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## Ongoing Community Consultation

West-Can Seal Coating

Last Updated: Tuesday, March 2, 2021

**Note to reader:** In an effort to preserve the integrity of the questions, West-Can Seal Coating has not altered or amended any questions. They are presented as received in their original form. When similar questions are asked, West-Can will refer to the previous answer in the following format:

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| <b>Question:</b> Water related question |
| <b>Answer 1:</b> West-Can's answer      |

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| <b>Question:</b> Similar water related question |
| <b>Answer 5:</b> Please refer to answer 1.      |

**January 26, 2021 – West-Can's Open House advertised on The Albertan**

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| Attendee 12 (emailed on January 31, 2021 12:15 PM)   |
| <b>Comment:</b> Let me go right to the source!!, NO WAY do I or many other neighbours want McDougal Flats re-designated from agricultural to an aggregate extraction/processing district. That idea in no way values this areas beauty or integral perspectives of why people live and built here. Take your plan elsewhere. Trust me when I say, we will all fight you and it won't be pretty the gloves will be off. You can take your plan to North where crown land exists, and you can fight with the queen to ruin that land...I live here along with many others and we have no intention of listening to additional machinery noise or smells, ground water disturbance or just total destruction of our current views. In no way does what your proposing offer the continued peace we expect where we live. NO amount of bargaining will change this. I expect this to be shut down and not be brought up again, as I am new to this area from what I understand this has been an ongoing source of contention for residence in this area. That hasn't changed and it may never. I will await the response from both the County and West Can-Seal. |
| <b>Answer 1:</b> Thank you for your comment. Your feedback will be included in our submission to the County.   |

Resident 1 (emailed on February 3, 2021 4:09 PM)

**Comment:** As a resident of McDougal Flats, I strongly oppose the development of another open pit mine on range road 61. The life span of these mines can range from 20 to 30 years before they are finished. In a lot of cases they keep getting expanded. As a retired resident I most likely will never see this land reclaimed to its natural state during my lifetime. The cumulative effects from all these existing and new open pits on range road 60 and 61 would increase dust levels, heavy traffic, noise levels, disturbance and contamination of the aquifer. I have heard that well water has been disturbed to the point of not being usable while one of the pits has been pumping water for washing or transportation. Parkland Airshed Management Zone (PAMZ) conducted air quality tests with instruments that were placed in Sundre, as that was the highest concentration of population. They found that there were multiple exceedances to allowed dust levels due to an already overpopulation of open pit mines, industry and an active industrial park west of Sundre. I would think the levels would be well exceeded if living next to these pits. Acreage owners continue to increase in McDougal Flats as this is a lovely area. There is not room for both of us!

Another open pit development in this area is completely unacceptable

**Answer 2:** West-Can is proposing a 7-phase progressive reclamation plan in the area. This approach means that we are reclaiming the land in an ongoing basis as we open new areas. The property currently has 25 acres of open mined area and the area of each proposed phase is smaller than that. West-Can has conducted studies and proposed mitigation measures to minimize the impacts of dust, traffic, noise and water to local residents. PAMZ conducted 2 studies in the area and in both of them they found the air quality in the area was deemed as good (with exception to wild fire smoke). The exceedances found were tied back to the wildfires of August 2017 and 2018. West-Can conducts operations in the Town of Didsbury where we coexist harmoniously with residential communities that border our property. It is our intent to do the same for the South McDougall Flats area community. West-Can stands by our third party noise, water, traffic and horticulture assessments. All of these reports take into consideration concerns brought forward by neighbouring residents.

Resident 1 (emailed on February 3, 2021 4:09 PM)

**Comment:** My computer is not equipped to join a virtual Zoom meeting but would attend an Alberta Health Service approved public meeting given the opportunity.

**Answer 3:** You don't need to install Zoom on your computer to join virtual meetings. You can join the meeting through your internet browser. If you need technical assistance, we can set a test meeting with you in advance so you feel comfortable with how the system works. Please just let us know a time that works best with you. As a worst-case scenario, we will be able to email you the PDF presentation slides the day of the meeting and you would just need to call into zoom using a regular phone to follow along. The call-in information will be provided with the Zoom invite. Please let us know if you would prefer this option (email sent on February 4, 2021 to resident 1). No further communication was received from Resident 1.

Attendee 4 (emailed on February 4, 2021 10:29AM)

**Question:** Using Zoom is more of a one-way conversation, it can't be perceived as an exchange, which a public consultation should be. Rural internet, specially in the Sundre area is not always reliable. That and the fact that many people do not have the equipment or the knowledge of making their equipment work for Zoom certainly restricts the number of people able to participate. Just recently, we heard that the Alberta government is hoping to be able to open up community halls or conference centers open (step 2) (certainly with covid protocols). By holding of a month or maybe two will allow true community participation thus be so much more respectful of the residents.

**Answer 4:** As stated in our presentation, the objective of the Q&A was to receive questions, concerns and suggestions from the community and address them at the moment or at a future date. Attendees were also able to send questions through the Q&A function of Zoom or through an email that West-Can set up with the only purpose of receiving feedback from the community ([community@west-cansealcoating.com](mailto:community@west-cansealcoating.com)). West-Can received 134 questions and comments throughout this ongoing process and every single one of them will be sent to planning and made available on our website. West-Can was very clear about the fact that this is an ongoing process and that our lines of communication are open at any point. Residents with poor internet connections were offered the option of receiving the presentation in advance and joining the meetings through a phone call. Community participants from the area have also called the office and had conversations with the owners of the business. The government of Alberta was clear about that fact that even with the possible reopening of establishments, there would still be strict capacity limitations. Therefore, West-Can views the online presentation as the most inclusive method at the moment. It should be noted, online meetings are being conducted on a regular basis at the Municipal, Provincial and Federal levels of government.

Attendee 17 (emailed on February 7, 2021 10:54 PM)

**Question:** Has the County undertaken a comprehensive analysis that takes into account all the probable risks and costs associated with yet another gravel pit in the area? For example the strong impacts of open pits on the ground water table and potential water contamination, which could impact residents, as well as industrial and commercial outfits reliant on the aquifer for their water supply

**Answer 5:** West-Can is not in a position to comment on the efforts of MVC. As far as water related concerns, West-Can can has monitoring protocols to ensure our operation has no negative effects on the local water supply. West-Can has hired Groundwater Information Technologies to conduct water studies in the past and is committed to continue monitoring the 2 monitoring wells installed in the property in a bi-annual basis. Water related permits have strict restrictions and are issued by Alberta Environment. Our application for aggregate extraction is for above water table operations.

Attendee 17 (emailed on February 7, 2021 10:54 PM)

**Question:** How do these economic risks compare to a realistic calculation of tax revenue?

**Answer 6:** West-Can is not in a position to comment on MVC's process of calculating taxes.

Attendee 17 (emailed on February 7, 2021 10:54 PM)

**Question:** West- Can Seal Coating Inc. invited landowners/ residents of the McDougal Flats area to participate in virtual /digital open houses using “Zoom”, as well as “Microsoft Teams”. As there are residents, like myself, who’s internet connection is slow (low elevation of home does not allow for high speed LTE internet connection), we are at a strong disadvantage to receive all the information required, as well as voicing our concerns (sometimes it works well, other times not). Furthermore, there are residents in the area who are virtually computer illiterate.  
How do you intend to address these problems?

**Answer 7:** Please refer to answer 3 on page 3. Attendee 17 was present in the February 10<sup>th</sup> Zoom presentation and asked several questions as noted below.

Attendee 17 (emailed on February 7, 2021 10:54 PM)

**Question:** The Alberta government website [hyperlink](#) has a page specifically dedicated to selenium in drinking water, where it mentions that mining operations (West- Can Seal Coating Inc. is mining gravel)often contaminate surface AND groundwater. It also informs us that being exposed to high levels of selenium for a longer period can cause neurological problems, hair loss and brittle nails.  
[hyperlink](#) also states, that if high levels of selenium are in any public water supply, people must be told immediately and another water source MUST be supplied to prevent health risks.  
If the aquifer were to become contaminated, how do you intend to address the issue, and who will pay for it? Are you going to be monitoring and testing our water for contamination? How often and again, who will pay for that?

**Answer 8:** Ken Hugo: Groundwater contamination by mining activities has been known to occur and the form of contamination is related to the nature of rock being mined. For instance, mining of metals such as copper or zinc can result in acid mine drainage. Mining of uranium can lead to low level radioactive ores at the surface.

Selenium contamination is associated with mining of coal deposits. Specifically, in western Canada these coal deposits are found in sandstone, shale and coal layers which are around 100 million years old. The selenium is released from the mined sandstone and shale layers which are placed in waste piles. As these formerly buried deposits are now exposed to oxygen and percolating rain water and snow melt, the water discharged from these piles can pick up selenium.

Mining of the gravel will not introduce release of selenium, as the gravel deposits are limestones and quartzites and have been exposed to the atmosphere for several thousand years so no changes in the geochemical conditions are expected.

We have installed a monitoring well on the south side of the site and if required groundwater samples could be collected for analysis of routine dissolved salts, metals (including selenium) and other parameters as requested to ensure that changes to the groundwater quality is not occurring.

West-Can: From our 2018 water sampling, baseline testing was completed and results exceeded Canadian Health Water Quality standards.

Attendee 17 (emailed on February 7, 2021 10:54 PM)

**Question:** The flat ground water table in an open pit causes the ground water table to decline in parts of the aquifer adjacent to inflow side, while it rises in parts of the aquifer adjacent to outflow sides.

If a resident experiences a “draw down” due to the proposed gravel pit, will West- Can Seal Coating Inc. pay for a new well? Will the County pay, or will it be left to the owner to pay for the damage created by others?

If the water table were to rise in areas and flood basements, who would pay for that? The County? West- Can Seal Inc.? The owner who did not cause the problem and did not want the gravel pit in the first place?

Rising and declining water tables are problems that can occur in a radius of up to approximately 2.5 kilometers from the open pit!!

**Answer 9:** Ken Hugo: West Can does not propose mining below the water table so changes to the water table associated with large pits should not occur. There will be some wash pits and some make-up water, estimated at 7,000 m<sup>3</sup>/year will be required.

This amount is moderate and a comparison to water for domestic purposes may be illustrative. According to the Water Act, a residential acreage is entitled to water at a rate of up to 1,250 m<sup>3</sup>/year. Acreages typically use less than this amount, however the amount utilized by the gravel pit is still much less than if the area had been developed for residential housing.

We have undertaken pumping tests on a well installed on the site to determine aquifer properties which allows for calculation of the effect of withdrawing this 7,000 m<sup>3</sup>/year on adjoining properties. Our calculations show that a water lowering of less than 5 cm would be expected in neighbouring wells. Considerable recharge to the aquifer by rainwater or snowmelt will occur, and recharge from the Red Deer River and Bearberry Creek would occur which means that any changes in water levels in the aquifer would more likely be related to precipitation events (or the lack thereof) or changes in river and water levels.

Water levels in the monitoring well installed on the site can also be collected to determine if trends in water levels are occurring on site before any adverse effect to residential supply wells would occur.

We are not aware of a mechanism where activities at the pit would lead to a rise in the water table. If the mining process was to be conducted on an undisturbed area and would require the removal of several metres of a silt or clay like material, possibly a water table rise could occur. This is not the situation for the proposed gravel pit operation as the area has been previously disturbed and the gravels are at the surface or under minimal soil cover.

Attendee 17 (emailed on February 7, 2021 10:54 PM)

**Question:** The next economic disadvantage we as residents will most likely experience, is reduced value to our homes and properties! Were these to occur, does West- Can Seal Coating Inc. or maybe the County intend to reimburse us for our suffered losses due to your activities?

**Answer 10:** West-Can is guided by the various South McDougal Flats Area Structure Plans dating back to 1993. All historical ASPs are consistent in their language and themes noting: “Gravel deposits occur throughout the area... potential exists for future gravel workings”; “natural resource extraction, particularly sand and gravel deposits, prior to the subdivision or development of the lands for other uses shall be encouraged”; “gravel processing and extraction is a permissible use in this area”. It should be noted, gravel processing/extraction equipment and stockpiles are on site and can be seen from all adjacent roadways. Mr. Ross, the previous owner, started gravel operations on the land more than 35 years ago and none of the area was ever reclaimed.

Attendee 17 (emailed on February 7, 2021 10:54 PM)

**Comment:** I would furthermore also like to mention, that the residents of the McDougal Flats purchased their properties and homes AFTER they had been designated" Country Residential"! West-Can Seal Coating Inc. purchased an agricultural property and should therefore not expect the residents to support them in re-designating it to aggregate extraction/ processing! Especially as the re-designation comes with a long list of disadvantages for our health, as well as for our economic situation. The County was always aware that this area, was rich in gravel, but they decided to open it for agriculture and country residential! If we would have known that the gravel industry was going to come this close to our home, we NEVER would have purchased the land!!

When we moved here Saunders was the only gravel pit on Range Rd 6.1. We looked at that, the agricultural businesses and the residential development in the area and the County documents on land use and made our decision based on those facts! This proposed gravel pit is too close and has the potential to cause financial burden to the residents of McDougal Flats!

**Answer 11:** West-Can purchased the property at South McDougal Flats from Mr. Ross, who operated the gravel pit under a Provincial License. When West-Can acquired the land, we applied for a municipal development permit under the newly implemented legislation by Mountain View County. West-Can's property is not designated as Country Residential. West-Can follows the various South McDougal Flats Area Structure Plans dated back to 1993. All historical documents are available for consultation and consistent in their language and themes noting: "Gravel deposits occur throughout the area... potential exists for future gravel workings"; "natural resource extraction, particularly sand and gravel deposits, prior to the subdivision or development of the lands for other uses shall be encouraged". It should be noted, gravel processing/extraction equipment and stockpiles are on site and can be seen from the adjacent roadways for more than 35 years.

Attendee 12 (emailed on February 7, 2021 3:27 PM)

**Comment:** Any particulate studies must contain accumulative effects and never individual results. These types of studies should also be within the immediate area to be affected. These are only a few of the delinquent approaches by West Can. The studies are outdated, even with this obvious error of West Can. Just the mere fact that you have done no LEAD protective approaches to air quality protection or even a current, accurate study is another gross neglect by West Can that includes unnecessary stress to residence in the area

**Answer 12:** West-Can stands by all our third-party engineering technical documents. West-Can is also committed to conducting bi-annual water quality and level tests should the application be granted.

Attendee 12 (emailed on February 7, 2021 3:27 PM)

**Comment:** West Cans approach to open the lines of communication to the local residence is less than transparent. This demonstrates a lack of respect to local area residence and community; this has been the case with every attempt by West Can over the last 10 years. I am new here but have done more leg work on West Can; than West Can has done to ensure protection to air, water and soil in this area this which includes assurances to local residence; that will be directly affected.

**Answer 13:** For this application, we proposed 3 community consultations instead of the 1 required. We have offered 2 different platforms (Zoom and Teams) to accommodate people with different resources. For residents with bad internet connections, West-Can sent the presentation in advance and they were able to call into the meetings. All our meetings had a Q&A function to receive questions from participants. In the past, we have knocked on the doors of every resident to listen to their concerns and held open houses. All our information is available on our website and are matter of consultation at any given point. West-Can has a phone line and community email specifically to address concerns from residents. All questions, comments, suggestions sent to West-Can prior, during and after the presentation will be sent to council and made available on our website. Given current provincial restrictions, in-house meetings and community hall open houses are not an option.

Attendee 12 (emailed on February 7, 2021 3:27 PM)

**Comment:** This area already has 5 separate active aggregate pits, these pits are within an a 1 to 5 Kms of our homes. West Can wishes to add a first-class aggregate extraction facility to the noise, smells, traffic, dust, water contamination that would do nothing but derogate the natural current agricultural area we reside in and enjoy now. First Class would imply that a Corporation has done some Standard of Measurement Audit to ensure they will end up with a First-Class facility. I see nothing remotely close to this

**Answer 14:** The area has 6 gravel pits, some of which were introduced after our 1st application. This includes provincial and municipal properties that West-Can does not have access to. West-Can has conducted studies and proposed mitigation strategies in our application to minimize impacts of noise, traffic, water and dust to our immediate neighbours and surrounding area. These studies and mitigations were conducted as a direct response to community concerns from past applications and consultations.

Attendee 12 (emailed on February 7, 2021 3:27 PM)

**Comment:** Asphalt plants are known to produce toxic air pollutants, including arsenic, benzene, formaldehyde, and cadmium, that may cause cancer, central nervous system problems, liver damage, respiratory problems and skin irritation. This is the affects to humans let alone natural habitat and animals in the area naturally we should ALL include livestock in the area that would be eventually entering into ALL our food sources

**Answer 15:** Asphalt plants do not pertain to our operation. Our license is for gravel extraction, crushing, processing, washing and transporting. West-can will maintain grazing in our land to be inclusive to livestock.



Attendee 12 (emailed on February 7, 2021 3:27 PM)

**Comment:** Petroleum-based asphalt is a high-VOC (volatile organic compound) substance. As the product is converted to asphalt, significant quantities of harmful gases are released into the atmosphere. Likewise, the process of producing cement for concrete requires high levels of heat and generates substantial VOC emissions. Certainly not indicant to air, water and soil protection let alone protection to local residence.

**Answer 16:** Please refer to answer 15 on page 8. Cement plants do not pertain to our operation as well.

Attendee 12 (emailed on February 7, 2021 3:27 PM)

**Comment:** Potential impairment of water quality on the site, including harm to the aquifer. The water quality of residential wells close by will be harmed. The water level of close by rivers could be reduced, detrimentally affecting provincially specific wetlands with a 100 km radius. Heightened summer water temperature could have a detrimental impact on the viability of cold-water fish in an adjacent stream which we have within 1.5 Km. This will include potential harm to on-site and off-site wetlands. Potential loss and fragmentation of continuous natural environment is inevitable

**Answer 17:** Ken Hugo: Since gravel extraction below the water table is not occurring, we do not anticipate any direct impact to the aquifer (such as an increase in siltation). As was discussed in the previous section, the withdrawal of water is not sufficient to reduce water levels in nearby wells or wetlands.

Large size ponds are not anticipated so minimal warming of the water will occur. The large distance between the Red Deer River and Bearberry Creek of over 1 km means that any temperature affects in the small pond will not result in changes to surface water environments at these large distances.

Attendee 12 (emailed on February 7, 2021 3:27 PM)

**Comment:** Creating the pits or quarries requires the removal of virtually all-natural vegetation, top-soil and subsoil to reach the aggregate underneath. Not only does this lead to a loss of existing animal wildlife, but it also leads to a huge loss of biodiversity as plants and aquatic habitats are destroyed. Moreover, adjacent eco-systems are affected by noise, dust, pollution and contaminated water. This clearly would include humans that are within 6 kms of such an operation

**Answer 18:** The area is classified as Class 5. It is not only a very poor land for agriculture, there is minimum top soil in the area. West-Can will have to import straw bales and organic material for berm construction for this very reason. West-Can has engaged science-based Ducks Unlimited to foster wildlife habitat and increase nesting rates for upland birds in the 40-acre buffer area. We have conducted studies and proposed mitigation strategies in our application to minimize impacts of noise, traffic, water and dust to our immediate neighbours and surrounding area. It should be noted, Mr. Ross started gravel operations on the land more than 35 years ago and none of the 25-acre mined area was ever reclaimed.

Attendee 12 (emailed on February 7, 2021 3:27 PM)

**Comment:** If a company plans to introduce anything like what West Can Seal is proposing any studies should and would be transparent and complete plan to demonstrate protection of air, water, soil and residential presence protection; your project concept shows you have NOT thought about these very things. Not once has West Can provided assurance to anyone that they have properly thought about these items. Your plan is faulty and demonstrates an abusive Corporate approach to degrade a beautiful area for a dollar. Which brings my letter of Objection back to Corporate abuse

**Answer 19:** West-Can has conducted studies and proposed mitigation strategies in our application to minimize impacts of noise, traffic, water and dust to our immediate neighbours and surrounding area. Through various donations and employment opportunities, we have been a part of the community and a contributor for the past 20+ years.

Attendee 26 (emailed on February 9, 2021 12:09 PM)

**Question:** I will be attending using the following method (Zoom call). BUT, does this mean I will not be able to voice my concerns VEBALLY.

**Answer 20:** Yes. Your concerns can be brought forward through the Q&A function of Zoom or emailed to [community@west-cansealcoating.com](mailto:community@west-cansealcoating.com) as it was done in this email. Attendee 26 has asked several questions during the February 10<sup>th</sup> Zoom presentation.

Resident 2 (emailed on February 10, 2021 12:12 PM)

**Question:** My husband & myself totally agree with the email sent by Robert & Hilke Beuck! re discussion mtgs scheduled by West-can. We think the mtgs should be held when at least we can actually witness the plans that West-can continue to propose! We believe that the County should reject the proposal again, as was established in 2015.

I feel that if West -Can really had the residents interests at the forefront they would have already made some effort to cleanup the property! It could signal a trend that the company has no intention of caring about the surrounding residents.

**Answer 21:** Please refer to answers 5 to 11 and 13 on pages 4 to 8. West-Can has been to site several times over the years. Every time we moved equipment to site, bylaw was called on us as residents were concerned we were processing aggregate in the property. Given such previous experiences, West-Can will only move equipment to site when we obtain a development permit.

**1<sup>st</sup> Open House Presentation – February 10, 2021 6:00 PM**

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| Attendee 31 (Zoom Q&A 6:05PM)   |
| <b>Question:</b> Who is going to compensate property owners when your development drops surrounding property values?  |
| <b>Answer 22:</b> Please refer to answer 10. West-Can has taken into account the concerns for adverse impact. Amendments from previous applications include: 40-acre reserve buffer, 165m setbacks for houses or building lots, engaging Ducks Unlimited for science-based horticultural design and implementation. Reducing amended land use from 155-115 acres or a drop of 26% reduction in footprint. Berms, hard surfaced entrance, increased phasing from 4-7. Additional water monitoring wells above Alberta Environment (AE) current standards and requirements. West-Can is not asking for an additional footprint to what is already open and exposed on existing 25 acres. In consideration of other active and nearby development permits, all current neighbouring development permits (DP) require the aggregate producer to undertake progressive reclamation, as they open new mining areas. This means that the current footprint in South McDougal Flats area, with properly controlled development permits, will not expand based on issued DP's. |

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| Attendee 8 (Zoom Q&A 6:05PM)  |
| <b>Question:</b> Will you still be planning on offering rotational grazing on your property? As a local in the farm and ranch industry we place a lot of value on this. |
| <b>Answer 23:</b> Yes, West-Can has offered rotational grazing on our land since 2013 and will continue to do so in the areas not being mined.                          |

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| Attendee 17 (Zoom Q&A 6:11PM)  |
| <b>Question:</b> Can selenium be removed from our water?   |
| <b>Answer 24:</b> Ken Hugo: Removal of metals can be undertaken for drinking water supplies by various methods and are undertaken in treating wastewater from the coal mining industry. As the quarry pit is extracting gravel, we do not anticipate issues with selenium.<br>If requested we can test for selenium levels in the groundwater from the monitoring well to determine if changes in selenium content is occurring. |

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| Attendee 26 (Zoom Q&A 6:13PM)   |
| <b>Question:</b> In essence of MVC recognition this gravel pit is an illegal pit that should never have been started, therefore your reference to it is flawed. Why is this project dubbed Ross Gravel Pit when it is not zoned for aggregate?                                    |
| <b>Answer 25:</b> In the past, this property was licensed with a Provincial gravel extraction license. Mr. Ross mined, washed and sold gravel out of this facility for approximately 25 years. For local reference, this application is being referred to as the Ross Gravel Pit. |

Attendee 31 (Zoom Q&A 6:13PM)

**Question:** If you were serious about this why haven't you planted a single tree yet?

**Answer 26:** West-Can is working with science-based group Ducks Unlimited: Native Plants Solutions. All horticultural management discussion, including trees and shrubs, will be addressed following their recommendations.

Attendee 17 (Zoom Q&A 6:19PM)

**Question:** Your company and MWC received an email from Robert Beuck on Feb.21,2021 with a number of questions I would like to have answered at this meeting. Would you be so kind to answer them?

**Answer 27:** Please refer to answers 5 to 11 on pages 4 to 7.

Attendee 28 (Zoom Q&A 6:19PM)

**Question:** How much activity is there not in the winter? More related to traffic?

**Answer 28:** As a seasonal business, West-Can's peak operations occur during the months of May to October. We expect 80% of our total volume to be transported during this time. During periods of inactivity, such as reduced market demand, the property will be closed and the gates will be locked.

Attendee 26 (Zoom Q&A 6:22PM)

**Question:** Please note that this gravel pit proposal you refer to is not "MINING" BUT AGGREGATE EXTRACTION. If it was mining you be regulated to the Alberta Mines and Minerals Act. Please clarify?

**Answer 29:** You are correct. West-Can is seeking a redesignation of the land from agriculture district to aggregate extraction and processing district. West-Can is using the same terminology as identified by Mountain View County's application process.

Attendee 32 (Zoom Q&A 6:21PM)

**Comment:** This looks like a great presentation; I hope West Can gets the approval. The County needs the jobs!

**Answer 30:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 31 (Zoom Q&A 6:26PM)

**Comment:** NW corner... Great. Right in my line of sight and no berm to hide it.

**Answer 31:** West-Can has plans to install a berm in the NW corner of the property, as noted in our property development plan presentation slide 10.

Attendee 13 (Zoom Q&A 6:28PM)

**Comment:** Great presentation! If you could read my comments tonight, that would be appreciated. Not sure if that is possible. I would like to provide an endorsement of West-Can to help alleviate concerns that people might have.

West-Can Seal Coating has been and is an excellent and valued corporate citizen in Didsbury.

I know them well and I know the area well. West-Can's office and yard currently borders residential areas. I can tell you first hand as the Mayor in Didsbury that industry, in this case West-Can, and residential land can and DO co-exist exceptionally well and are great neighbors.

They are a respectful corporation and family to embrace and welcome to your neighborhood – their company invests in community.

They employ many local individuals, support local business, and give back to the community. The examples of giving back shown early in this presentation.

What a great presentation. I believe the team at West-Can has done an excellent job with this application:

- going above and beyond requirements to ensure residents aren't negatively affected
- residents can experience and be pleased with the positive, cooperative, neighborly approach taken by West-Can on this project

It is Didsbury's good fortune to be a business base and home of West-Can Seal Coating.

**Answer 32:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 17 (Zoom Q&A 6:32PM)

**Question:** Would you please be so kind and answer my questions directly regarding water contamination and rising and declining water levels in the aquifer

**Answer 33:** Please refer to answers 5 to 11 on page 4 to 7.

Attendee 17 (Zoom Q&A 6:32PM)

**Question:** Would you please be so kind and answer my questions directly regarding water contamination and rising and declining water levels in the aquifer

**Answer 34:** Please refer to answers 5 to 11 on pages 4 to 7.

Attendee 12 (Zoom Q&A 6:35PM)

**Question:** Did you say you have owned this land since 2015 the 155 acres?

**Answer 35:** No, West-Can first purchased the property on 2012.

Attendee 3 (Zoom Q&A 6:39PM)

**Question:** Employment – how many are there in the Sundre area and how many full times would you predict?

**Answer 36:** West-Can employs approximately 170 people from our office in Didsbury. The proposed operation will allow us to be more competitive and keep more jobs local. Market demand plays a major factor in job creation, that said, we estimate the gravel operation will generate 8,000-10,000 hours of local labour annually. In referring to our presentation, West-Can was down 40 staff members during the 2020 construction season as we have been losing multimillion-dollar projects by a fraction of a percent, primarily due to not being competitive with our aggregate supply. This represents 1.8 million dollars in lost wages last year alone locally.

Attendee 3 (Zoom Q&A 6:39PM)

**Question:** How much community activity have you actually done in this area?

**Answer 37:** As noted in our presentation, West-Can has donated more than \$200,000 dollars over the past 5 years with a majority of the donations staying local within the community. Some recent examples include: Olds District and Hospice Society (\$20,000), Camp Kindle Water Valley (\$10,000), Oldstoberfest (\$15,000), Ducks Unlimited / Delta Water Fowl (\$20,000), 4-H (\$2,000 +), Didsbury Car Club supporting suicide awareness (\$5,000). Please note these figures do not include local wages or spin-off activity from our current operations.

Attendee 3 (Zoom Q&A 6:39PM)

**Comment:** Hours of operations – I believe the pit to the north has reduced hours once their new development permit kicks in.

**Answer 38:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 3 (Zoom Q&A 6:39PM)

**Question:** You say that a 3rd party crusher would come in and create stockpiles, a source of dust. Why can't you have a 3rd party crush at a different location?

**Answer 39:** What Attendee 3 proposes would require 2 different permits. West-Can's plans to mitigate dust include: crushing in the NW corner, greater setbacks from existing and future dwellings, have an asphaltic entrance to the pit, water truck and broom on site.

Attendee 3 (Zoom Q&A 6:39PM)

**Question:** You say you will be above the water table, but on your website, it shows you will be under the average water table?

**Answer 40:** As stated in the presentation our aggregate extraction will only be conducted above the water table.

Attendee 3 (Zoom Q&A 6:39PM)

**Question:** PAMZ – do you have a report to back what you said as mine seems different and it cam from Alberta Health – PAMZ just recorded data.

**Answer 41:** PAMZ findings are available on our website at <https://west-cansealcoating.com/about-us/sundre-gravel-pit/>

Attendee 3 (Zoom Q&A 6:39PM)

**Question:** Cumulative - not only open pit, but noise, dust, water contamination, traffic...

**Answer 42:** Yes, West-Can agrees that the size of our footprint is not the only concern of local residents. In that sense, we revised our application to better address noise, dust, water and traffic concerns. Measures were discussed during our presentation and include: asphaltic surface, water truck, broom, berms, increased setbacks, increased the number of progressive reclamation phases, reduced the area licensed by 26%, clean and reclaim the area currently exposed, operations above water table, monitoring wells in place, completed studies in all aforementioned topics, among other measures.

Attendee 3 (Zoom Q&A 6:39PM)

**Question:** What are you going to do about property value losses? This is real and there is proof.

**Answer 43:** Please refer to answers 10 and 22 on pages 6 and 11 respectively.

Attendee 10 (Zoom Q&A 6:39PM)

**Question:** If you have owned this property for 6 years, why has nothing been done aesthetically yet? You don't need a gravel operation producing before you clean up what is there. Scrap metal reclaiming and building demolishing could have already been done is you are concerned with what the neighboring residents are looking at. There has been no improvement of any kind. Trees planted? Fencing? It looks like an invitation for vandalism.

**Answer 44:** West-Can has been to site several times over the years. Every time we moved equipment to site, bylaw was called on us as residents were concerned we were processing aggregate in the property. Given such previous experiences, West-Can will only move equipment to site when we obtain a development permit.

Attendee 12 (Zoom Q&A 6:39PM)

**Question:** Oh okay you own since 2013? So why does it look the way it does now? It's difficult to believe that West-Can will do anything they say to that land after knowing that is currently your mess that we all currently have to look at daily? Also for clairty when do these burms actually be put in along 32 5?

**Answer 45:** Please refer to answer 44 on page 15. As noted during the presentation, the berm will be a work in progress. We would want to hear from the community first but believe the South East end of the property would be priority for berm construction.

Attendee 12 (Zoom Q&A 6:41PM)

**Question:** This area hasn't even been treated with any kind of conservation now or the last 8 years why is that West-Can?

**Answer 46:** Please refer to answer 44 on page 15. West-Can has spent money on third party engineering studies to address water concerns, traffic impact of our operations and theoretical noise created. This is within our control and has been provided for community consultation.

Attendee 5 (Zoom Q&A 6:44PM)

**Question:** Will the berm be in place before starting operations

**Answer 47:** Given the volume of bales required, we would not want to compete for inventory with local agriculture stakeholders and drive the price of bales to an unreasonable price, it will be a work in progress. West-Can wants to hear from the community, but we believe priority should be given to the SE corner. We commit to starting the berm prior to operations starting.

Attendee 16 (Zoom Q&A 6:46PM)

**Question:** Will there be any asphalt production or other chemicals on site?

**Answer 48:** West-Can has no intent of installing an asphalt plant on site. The only chemicals required to perform our operations are diesel, hydraulic fluids and engine oils.

Attendee 16 (Zoom Q&A 6:48PM)

**Question:** What is the depth above ground water and how was it defined? the GW level varies considerably in the area because of Red deer river water levels.

**Answer 49:** Ken Hugo: we generally find water levels for wells that obtain water from the gravel at depths of 3 – 4 m below ground. The variation in depth to groundwater is related to the slight surface elevation variation in the area. We would expect the groundwater elevation to be relatively consistent throughout the area.

We are in agreement that variation of water levels in the Red Deer River and Bearberry Creek should result in a dampened response in water levels in the gravel depending on distance between the river and the well measurement. Precipitation and snowmelt (or lack thereof) will also cause a response in groundwater levels.

Attendee 25 (Zoom Q&A 6:49PM)

**Comment:** This presentation seems to go above and above beyond. You have touched on aesthetics, dust, haul route and water concerns as well as others. Looks like you have set a high bar for pits in the area. I support your application.

**Answer 50:** Thank you for your comment. Your feedback will be included in our submission to the County.



Attendee 16 (Zoom Q&A 6:49PM)

**Question:** how many gravel pits do you currently operate? How many on river Flood plains? have you reclaimed any sites in Alberta?

**Answer 51:** Over the years, our group of companies have operated several dozen pits and quarries, none of which were located on river flood plains. Although this would be our first gravel pit operation in Alberta, our group of companies has 5 sites in Manitoba and 5 in Ontario.

Attendee 3 (Zoom Q&A 6:51PM)

**Comment:** we came across Chromium as well when we did the Crouch Pit. In well-oxygenated water it would be present as Hexavalent chromium, which another toxic trace element.

**Answer 52:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 16 (Zoom Q&A 6:51PM)

**Question:** How many people do you plan to hire locally? will you be using subcontractors from the area (specifically Sundre)?

**Answer 53:** Please refer to answer 36 on page 14. West-Can already works with local subcontractors in the Sundre area. This operation would only increase our local presence and relationship with local businesses in the town of Sundre and Mountain View County.

Attendee 5 (Zoom Q&A 6:50PM)

**Question:** Will you plant trees on the inside of berm for dust control and on top

**Answer 54:** Please refer to answer 26 on page 12.

Attendee 12 (Zoom Q&A 6:5PM)

**Question:** I would prefer to be able to see everyone's questions properly?

**Answer 55:** As stated in the beginning of the presentation, all questions, comments, suggestions sent to West-Can prior, during and after the presentation will be sent to council and made available in our website.

Attendee 16 (Zoom Q&A 6:51PM)

**Question:** what is the depth of the production well?

**Answer 56:** Ken Hugo: The production well is 58 feet deep. The well is screened over a gravelly sand with a stainless-steel screen from 46 to 56 feet. The Water Well Drillers Report can be viewed on the on-line Alberta Environment and Parks Water Well database. Wells can be searched by the Well ID number which for this well is 1022954.

Attendee 12 (Zoom Q&A 6:53PM)

**Question:** Berms when will they be installed? I have already requested this specific information and crickets?

**Answer 57:** Please refer to answer 47 on page 16.

Attendee 12 (Zoom Q&A 6:52PM)

**Question:** We are all on this call with our residential concerns, it is apparent that West-Can is not being as transparent as they can be? If they were we would all be seeing all related questions of concern??

**Answer 58:** Please refer to answer 55 on page 17.

Attendee 5 (Zoom Q&A 6:55PM)

**Question:** Will you work with other pits in the area to wash a few at a time so all the pits in area are not washing

**Answer 59:** Gravel pits in the area are Privately, Municipally and Provincially owned and operated. Coordinating activities at this level is not feasible. What West-Can can commit to is to ensure our operations do not negatively affect local residents.

Attendee 3 (Zoom Q&A 6:57PM)

**Comment:** A couple of years ago the West Fraser mill quit watering their yard because the level of their fire pit had dropped, ie the water table. There is also a data well north of Sundre, shows seasonal and yearly level changes

**Answer 60:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 3 (Zoom Q&A 6:57PM)

**Question:** You said that you always got in trouble when trying to do work at site from county. How were you able to drill the test wells for water?

**Answer 61:** Alberta Environment allows for property owners to drill wells on their own property.

Attendee 17 (Zoom Q&A 6:55PM)

**Question:** how about your impact on ground water levels?

**Answer 62:** Not to lose sight of our application, we are applying for a land use redesignation, with above water table mining only. Please refer to answer 17 on page 9.

Attendee 6 (Zoom Q&A 6:55PM)

**Question:** Reeve Beattie said we have enough gravel pits. How has that changed.

**Answer 63:** West-Can can not speak for comments of others. The reason why West-Can requires a gravel pit in the area is because we apply niche products that won't be produced or carried in inventory by others in the area. Additionally, private industry operators do not have access to Municipal or Provincially owned sites.

Attendee 12 (Zoom Q&A 6:58PM)

**Question:** Did West-Can not make promises in the past to construct such a berm just to ensure residents don't have to look at your mining operations of this pit?? I can see nothing has been done in any regard to cleaning up the current state of your owned property? Not cleaning up your property until you have approval is not a measure in good faith by West-Can....

**Answer 64:** Please refer to answer 44 on page 15.

Attendee 5 (Zoom Q&A 6:55PM)

**Question:** Will you work with other pits in the area to wash a few at a time so all the pits in area are not washing All at once

**Answer 65:** Please refer to answer 59 on page 18.

Attendee 31 (Zoom Q&A 6:57PM)

**Question:** What affects will your operation have on wildlife currently residing on the property. Has an environmental study been completed regarding endangered species on the property?

**Answer 66:** There are currently no endangered species living in this parcel of land.

Attendee 6 (Zoom Q&A 6:57PM)

**Question:** Why have you left all the contamination for all these years

**Answer 67:** There is no contamination on site. Our two monitoring wells on the property show good quality of the water.

Attendee 16 (Zoom Q&A 6:58PM)

**Question:** Could you complete the ansewer regarding chemicals on site?

**Answer 68:** Please refer to answer 48 on page 16. If there is a particular chemical you are worried about, please send an email to [community@west-cansealcoating.com](mailto:community@west-cansealcoating.com)

Attendee 6 (Zoom Q&A 7:00PM)

**Comment:** I've seen Manitoba's gravel pit reclamation's. They are total joke. Looks like war zone.

**Answer 69:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 12 (Zoom Q&A 7:03PM)

**Question:** Not just the berm installation but all clean up and leaving enough probable grazing land open and available.

**Answer 70:** Please refer to answers 44 and 23 on pages 15 and 11 respectively.

Attendee 26 (Zoom Q&A 7:00PM)

**Question:** Will you be exporting gravel out of MVC from this property?

**Answer 71:** Yes.

Attendee 26 (Zoom Q&A 7:00PM)

**Question:** Why do you want to open another gravel pit when MVC has informed you on your last application that there is about 80 years of gravel surplus in this MVC?

**Answer 72:** Please refer to answer 63 on page 18.

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** Berms are not aesthetically pleasing, and how do you plan on maintaining trees etc..., on the perimeter of a gravel pit?

**Answer 73:** Once planted, trees will be watered on a regular basis until maturity.

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** Please confirm that 165 meters is the correct set back? If so why don't you buy a house and move in next to the pit?

**Answer 74:** Yes, it is. Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** THIS IS MY WATER: How can it not affect the surrounding residents?

**Answer 75:** Alberta Environment regulates water consumption. West-Can has gone over provincial requirements and installed 2 monitoring wells on the property to ensure our proposed application would not negatively affect residents of Mountain View County. Not to lose sight of our application, we are applying for a land use redesignation, with above water table mining only.

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** What is the County of Mountain View Bylaw for the hours of operation?

**Answer 76:** As per Land Use Bylaw – Bylaw No. 16/18 – Schedule A – Operating Regulations: “Hours of operation for the all gravel pit operations shall be year-round Monday thru Saturday 7:00 am to 7:00 pm. No operation of the pit shall occur on Sundays or Statutory holidays. Hours of operation shall be strictly adhered to”

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** What are the Provincial regulations for working during a pandemic?

**Answer 77:** As a construction business, West-Can is considered an essential service under Provincial regulation.

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** Why do you have wells drilled if you are operating above the water table?

**Answer 78:** Wells were drilled as part of our study to create a baseline for West-Can's operations. The wells will also remain in place to provide water levels and samples for quality testing.

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** Why do you need a water permit with "no sell or dewatering"?

**Answer 79:** West-Can requires a water permit from Alberta Environment for washing gravel operations.

Attendee 21 (Zoom Q&A 7:06PM)

**Question:** Would local business be engaged for the constuction of the porposed burm and the following reclamation phases.

**Answer 80:** Yes, West-Can is committed to use local business and labor as well as internal forces to construct the berms and progress within our reclamation phases.

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** How can you anticipate ducks and waterfowl in an operating gravel pit? What are your taxes if you are grazing cattle: Are you zoned for Agriculture or Gravel for tax assessment?

**Answer 81:** West-Can has engaged science-based Ducks Unlimited to foster wildlife habitat and increase nesting rates for upland birds in the 40-acre buffer area. The current land zoning is agriculture district. From a taxation perspective, our property estimate taxes depicts accommodation of industrial and agricultural assessments. The intent of this application is to change such designation to aggregate extraction and processing district.

Attendee 26 (Zoom Q&A 6:56PM)

**Question:** Have you provided a noise and dust cumulative impact study?

**Answer 82:** Please refer to Patching Associates and PAMZ studies.

Attendee 12 (Zoom Q&A 7:05PM)

**Question:** Why are all your air dust survey, ground water survey's, and your noise studies all done either in off season and not in the immediate area and they are all outdated, so nothing current.

**Answer 83:** The studies were not conducted during the "off season". All studies are still relevant based on West-Can's intended application.

Attendee 6 (Zoom Q&A 7:08PM)

**Question:** Why are my questions not being answered.

**Answer 84:** Please refer to answers 63, 67 and 69 on pages 18 and 19.

Attendee 12 (Zoom Q&A 7:11PM)

**Question:** Have you looked further North on crown land properly by way of formal studies of adequate aggregate? If you opened up operations North to Crown Land you could still provide jobs local to Sundre, Caroline and area.

**Answer 85:** The type of aggregate our business requires is located in the South McDougal Flats area.

Attendee 17 (Zoom Q&A 7:09PM)

**Question:** Was the Ross Pit legal or illegal during operating times?

**Answer 86:** The Ross Pit had a provincial license to operate.

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| Attendee 12 (Zoom Q&A 7:07PM)   |
| <b>Question:</b> Do you intend to conduct ample studies in the affected areas properly and ensure they are conducted to a current date? With the drawn down rate with your water testing did you do this to the proposed amount of water your pit intends to actually use?  |
| <b>Answer 87:</b> Ken Hugo: a field verified survey was conducted in 2018 and 55 groundwater users within a 1.6 km radius of the site were identified. Water use was identified and with permission water levels in the wells were measured. Water well records for all wells that could be identified on the Alberta Environment and Parks water well database was also reviewed.<br>We do not anticipate significant changes to our survey to have occurred in the last three years, and hydrogeologic conditions will of course remain the same. Nevertheless, an update to the survey consisting of reviewing any recent water well records and a field survey to identify new users will be undertaken.<br>With Covid restrictions in place we are reluctant to conduct face to face surveys in our update. We would be prepared, if neighbours so request it, that a more recent survey of water levels be undertaken. Sampling for groundwater quality in wells could also be undertaken to establish baseline water quality parameters on individual basis. |

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| Attendee 3 (Zoom Q&A 7:14PM)  |
| <b>Question:</b> There are 5 other pits within about a mile of your proposal. Have you talked to any of them to look at solutions to reduce cumulative issues. Ie. Everybody crushing at the same time, washing, hauling? |
| <b>Answer 88:</b> Please refer to answer 59 on page18.  |

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| Attendee 6 (Zoom Q&A 7:13PM)  |
| <b>Question:</b> Has Ducks unlimited approved your plans  |
| <b>Answer 89:</b> Ducks Unlimited Native Solutions Group conducted an analysis of the area. Further developments would require West-Can to obtain a development permit. |

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| Attendee 17 (Zoom Q&A 7:16PM)   |
| <b>Question:</b> Can't drawdowns occur up to 2.5 km from a gravel?  |
| <b>Answer 90:</b> Ken Hugo: The drawdown observed depends on aquifer properties and pumping rates from the wells. A pumping test was conducted on the well to determine the aquifer properties and allowed us to calculate the drawdown response as a result of the planned water withdrawal rate. Our 2018 report did include the results from a groundwater modelling study which showed no response at a distance of 1.2 km from the pit.<br>Total drawdown outside of the pit of less than 5 cm was calculated. As was previously mentioned some variation in water levels due to changes in river levels, and precipitation will occur which is likely greater than this 5 cm change we do not believe any significant adverse effects to water levels in neighbouring wells will occur. |

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| Attendee 12 (Zoom Q&A 7:16PM)  |
| <b>Comment:</b> James this is the time to answer these direct types of questions?  |
| <b>Answer 91:</b> Please refer to answers 35 (pg 13), 45 (pg 15), 46 (pg 16), 55 (pg 17), 57 (pg 17), 58 (pg 18), 64 (pg 18), 70 (pg 19), 83 (pg 21), 85 (pg 21) and 87 (pg 22). |

Attendee 12 (Zoom Q&A 7:16PM)

**Question:** If these are your boundaries for berms as outlined why have you not requested to the county to do them now and clean up the current state of your site/property because its a disgrace..??

**Answer 92:** Please refer to answer 44 on page 15.

Attendee 3 (Zoom Q&A 7:21PM)

**Comment:** Footprint does not reduce noise, Stockpiles create dust, not related to footprint, Volume hauled is not dependent on footprint, It's nice that you propose to reduce footprint, but it is not the total solution

**Answer 93:** Please refer to answer 42 on page 15.

Attendee 34 (Zoom Q&A 7:23PM)

**Question:** Will opening of this pit reduce the cost of mountain view counties road maintenance?

**Answer 94:** Yes. The more competitive West-Can is with its aggregate, the more competitive our unit rates can be. This means fewer tax dollars are spent in road maintenance.

Attendee 10 (Zoom Q&A 7:22PM)

**Question:** This presentation has been all about the financial benefits to WestCan. As residents we see it as financial detriment to us. We did not buy an acreage to be beside a gravel pit and can't see that others would want to buy here either. it is proposed to be a 20 year project what financial benefit would we see during those 20 years.

**Answer 95:** West-Can follows the South McDougal Flats Area Structure Plan dated back to 1993. All historical documents are consistent in their language and themes noting: "Gravel deposits occur throughout the area... potential exists for future gravel workings"; "natural resource extraction, particularly sand and gravel deposits, prior to the subdivision or development of the lands for other uses shall be encouraged". It should be noted, gravel processing/extraction equipment and stockpiles are on site and can be seen from the adjacent roadways. Mr. Ross started gravel operations on the land more than 35 years ago and none of the area was ever reclaimed. The property is also bordered by numerous other aggregate extraction facilities. West-Can has also made modifications to its application to ensure minimal impact to neighbouring residents. Distinctly, all of West-Can's extraction zones are less than the 25 acres mined area currently open on the property. In 2020 our firm had layoffs totalling over 40 people, causing a reduction in direct payroll of \$1.8m dollars, plus local subcontractors not securing the additional works with our firm. Central Alberta needs stable jobs and careers to keep rural communities viable. Oil and Gas are not the consistent employers and providers to community activities that they once were. Direct payroll for this project, operating approximately half of the year is estimated at 8,000-10,000 hours per year, including a blend of site and office activities including both site duties and administrative and clerical work. Our operation will help keep jobs and investments local.

Attendee 33 (Zoom Q&A 7:26PM)

**Question:** There has been no reclamation of gravel pits in the area. Since your last application there has been a significant amount of increased development of gravel area. Why would do you keep saying you will not be increasing the footprint. We have no examples of what reclamation will look like and apparently a county that does not enforce the rules. Why will you be different

**Answer 96:** West-Can is not at a position to speak for enforcement of other development permits. As stated in our presentation, West-Can's intent is to be a leader in how gravel pits operate with progressive reclamation. There are 25 acres of opened mined area. All of West-Can's proposed extraction phases are less than 25 acres in size.

Attendee 12 (Zoom Q&A 7:27PM)

**Question:** What type of scheduling do you intend to create to do broom, sweeping and watering of roadways? You state you intend to have this equipment ready and handy does it have proposed schedule or just whenever it suits West-Can. I have heard nothing for the specific scheduling of this equipment yet you placed it in your presentation as though its something we can hang our hat on? I would say that West-Can has not satisfied this concern at all just because you plan to have a truck on site. This requires more thought...

**Answer 97:** Watering and brooming schedules were a suggestion of one of the residents two days before the presentation. West-Can agrees this is a good idea and will work together with the community to create the schedule at the development permit stage. Until then, we welcome suggestions.

**End of 1<sup>st</sup> Open House Presentation – February 10, 2021 7:30 PM**



Attendee 3 (emailed on February 11, 2021 2:27PM)

**Comment:** nice show, but the information was noticeably biased. Old studies, self analysis of data, and did not take into consideration of cumulative issues of the valley. There was no proof of local community commitment to employment, businesses, or other activities

**Answer 98:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 3 (emailed on February 11, 2021 2:27PM)

**Comment:** noticeable that questions we “cherry picked” and it appeared there were a couple of “ringers”. -very biased as there was no interaction to fully define the questions asked.

**Answer 99:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 3 (emailed on February 11, 2021 2:27PM)

**Comment:** seemed like you were telling us what was going to happen, there was no consultation

**Answer 100:** Thank you for your comment. Your feedback will be included in our submission to the County. As this is our second application for land use redesignation, West-Can has hosted numerous community consultations, which will help form our development permit application.

**2<sup>nd</sup> Open House Presentation – February 13, 2021 1:00 PM**

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| Attendee 35 (Zoom Q&A 1:03PM)  |
| <b>Question:</b> Can we get a copy of the recording of this meeting?   |
| <b>Answer 101a:</b> Yes, we would need a mailing address as the file size will be too large for email.   |
| <b>Follow-up question (1:35PM):</b> My mailing address was given when I registered   |
| <b>Answer 101b:</b> Thank you Attendee 35, we will forward the recording as requested. Does the address accept courier deliveries?                         |
| <b>Follow-up question (1:46PM):</b> No it does not accept courier deliveries   |
| <b>Answer 101c:</b> Is there an address where we can send via courier, I can also make it available for pick up.   |
| <b>Follow-up question (2:11PM):</b> I am not sure if couriers will deliver out here. There is a drop off at Dougan's Farm Supply in town that accepts UPS. |
| <b>Answer 101d:</b> Okay thank you, we will get this out to you asap.  |

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| Attendee 37 (Zoom Q&A 1:29PM)   |
| <b>Comment:</b> This is a comment - You are ignoring the main concern the community has had, there are too many pits within a mile radius now. We don't want another! |
| <b>Answer 102:</b> Thank you for your comment. Your feedback will be included in our submission to the County.  |

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| Attendee 35 (Zoom Q&A 1:32PM)   |
| <b>Question:</b> What will be done with the top soil taken from area being developed?                                     |
| <b>Answer 103:</b> It will be used as part of the progressive reclamation. No top soil will be removed from site or sold. |

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| Attendee 4 (Zoom Q&A 1:34PM)  |
| <b>Question:</b> Will the current 115 acres that you propose to mine sustain your long term business projections for the 20 - 30 years or do you have plans to expand to adjacent lands, and have you approached adjacent landowners about this |
| <b>Answer 104:</b> West-Can application is for the current 115 acres. This is our only focus and has been since 2012 when we purchased the land.  |

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| Attendee 37 (Zoom Q&A 1:35PM)  |
| <b>Question:</b> Why haven't you cleaned up this site in the eight years you've owned it? Why must there be strings attached before you'll act?  |
| <b>Answer 105:</b> West-Can has been to site numerous times at this point. Every time we moved equipment to site, bylaw was called on us as residents were concerned that we are processing aggregate on the property. Given such previous experiences, West-Can will only move equipment to site when we obtain a development permit. |

Attendee 35 (Zoom Q&A 1:44PM)

**Question:** Won't the berms heat up and possibly catch fire, if they are made with straw and sawdust?

**Answer 106:** The berm will be constructed using straw bales and organic product imported from Fraser Mills. Such product is the topsoil that comes out of the trees before processing. West-Can will not be using sawdust as the material is not conducive to growing grass or any vegetation.

Attendee 37 (Zoom Q&A 1:51PM)

**Question:** Why don't you buy local and purchase from Saunders or Mark Crouch?

**Answer 107:** Most gravel producers in the Sundre area do not have economic desire to produce niche material, which include the bulk of West-Can's products. The quality control requirements are significantly higher and the aforementioned are not interested in carrying a meaningful amount of inventory of the products we need. As mentioned in the presentation, a large amount of the materials we purchase for Central Alberta are produced in Whitecourt, AB and travel a long distance before arriving to our sites.

Attendee 4 (Zoom Q&A 1:52PM)

**Question:** I asked this question last time but did get an answer. This presentation is about the financial advantage to WestCan, but with each additional pit being mined, it is a financial detriment to the adjacent residents. It is difficult for us to support a project that removes all our resources and reduced our real estate values

**Answer 108:** West-Can follows the South McDougal Flats Area Structure Plan dated back to 1993. All historical documents are consistent in their language and themes noting: "Gravel deposits occur throughout the area... potential exists for future gravel workings"; "natural resource extraction, particularly sand and gravel deposits, prior to the subdivision or development of the lands for other uses shall be encouraged". It also should be noted, gravel processing/extraction equipment and stockpiles are on site and can be seen from the adjacent roadways. Mr. Ross started gravel operations on the land more than 35 years ago and none of the area was ever reclaimed. The property is also bordered by numerous other aggregate extraction facilities. West-Can has also made modifications to its application to ensure minimal impact to neighbouring residents. Distinctly, all of West-Can's extraction zones are less than the 25 acres mined area currently open on the property. In 2020 our firm had layoffs totalling over 40 people, causing a reduction in direct payroll of \$1.8m dollars, plus local subcontractors not securing the additional works with our firm. Central Alberta needs stable jobs and careers to keep rural communities viable. Oil and Gas are not the consistent employers and providers to community activities that they once were. Direct payroll for this project, operating approximately half of the year is estimated at 8,000-10,000 hours per year, including a blend of site and office activities including both site duties and administrative and clerical work. Our operation will help keep jobs and investments local.

Attendee 40 (Zoom Q&A 1:59PM)

**Question:** can locate business purchase aggregate?

**Answer 109:** West-Can's goals and hopes would be for internal consumption and niche markets only. Additionally, in periods of minimal activity, the property will not sustain operations. Depending on the purchaser needs, local business could purchase aggregate from West-Can, but there is a higher probability of buying from other established suppliers that operate in a more consistent basis and not project driven.

Attendee 35 (Zoom Q&A 2:03PM)

**Question:** Do you plan on having an asphalt plant at this location?

**Answer 110:** No, we do not. It does not form part of our application and it is not our goal for this site.

**End of 2<sup>nd</sup> Open House Presentation – February 13, 2021 2:20 PM**

**3rd Open House Presentation – February 16, 2021 6:00 PM**

Only attendee 26 registered for the 3<sup>rd</sup> Open House Presentation. West-Can called attendee 26 to let him/her know he/she was the only person registered for the presentation and suggested a one-on-one presentation over the phone. Attendee 26 declined and said he/she had already attended the 1<sup>st</sup> Open House Presentation and would follow up with more questions through [community@west-cansealcoating.com](mailto:community@west-cansealcoating.com).

**End of 3<sup>rd</sup> Open House Presentation – February 16, 2021 6:00 PM**

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** The studies that were used for presentation are dated as far back as 2012 and one collection of data was self analysed as being relevant. They need to be updated with current information and other available material could be used as well.

**Answer 111:** All studies hired from West-Can were prepared by engineers and specialists in their own areas. According to these professionals, our studies are still relevant to our application. Some of which, like the Patching Associates, take into account an application that has since been reduced in size and scope. Relevant information from other studies and development permits in the area were used as form of consultation to develop our own mitigation strategies. West-Can is also willing to perform new studies should our application be approved.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** There was a large focus on the proposed berm, and the presentation supplied very nice imagery.

**Answer 112:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** The post presentation Q&A was one sided as attendees were not able to converse with the presenters other than by email. The answering of questions was obviously done on their own selective basis and it appeared there were planted questions. Not very conducive for community consultation.

**Answer 113:** As stated in our presentation, the objective of the Q&A was to receive questions, concerns and suggestions from the community and address them at the moment or at a future date. Attendees were also able to send questions through the Q&A function of Zoom. West-Can received 134 questions and comments throughout this process and every single one of them will be sent to planning and made available in our website. West-Can was very clear about the fact that this is an ongoing process and that our lines of communication are opened at any point (February 10<sup>th</sup> Zoom Meeting, email to attendee 3 on February 12<sup>th</sup>, February 13<sup>th</sup> Zoom Meeting).

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** West-Can said during the post presentation that they would be able to lower costs to the County – how much have they supplied the County in the past?

**Answer 114:** West-Can has provided service and supply of materials through multiple contracts on an annual basis with Mountain View County, Alberta Transportation and surrounding municipalities.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** The presentation's focus on the proposed berm pointed out the aesthetics of not seeing the actual equipment and the reduction of noise. The web site has a report with simulations from 2012 that includes a potential berm. The issues with the 2012 report is that things have changed in the local area, with more residents and more activity from the other local gravel pits. The report and simulation only consider the point sources from the proposed pit and not the potential addition of other sources. We re-iterate that there are 5 current pits within a 1.6 km (1 mile) radius and the West Fraser Mill that all generate noise.

**Answer 115:** The 2012 report considered the effects of West-Can's operations on existing dwellings on the adjacent area. R1, R2, R3 and R4 remain the closest residences to our property and our noise impact to them is within permissible levels (including ambient noise). West-Can has no control of other sources of noises. We can only ensure our operations will not negatively affect the community. In that effort, we developed mitigation measures such as: increased the setbacks, reduced the extraction area, increased the number of reclamation phases, and replaced motor scrapers for excavators to avoid back-up alarms. Such measures only aid in reducing the theoretical noise level from the Patching Associates study.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** There is also a Traffic study on the Web site dated 2015. The report states that the traffic generated by West-Can is negligible to the rest of the traffic on RR 6-1. The report goes on to say they did a "Turning Movement Traffic Count" on March 4, 2015.

2015 was a slow year for the local pits and March is usually a very slow month for traffic as the gravel sales industry is mostly done in the summer – as they state their traffic would be generated.

They do not report on the volumes that other pits using this same access road would add, and they would also be high summer utilization.

This report needs to be updated with relevant information

**Answer 116:** The Turning Movement Traffic Count was not the only study conducted in the area and the data obtained is factored to standard AADTs. In addition to that, the study included: detailed volume using HCM 2010; capacity analysis using Synchro 8.0; geometric design from the Alberta Transportation Highway Geometric Design Guide; collision information from Alberta Transportation and Mountain View County; West-Can's proposed operation; and a 2.5% linear annual growth. In order to require a treatment, the intersection traffic would have to be 4 times higher than it currently is. Traffic from other gravel pits, residents and any other activity in the area are certainly included in annual AADTs. All data recorded and analysed are backed by solid and world-wide recognized engineer science.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** Aquifer contamination is a major concern in the area since it is the same aquifer that residence depend on their domestic use.

The Hydrogeological Background Study power point on the West-Can website show that the proposed depth of excavation is lower than the average depth to water at the site. We acknowledge that the water table moves up and down with the seasons and trends over years, so this is concerning that they would knowingly excavate below the average depth of water at the site. This is a concern that must be addressed.

Groundwater Information Technologies Water Supply Evaluation 2018 is a well-done report but obviously ignores the cumulative effects of the 5 pits within the 1.6 km radius, although they show them in all their diagrams and aerial photos.

The report further shows, even without the inclusion of the other pits, that the results of the proposed drawdown on the aquifer has effects on the surrounding residents. This would confirm the reports that the large drawdowns that happened at the pit just on the north side of the proposed pit, caused noticeable particle production from residents' wells. The aquifer is a highly permeable, sandy formation and as noted, many of the wells are completed with sand screens. Most wells in the area show a particle production for initial drawdown but stabilize unless a change in aquifer occurs. This is a real concern that should be addressed.

**Answer 117:** Please refer to answer 8 on page 5. West-Can will conduct operation above the water table. Please refer to answer 90 and 9 on pages 22 and 6 respectively.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** The Presentation of Feb. 10 reference Parkland Airshed Management Zone (PAMZ) data collection, but for some reason they only self analysed the first year's data and not the second. They did not refer the Alberta Environment and Parks report derived from the PAMZ data.

Note that the PAMZ data was collected in the Town of Sundre, over 3.5 kms away from the 5 pits already in this area and at that distance the PAMZ data showed air quality exceedances.

Did West-Can talk to PAMZ and did they contribute to that non-profit organization?

West-Can needs to do some work that would include the cumulative effects of dust in this area.

**Answer 118:** Air quality and monitoring is a Provincial directive. West-Can would welcome additional monitoring in the area.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** West-Can mentions they will work toward progressive reclamation and Mountain View County has shown on the previous re-designations and permits that they include the condition of progressive reclamation and minimized open pits.

**Answer 119:** Thank you for your comment. Your feedback will be included in our submission to the County.



Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** West-Can pointed out that they bought the property in 2013 and they said they tried to clean up the property, but every time they entered, the neighbors would complain to the County and they would be shut down. Seems strange that they were able to enter the property with equipment to clear snow, drill 3 wells, and then complete a 3 day well test, without any complaints from the neighbors?

**Answer 120:** Please refer to answers 44, 61 and 105 on pages 15, 18 and 26 respectively.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** Since 2013, the only times we have seen any West-Can people was when they were canvassing for their required community consultation. They do not have a local presence and there are no employees that live locally and it did not seem that there would be any if the property is redesignated.

**Answer 121:** West-Can has numerous employees that live in Mountain View County, both full time and seasonal. We conduct business with numerous establishments in the Mountain View County area in a vast range of activities. Please refer to answers 36 and 37 on page 14.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** They stated that they would use 3rd party crushers, but if they were to use local crushers, there would be no need for a crusher in their pit – so no use of local resources.

**Answer 122:** The use of local resources does not refer to local aggregate suppliers. As mentioned, local suppliers are not interested in manufacturing the products we use. We were referring to local employments, subcontractors and material suppliers.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** They claimed a lot of donations to charities, but they did not show any donations to local causes.

**Answer 123:** Please refer to answer 37 on page 14.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** When we talk about cumulative effects, West-Can does not appear to add any thing when we talk Community Involvement.

**Answer 124:** West-Can has conducted studies and proposed mitigation strategies in our application to minimize impacts of noise, traffic, water and dust to our immediate neighbours and surrounding area. These studies and mitigations were conducted as a direct response to community concerns. In this application, we have scheduled 3 separate meetings to hear feedback from the community as well as creating a designated email to receive communication. It should be noted, this is an application for redesignation of land. West-Can's development permit is being thoroughly discussed to provide clarity and being upfront with the community. We have plans to engage local residents on a regular basis and they will certainly be consulted again should the time come for a Development Permit application.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** West-Can waves the issue of Property Values off with the mantra “The ASP says it is a permitted use.” I searched the ASP they provided on their website and “property value” returns no instances in the document.

**Answer 125:** Area Structure Plans are a guide not only to West-Can, but to every existing and potential resident in the area. Current home owners and future home buyers would be aware of the Area Structure Plans and understand the potential uses of surrounding lands. Mr. Ross started aggregate extraction operations on the property more than 35 years ago. Since then, the area was not reclaimed. Anyone who has driven past the property over the past 35 years would have noted the exposed mining area and gravel extraction equipment.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** The County has indirectly acknowledged that there is an affect to property values. They even indirectly acknowledge that the effect reduces with distance. The local Councillor with property adjacent to the proposed pit recuses and that is accepted by the rest of council. The other councillors that own property farther away do not recuse.

“Amenity” adds value to a property, example, golfcourse, playground, hospital, school. “Nuisance”, “inconvenience”, “disturbance”, “hinderance” are all ways of describing the issues surrounding an active gravel pit and are antonyms of “Amenity”.

**Answer 126:** West-Can can not speak for comments of others.

Attendee 3 (emailed on February 16,2021 5:09PM)

**Comment:** West-Can does not contribute meaningful to the local area and has no plan to compensate the local resident for their loss of property values.

**Answer 127:** Thank you for your comment. Even though Alberta has experienced hardships over the past 5 years, we are very proud with our ability to give back. As noted above, West-Can has recently donated to the Olds and District Hospice Society, Kids Cancer in Water Valley, The Didsbury Car Club that supports suicide awareness and Oldstoberfest in Olds as well as the Didsbury Hospital. We believe calling such contributions “not meaningful” is disrespectful to the very organizations that provide such valuable service. Please refer to answers 10, 22 and 37 on pages 6, 11 and 14 respectively.

Attendee 26 (emailed on February 16,2021 5:14PM)

**Question:** Has WEST CAN SEAL COATING complied with the reinstated FEDERAL FISHERY ACT, (Fish and Fish Habitat Protection Policy)?

Please see attached pdf slide show to point out the impact another gravel pit will have on the Red Deer River ecosystem.

**Answer 128:** West-Can intends to apply for a Water Use Permit with Alberta Environment. To conform with such application, West-Can is required to comply with not only the Federal Fishery Act, but many other related legislations. The pdf presentation refers to the Y2Y area in the Rocky Mountains and does not encompass the area of our application. In addition to that, it discusses the environmental importance of the entire river corridor area. However, as noted in Figure 7 of the South McDougal Flats Area Structure Plan, West-Can’s property is not located on the Red Deer River Corridor.

Attendee 26 (emailed on February 16,2021 5:14PM)

**Question:** Has WEST CAN SEAL COATING communicated with the "FIRST NATIONS OF ALBERTA" ? Please contact TREATY 7 Consultation Contact with regards to the cumulative impact with another gravel pit in this area that will affect their indigenous culture.

Please see attached pdf slide show to point out the impact another gravel pit will have on the Red Deer River ecosystem related to our native culture.

**Answer 129:** West-Can's property is not on TREATY 7 territory. Nonetheless, West-Can is guided by the South McDougal Flats Area Structure Plan and the Alberta Environment guidelines for gravel pit operations, both of which recognizes the importance of historical resources wherever they occur. Please refer to answer 128 on page 34.

Attendee 26 (emailed on February 16,2021 5:14PM)

**Question:** Has WEST CAN SEAL COATING communicated with the Town of Sundre with regards to the cumulative impact of another gravel pit in this area that will affect the Red Deer River and the Town of Sundre water supply?

**Answer 130:** West-Can has conducted water related studies and proposed mitigation strategies in our application to minimize impacts to our immediate neighbours and surrounding area. As proven in our studies, West-Can's operations will not affect the availability or quality of the water supply in the area. Additionally, we propose to maintain the monitoring wells in place to evaluate water levels and collect samples for testing on a biannual basis.

Attendee 26 (emailed on February 16,2021 5:14PM)

**Question:** Has WEST CAN SEAL COATING communicated with the Town of Sundre with regards to the cumulative impact of another gravel pit in this area that will affect the added traffic noise, traffic dust and traffic volume in the Town of Sundre?

**Answer 131:** West-Can has conducted studies and proposed mitigation strategies in our application to minimize impacts of noise, traffic and dust to our immediate neighbours and surrounding area. Participation in our open houses was extended to all people and communities located within the Mountain View and Red Deer Counties

Attendee 26 (emailed on February 17,2021 9:10AM)

**Question:** Has WEST CAN SEAL COATING complied with the ALBERTA WETLAND POLICY?

**Answer 132:** West-Can intends to apply for a Water Use Permit with Alberta Environment. We will work with Alberta Environment should a development permit be granted.

Attendee 26 (emailed on February 17,2021 9:10AM)

**Question:** Has WEST CAN SEAL COATING complied with the ACTS AND REGULATIONS: ENVIRONMENT AND CLIMATE CHANGE IN CANADA?

**Answer 133:** The Acts and Regulations: Environment and Climate Change in Canada are a series of Acts and Regulations in a vast range of economic and industrial activities. West-Can's application will be guided by the relevant legislation within those documents. The Fisheries Act pointed out by Attendee 26 on answer 128 is an example of one of those legislations.

Attendee 26 (emailed on February 17,2021 9:10AM)

**Question:** Has WEST CAN SEAL COATING complied with the 2021 Red Deer River Hazard Study?

**Answer 134:** The 2021 Red Deer River Hazard Study is under review by the Government of Alberta and results have not been posted yet.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** We would like this letter to state that we are strongly opposed to the above proposed re-designation. We are adjacent landowners who are enjoying a country residential neighborhood. All residents in this area are acreage owners who participate in an agriculture lifestyle keeping a few livestock on our properties. We pride ourselves in being in a quiet, clean air area where people walk and bicycle on the roads, take their dogs for a walk, ride their horses, children play in the area and everyone respects these activities. We would like to maintain this lifestyle of land in its natural state and the abundance of wild life, bird life and agricultural preservation that co-exist with it.

**Answer 135:** It is not West-Can's intent to disturb the current peaceful lifestyle and coexistence between residents and gravel pits. Our property currently has 25-acres of open pit area. West-Can's proposed progressive reclamation phases are all smaller in size than that. All our traffic will be directed north on Range Road 61. Trucks will travel 200 m before reaching the entrances of 2 other gravel pits north of us and will never drive in the County Residential area south of us. Like the community, West-Can places great value in wildlife preservation. As noted, we are proposing a 40-acre buffer area that will be used as a conservation area for upland birds in partnership with Duck Unlimited. We also recognize the value the community places on grazing activities. We have offered rotational grazing on our property since 2013 and we will continue to do so.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** Firstly, your notification to the community of your intent, and holding open houses, was not communicated either affectively or professionally. Your lack of transparency to the community is questionable and immediately shows concern.

**Answer 136:** Please refer to answers 4 and 13 on pages 4 and 8 respectively. As per Mountain View requirements for Open Houses, we need to advertise for 2 consecutive weeks in the local newspaper (The Albertan). The first advertisement was on the week of January 26<sup>th</sup> and the second on the week of February 2<sup>nd</sup>.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** Your studies and assessments of the area are grossly outdated. Using this data is inaccurate and apathetic. This shows your disregard to the community residents, native species, and natural landscape.

**Answer 137:** Please refer to answer 12 and 83 on pages 7 and 21 respectively.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** We are strongly opposed to the increase of noise, dust, air pollution and traffic that the above development will cause. Your studies and assessments only show individual results, not the results and consequences of the combined affects.

**Answer 138:** West-Can has proposed several mitigation strategies to minimize noise, dust, air pollution and traffic. Some of which include: asphaltic surface, water truck, broom, berms, increased setbacks, increased the number of progressive reclamation phases, reduced the area licensed by 26%, clean and reclaim the area currently exposed. All our studies have taken into consideration cumulative effects.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** Five separate active gravel pits exist within a one mile radius of our home. If you go to a two mile radius you can include one more gravel pit and three more quarters purchased by Mountain View Country for aggregate extraction. I believe allowing another gravel pit goes against Mountain View County own policy of preserving agricultural land.

**Answer 139:** Please refer to answer 10 on page 6.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** Range road 6.1 South of 584 is a chip sealed road that is already desperately in need of repair. Mountain View County does not have the resources or budget to maintain the road now, how will it ever hold up with such added industrial traffic.

**Answer 140:** West-Can can not speak for Mountain View County's road preservation program nor the budget available for such. West-Can hired EBA Tetra Tech to conduct traffic studies and evaluate the impact of our operations. The engineers concluded that for a change in service level to occur, the existing traffic would require to be 4 times what it currently is. Results indicated that the Range Road 61 and the intersection at Highway 584 will not require an upgrade until 2035.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** Our property values with certainly decrease. Resale will be much harder. We wouldn't look at purchasing a property with a gravel pit located across the street. Research conducted by the Blue Ridge Environmental Defense League has revealed that the creation of gravel processing near residential places has decreased the value of real estate by around 50 percent.

**Answer 141:** Please refer to answers 10, 22 and 125 on pages 6, 11 and 34 respectively. West-Can is not creating a gravel pit. Mr. Ross started gravel extraction activities on the property more than 35 years ago. As noted on answer 139 on page 37, 6 other gravel pits exist in the area.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** The health issues and risks living next to gravel processing are unbelievable. Research has revealed that processing plants near residential places has caused a nearly 20 percent average increase in the health issues like high blood pressure, sinus problems, shortness of breath, wheezing, coughing and nausea.

**Answer 142:** Thank you for your comment. Your feedback will be included in our submission to the County.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** Re-designation of this land will negatively affect our residences, quality of life, mental health, financial stability and peace of mind.

**Answer 143:** Please refer to answers 2 (pg 2), 10 (pg 6), 11 (pg 7), 22 (pg 11), 36 (pg 14), 42 (pg 15) and 95 (pg 33).

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** I find it interesting that you freely and confidently answered the question about lower road maintenance cost and few tax dollars by Mountain View County, “Yes. The more competitive West-Can is with its aggregate, the more competitive our unit rates can be. This means fewer tax dollars are spent in road maintenance.”, but could not speak to the comments of others, such as a direct quote from the reeve about said gravel pit. You answer what you want and ignore the rest. Your information is incorrect, as the Mountain View County has their own aggregate pits and does not purchase from contractors. Mountain View County has not used your services for several years, and the minimal chip seal you contributed to certainly didn’t lower our taxes!

**Answer 144:** West-Can does not sell aggregate directly to the County. Nonetheless, aggregate is part of our input cost. The lower our cost with purchasing and transporting aggregate, the more competitive our unit rates will be. The more competitive our unit rates are, the more work Mountain View County can execute with fewer tax dollars. The more work West-Can is able to secure, will help create more jobs opportunities for local residents. Every dollar saved matters. Once again, West-Can can not speak for comments of others. It should be noted, since our last application, more pits have been approved and opened in the area as the County recognizes both, the need and demand, for quality aggregate. West-Can has executed numerous contracts with Mountain View County over the years on an annual basis, both contracting and material supply.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** Nice job on getting your staff members to throw in a couple comments for you. Hope they were able to do it on company time.

**Answer 145:** Mountain View County will have access to the names and contact information of all participants involved in the Community Consultation process.

Attendee 10 (emailed on February 28,2021 1:24PM)

**Comment:** If you feel it is unnecessary to clean up your unsightly premises until you get your own way, maybe the residents need to petition the County to do the cleanup for you and just send you the bill.

**Answer 146:** Please refer to answers 21 and 44 on pages 10 and 15 respectively.