the environment and increased costs for ratepayers throughout the region.

Inland Aggregates is a prime example of an organization that works hand-in-hand with both the community and landowners to ensure the responsible and efficient mining of aggregate reserves. Their reputation precedes them with respect to their corporate good works and desire to be an accommodating and respectful neighbour in all communities from which they operate.

As landowners ourselves, we believe in the ability of an individual to responsibly access, utilize and benefit from their land. This is a right that we believe should be both protected and promoted.

For all of the preceding reasons, we support Inland Aggregates application.

Yours truly,

518157 ALBERTA LTD. / FOURCHA GROUP



MIKE C. CHADI
Counsel

January 15th, 2018

Chancey and Karla Boddez

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Sturgeon County
Planning and Development
9613 100 Street
Morinville, AB, T8R 1L9

RE: Proposed Bylaw No. 1394/17 – Amendment to Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01,
Bylaw 1395/17 – Amendment to the Land Use Bylaw 1385/17

To Whom It May Concern:

We are in **opposition** to the proposed amendments. Our concerns are as follows:

1. The land in question is adjacent to a densely populated area. The homes in this area exceed the residential allotment for agriculture zoning. The county permitted these smaller acreages due to the unique land along the Sturgeon River. This area does not follow AG zoning rules for subdivisions. The quantity of homes is equal to a multi-lot subdivision. As a result, this area should be treated the same and the mining operations should adhere to an 800m setback.
2. In the Strategic Alignment Checklist (included in Lehigh's application), under "Maintain and Enhance Strong Communities", it states that the rezoned land will have a "positive impact on residents' quality of life".

There will be NO positive impact on my families' life. If the land is mined for gravel extraction we will be dealing with:

- Dust
- Sound from back up beepers
- Sound from heavy machinery and trucks hauling gravel
- Possible changes in heavy metals in well water and/or well drying up
- Fear that our children will not be able to sleep at night due to proximity of our house to the proposed mine, especially if the setback is 400 metres to our house
- Loss of property value

3. The county continuously allows extensions on open pits. If the area is rezoned we could be living with a gravel mine adjacent to our family acreage for an indefinite time. The gravel companies are never held accountable for their extensions and the stress that this causes on the surrounding residents. **While the gravel company profits, the surrounding tax paying residents will suffer a financial loss as well as the loss of enjoyment of their property.**

Since living on Rge Rd 263, we have had to take time off of work to attend public hearings and meetings regarding the gravel pits. In 2012, we had to bring it to the County's attention that a gravel company put up an asphalt plant without permits along the Sturgeon River. We came again to the County when LaFarge started stripping land before their permit was issued. In our 14 years, we have received TWO extension applications for the Friesen Pit, both granted. To this day, no work towards reclamation has begun in that pit. We have never experienced a positive relationship with a gravel company.

The Community Aggregate Program (CAP) does not compensate the neighbors MOST affected by the gravel pits. My family and neighbors adjacent to the proposed resource extraction land will feel all the negative impacts and disruptions to our lives. We pay the same taxes as everyone else.

If this land is rezoned, will Sturgeon County hold this gravel company to the time frame in their application? Will the County protect the surrounding residences and ensure that their lives will not be affected indefinitely? Will the County acknowledge that the homes along Rge Rd 263 are along the Sturgeon River and recognize the value of this land and the homes in this neighborhood?

We purchased our acreage in 2004, adjacent to agricultural land and decided to raise our family in a country setting. We urge the county to keep the zoning as Agriculture.

Sincerely,

Karla and Chancey Boddez

From: Janice Zwing
To: [Legislative Services](#)
Subject: Fwd: Public Hearing
Date: January 22, 2018 11:41:09 AM

Sent from my iPhone

Begin forwarded message:

From: Janice Zwing [REDACTED]
Date: January 22, 2018 at 11:21:12 AM MST
To: legislativeservices@sturgeoncounty.ca
Subject: Public Hearing

Severed in line with Section 17 of the FOIP Act

To whom it may concern,

My name is Janice Zwing, and my husband Nick and I have owned land just north of the subject property (SE-21-54-26-4) for the past 25 years. Before that time the land was owned by my father Ray Kremer, who now lives and owns the house and land directly across from the subject property. Previous to that, our land was owned by my father's uncle, so it has been in the family for over 3/4's of a century.

We were first approached in 2005 by a different gravel company who showed an interest in our property, and for the past 13 odd years, we have been waiting for some development in this regard.

In 2017, Inland tested our land for aggregate and stated their interest in extraction. As landowners, we feel this is the appropriate time to express how much the right to extract resources from the land on which we own, would change and enhance the quality of life for ourselves, our extended families, our children, and our children's children. We do believe it is our right.

We have lived near, and seen gravel sites develop around our home since the early 1990's and just down the Villeneuve Road since the 1970's. If these specific bylaws are not amended to allow sand and gravel extraction down R.R.#263, I fear the time will come for us to have to sell our home and land, without being able to realize the value of aggregate it contains.

I admit to you that if a future buyer of our land, perhaps even someone present at this public hearing, had the, "know how", or could speak more eloquently on their behalf, and gravel extraction was approved on our property, I would have a hard time witnessing them reaping the benefits of the resources we used to own.

I hope that any future discussions and County decisions will take into account the rights, lifetime investments, and hopes and dreams of current landowners.



To: Sturgeon County Council

From: Denis and Melissa Knezacek

RE: Opposition to Proposed Bylaws 1394/17 and 1395/17

We oppose adopting Bylaws 1394/17 and 1395/17 to amend the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01 and the Land Use Bylaw 1385/17 to allow for sand & gravel extraction on portions of the SE-16-54-26-W4M.

Introduction

We moved to the neighbourhood in 2009 with hopes of raising our family in a rural and farming type of community. These proposed bylaws have plans that will change our hopes of a rural lifestyle to that of 'industrial lifestyle' - the very thing we moved away from. On initial purchase we embraced the fact that the land across from our property was zoned 'Agricultural' and felt confident that the current systems in place (such as the current bylaws and ASP) had been developed with considerable research and input. We put our trust into this and invested everything that we had to make our 'dream' come to life.

Although we understand the need for further development throughout the county to keep things prosperous and sustainable we don't see the value in this development versus the numerous families and properties that it would affect.

Key concerns with the proposed changes are:

1. Effect on Property value - There has been some studies in regards to property value and the possible change the development may have on our property value. Although we understand there is profit for the county if the development moves forward that would far outweigh the lost taxes from the few properties that will see a decline in property value. What kind of message is this going to send to possible future land owners? Who wants to invest in anything that is going to lose value.
2. Accountability to the current ASP - This land was obviously zoned agriculture for a reason. So what has really changed to warrant this rezoning? The population density has gone up in this area not down. Rezoning the land just undermines all the hard work, cost, research, and deliberation that went into developing the ASP initially - and the decision to make this particular piece zoned for agricultural. With all the time and effort this has expended, should we not adhere to them?
3. No benefit or compensation to any local families - There has been nothing done (to our knowledge) that would make us want to have this development 'across the street' from us. How do we agree with this development when there is literally NO POSITIVE INCENTIVES for us. This is something that we have to look at, and listen to every single day of our lives. We understand that there has been benefit in other areas (for example Calahoo) but these developers must understand that this is our community (the range road 263 community) and they are proposing massive changes to this community without offering any type of benefit.
4. Population density and setbacks - What makes our community different then a multi lot residential? Besides the fact that we are not zoned as such. The County has approved home development in this area to the point that why shouldn't we be entitled to the same setbacks - 800m, that are specified for other higher density developments, such as subdivisions? If property can be rezoned at any given

time, we should be afforded the consideration of an 800m setback due to the numerous family homes this extraction will affect.

If this development does somehow move ahead our concerns continue to be:

1. Extraction timeline
2. Setbacks
3. Hours of operation
4. Noise
5. Effect on water table and our water wells - I know there is testing that is done at a 'TEST' well but how does little to ensure the continuing quality at our location.
6. Lack of any type of plan or enforcement means on the above items

Conclusion

Ours, as well as many of our neighbours way of life will drastically change if the council allows this property to be rezoned for something it was not intended for. Can we not follow the ASP that has been painstakingly approved by council to begin with? We will continue to oppose this change, but also, how many times must we fight the same fight? Some residents have fought so long, that their drive is exhausted. As a County, can we be proud to say that we have made the residents give up all hope of a fair argument.

Yours Truly,

Melissa and Denis Knezacek

To: Sturgeon County Council
From: Darren & Tricia Tansowny, Neil & Joyce Thompson
RE: Opposition to Proposed Bylaws 1394/17 and 1395/17

We strenuously oppose adopting Bylaws 1394/17 and 1395/17 to amend the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan 922/01 and the Land Use Bylaw 1385/17 to allow for sand & gravel extraction on portions of the SE-16-54-26-W4M.

Introduction

The current ASP does not allow for sand & gravel extraction in the identified area. This position was developed with extensive study, public input, and consultation during the original ASP development. In July 2016, this position was upheld by the Subdivision and Development Appeal Board (SDAB) when a request to allow gravel extraction in the exact same area was DENIED. The core reasons for the SDAB decision remain valid today. The request to adopt these bylaws is, simply put, an attempt to circumvent the recent SDAB decision. If this circumvention were to occur, it would create a troubling precedent and potentially compromise the role of the SDAB.

We strenuously oppose these by-laws on the basis that they are contrary to the ASP vision and would create incompatible adjacent land-use.

Contrary to the Vision of the ASP

One of the five guiding principles of the Municipal Development Plan is:

"integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment."

The only comprehensive independent study completed to determine an appropriate land use **balance** is the current ASP, and the ASP has not identified the proposed pit location as suitable for resource extraction.

In considering any change to the ASP, it is critical to consider the stated vision which is:

*"To provide **certainty** for both residents and the gravel extraction industry in Sturgeon County of the future for the industry and public health and safety through striking a **balance** between the efficient extraction of resources and protection of the environment and adjacent land uses."*

Adopting these bylaws would violate the ASP principle of certainty. The ASP was created to provide the certainty necessary for development to occur in a planned approach that would prevent future land-use conflicts. Ironically, the ASP was created to prevent the need for all of us to meet here today. The gravel industry has known for the last 17 years that resource extraction was not permitted in the identified area. In that time, a wonderful residential community has developed along range road 263. A community we are proud to call home. To arbitrarily change the ASP after 17 years of community development, with no comprehensive impact study, effectively renders it meaningless as a tool to enable responsible development. We specifically purchased our property after reviewing the ASP with its stated certainty that gravel extraction would not be occurring on our front door step.

Adopting these bylaws would also violate the ASP principle of achieving **balance**. The identified area was intentionally designated as non-resource extraction in order to maintain a balance between the extensive gravel extraction already in the area, and the freedom of residents to embrace the rural life style. Adopting these bylaws would destroy the balance that has existed for the last 17 years, and compromise the ability of local residents to enjoy life in Sturgeon County.

Ultimately, both residents and the gravel industry benefit by upholding the concepts of certainty and balance that the ASP mandates.

Incompatible Adjacent Land Use

Immediately adjacent to the identified area is the vibrant community along range road 263. This community, while designated an agricultural district, is, for all practical purposes, a country residential district.

The close proximity to the Sturgeon River has allowed for fragmentation with a current quarter section density of approximately 13 parcels. The dwelling density far exceeds the 4 parcels stipulated for an agricultural land use district.

Introducing yet another gravel pit in a gravel congested area will increase the already unacceptable levels of noise and dust, impact wildlife, impact the aquifer, decrease property values, and ultimately damage the quality of life of residents.

Adopting the proposed bylaws is effectively the approval to place a gravel pit immediately adjacent to a country residential land use district, which the newly approved Land Use Bylaw specifically seeks to prevent. These bylaws create a situation of unbalanced incompatible adjacent land-use – they create the very problem the ASP was designed to prevent.

Conclusion

We implore Sturgeon County council to deny the proposed bylaws. They are an attempt to circumvent a very recent SDAB decision. These bylaws contravene the fundamental principles of the ASP - certainty and balance. Furthermore, these bylaws will create the very sort of incompatible adjacent land use the ASP is intended to prevent.

Thank-you for your attention.

Appeal by Cody and Emily Gilbert to Deny the proposed bylaws 1394/17 and 1395/17

January 23, 2018

Thank you for taking time to hear my appeal. This quarter section SE portion of 16-54-26 W4 has been debated before in 2016 to allow gravel extraction within it and it was **denied** by the previous council which remains the same except for the two new members. Nothing has changed to the density of the area or the reason it was denied last time. I hope at the end of this public hearing the outcome is the same and the rezoning of this partial quarter section both within the bylaws and area structure plan will again be denied. Mr. Bokenfohr and Mr. Comeau I am sure that you know the history of this area and the sensitivity of this issue on a both personal and environmental standpoint due to your involvement on the Calahoo Villeneuve Sand and Gravel Extraction Committee. The purpose of said committee is to "develop a valuable resource efficiently and in an environmentally responsible manner while minimizing the impact to community." In this situation, I feel that neither of these responsibilities would be met by granting this rezoning.

Rezoning of this quarter section to allow resource extraction will increase the noise generated and people in this area already deal with a lot of noise currently. This was known to all people purchasing in this area and right now it is manageable. The proximity to the train tracks, the Villeneuve airport flight path directly overhead, the existing gravel pits, and the high traffic down this road due to the high density of living in this unique area of sturgeon county. Judging from public survey and recent election campaign town halls, noise is a huge issue within sturgeon county and this is just another example of where noise would be a huge issue in a densely populated area. People have invested into this area based around 2 things, the Callahoo Villeneuve Area Structure Plan and the land use bylaw. These two documents gave people the peace of mind to invest their lives and self worth into this area without additional gravel operations affecting this. Now with the proposed amendment of these two documents to allow resource extraction, the entire game changes.

Although the gravel operations will say they have done studies on this noise. 100% accurate studies as to what the decibel level will be due to this work, the proximity to the river valley and the way noise propagates through it are almost impossible to conduct as the river valley changes day to day, season to season. Water levels and vegetation change so frequently. For example: Train horns can be heard from a crossing 3 miles away as if it is right in our back yard. Now with the proposed rezoning, resource extraction operation could be 400m away. Since the area structure plan outlines that the "annoyance" of neighbours is prohibited" in the ASP on Pg 76 this is a huge concern. Also, on this page of the ASP it stipulates that the maximum decibel level is 56dB at the worst at night and 66dB during daytime operations. In our area the levels would be 60dB during the day and 50dB at night.

The recent proposed changes to bylaw 1398/17(quick extraction) and the ASP are very concerning as how they can affect the amendments to bylaw 1385/17 and the impact to the residents.

-The change to the quick extraction times in zones 2&3 from 4→8 years, in zone 4 from 4→5 years and in zone 5 from 3→15 years and also the inclusion of zone 6 into zone 5 as one big quick extraction area. This changes a 3-year quick extraction into 15 years.

-A change to only 40% of a pit having to be reclaimed, and now not seeded, before moving on to the next section of pit development down from 75%.

This is very troubling and I feel this is not minimizing the impact to the community as the committee is responsible for.

-The allowance of temporary wash facilities as secondary processing on these quick extraction areas. This water for an average 10m deep pit will be coming from the ground water table and it will not only affect the flow to our water wells, but the water table to the sturgeon river due to its close proximity as well.

This quote from Aspen Land group confirms this:

“Water management is also an onerous task at each pit due to the high volume of groundwater that needs to be dewatered from active blocks.”

If water is coming into these blocks in such a high rate, it is flowing away from somewhere else at that same rate.

Directly to the east of this quarter section is the Sturgeon River and an Environmental Preservation zoned area. Due to this, the development constraint overlay encompasses roughly half of the quarter looking to be rezoned. This Development constraint overlay with its strict guidelines, should alone be enough to stop the rezoning of this quarter.

This portion of the river valley has a wildlife population including owls, bald eagles, fish, various bird species, deer...just to name a few. This is a very active and sensitive ecosystem that should not be infringed upon. Again, I feel it is the Committee's responsibility to be environmentally responsible and to step in to deny this proposed rezoning.

This quote from the Aspen land group is especially disheartening. “A significant amount of work is required to prepare and mine each block due to the depth of the deposit (10 m on average) and the volume of water that needs to be managed. Furthermore, delays related to the issuance of the Code of Practice for Pits registration almost one year after the development permits were issued and the recent downturn in the economy has impacted the demand of sand and gravel in the Edmonton area. For these reasons it is requested that the time frames are extended to more appropriate durations.”

These changes are significant, and set a very bad precedent for future property, if the quarter in question gets rezoned to resource extraction as there will be potentially no time limit to anywhere from 6-15 years for quick extraction. This is not quick extraction in the eyes of residents. If delays in issuing registration were to be held back by one year, extraction can understandably be extended by 1 year, not 12 years as in zone 5. If the downturn in economy has proven to have an impact on the demand for sand and

gravel and they are not selling as much product, to rezone this quarter section without the expecting companies exhausting their existing pits resources is irresponsible. The gravel companies are expecting the general public to put up with their operations for longer and continue to create disruption in these families lives due to improper succession planning or poor market projections. They should be held responsible to their extraction dates and if they have nowhere to stockpile their extracted sand gravel, no new pits should be allowed to be created or lands to be rezoned for resource extraction. These companies should not get to change their promises to affected residents when the economy slows down. In this case to amend the asp and bylaw 1385/17, rezoning is due to the convenience to attain more resources so close to their base operations not due to supply and demand as clearly stated by Aspen Land Group.

Gravel operations will paint this pretty picture to residents and council that they will work with residents to make this process as non-intrusive as possible, will not affect the quality of life, and "reclaim" this land to make it new again. In actuality the opposite is true with many pits having to be mandated to be reclaimed and resident's quality of life significantly being diminished.

Here is a short excerpt from a lady in Bearspaw in Rocky View County who lives a quarter mile from a pit, further than most residents here today, that was promised no significant impact to her life. (see attached letter):

"One particular extremely hot, dry summer was a nightmare. The dust from the pit was horrific. My children would wake up in the night crying "mommy, water, mommy, I can't breathe."

My daughter, who was a toddler at the time, would wake me up almost every night covered in blood from nosebleeds, which I believe were caused by the excessive dust coming from the pit.

Imagine waking up in the morning after a few hours' sleep with your mouth dry as sandpaper and your eyes burning and having to spend a huge portion of your day washing bloody bed sheets, cleaning dust and all the while fighting the anxiety raising up in your gut as to what the possible effects this is having on your family's health. Just to wake up the next day and do it all over again.

I do not want this for my family which consists of my wife, myself and our two daughters. A 2-year-old and a 2-month-old baby. I also do not want this for any other family in this area, just as I'm sure every one of you on council here today would agree.

These statements were taken straight from the sturgeon county website:

"The foundation of our plan is built on five focus areas that include:

- Strong Local Governance and Regional Leadership
- Respect and Monitor the Natural Environment
- Community Identity & Spirit
- Planned Growth
- Maintain and Enhance Strong Communities"

"Sturgeon County Council is committed to making the best decisions possible for residents of Sturgeon County."

Council and members of the Calahoo Villeneuve Sand and Gravel Extraction Committee, the concerned residents here today need you to follow through on your recent election promise to make the best decision possible for these residents of sturgeon county, respect the natural environment and deny this request. We the residents need you to stand up for us and stop this quarter's rezoning as well as amend the bylaws to stop any future rezoning of this property.

Thank you again for hearing my appeal.

Opinion: Living near a gravel pit

[Enrique Massot](#) on March 5, 2016 — [5 Comments](#)

By Bertha Staddon
Bearspaw, Rocky View County

*(Editor's note) A 14-year Bearspaw resident, Bertha Staddon lives approximately a quarter mile from the Spy Hill Gravel Pit in the City of Calgary. The married mother of three children shares her personal opinion and experiences living in the proximity of a gravel extraction operation. Staddon has also created **Bearspaw Residents**, a [Facebook page](#) to share information with residents.*

When the gravel pit was first proposed in my community I attended the open houses and information sessions. The hosts of these open houses assured residents that they would not be overly affected by the noise or dust and I seem to recall that originally the pit was supposed to be for extraction only—not crushing.

We were told they would erect berms to minimize the noise and put dampers in place to minimize dust. They even volunteered to put a pathway in place for us. It seemed they were willing to work with us to do whatever it would take to satisfy us.

Although I didn't like it, I thought, "It probably won't be too bad." Well: when the pit was approved and operations began, reality hit, hard. The noise at times coming from the gravel pit is at best annoying and at worst fist clenching.

Summer time is the worst. I was used to a peaceful, quiet surrounding and had no idea that the crushing would be taking place all through the night.

When the gravel pit comes to life at night, all you hear is the constant whirrrrrr of the crushers. The options are to lay there and listen to the noise or close the windows and swelter in the heat.

"One particular extremely hot, dry summer was a nightmare." Bertha Staddon

The dust around the house has at times been impossible to control, there always seems to be a constant layer of dust on everything despite the frequent cleanings.

When they blast, you can literally feel your home shake. Several of my neighbours have lost their wells and others have several cracks in their foundations. They feel it could be directly related to the pit.

One particular extremely hot, dry summer was a nightmare. The dust from the pit was horrific. My children would wake up in the night crying “mommy, water, mommy, I can’t breathe.”

My daughter, who was a toddler at the time, would wake me up almost every night covered in blood from nosebleeds, which I believe were caused by the excessive dust coming from the pit.

Imagine waking up in the morning after a few hours’ sleep with your mouth dry as sandpaper and your eyes burning and having to spend a huge portion of your day washing bloody bed sheets, cleaning dust and all the while fighting the anxiety raising up in your gut as to what the possible effects this is having on your family’s health. Just to wake up the next day and do it all over again.



I contacted Alberta Health Services, the City mayor and even the cops. This had to be illegal right? Well, with gravel pits there seems to be a lot of grey area when it comes to who governs them and the rules they have to follow. I was told it was a municipal problem, then a provincial problem—the list goes on, and on.

Thankfully, as the seasons changed the situation did improve.

However, I will never forget that awful, dry summer: amidst the frustration and tears, I thought the gravel pit has ruined my life and now I have to move.

It is sad to say, but since then instead of enjoying my beautiful acreage all summer, the family separates and kids and I try to get away from our home as much as possible.

The gravel pit representatives will do whatever they can to assure you that having a gravel pit in your backyard will not affect your quality of life. They will promise to do what it takes to minimize the noise and dust pollution, which they probably do—but it is not enough.

Once a pit is approved, the reality is residents in the area will see their quality of life decline significantly. I believe the testing that is done regarding the dust and noise pollution is not a true reflection of reality and does not represent the real effects of living close to a gravel pit.

Some days the wind blows in different directions, some days the noise is dampened by nature, some summers are drier, some winters colder.

It also all depends on by who and when the testing is done. In my opinion, there are too many uncontrolled variables to get an accurate gauge of the true health effects.

I have lived with the gravel pit in my backyard for several years now and can say, “How a gravel pit will affect your life will depend largely on your genetics, Mother Nature, and literally the way the wind blows.”

All factors beyond anyone’s control.

<http://www.countynewsonline.ca/opinion-living-near-a-gravel-pit-2/>