

# **YELLOWHEAD**

## **AGGREGATES**

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September 20, 2012

Parkland County  
53109A Highway 779  
Parkland County, AB  
T7Z 1R1

**ATTENTION: KAREN KORMOS**

Dear Madam,

**Re: Proposed By-Law No. 01-2012 Change  
Notice of Public Hearing**

We are in receipt of the notice regarding the application for the proposed by-law No. 01-2012 change. Please accept this letter as a request to make a presentation to address council on this matter.

Yellowhead Aggregates formally objects to the proposed changes to Land Use Bylaw 20-2009 and specifically, Bylaw No. 01-2012 which removes Section 12.12 (1)(a) to no longer allow natural resource extraction within 304.8m (1000') from the boundary of a multi-parcel residential subdivision as a Discretionary Use. The rationale for this objection is as follows:

### **1. Stakeholders:**

Extraction of natural resources closest to market is in the best interests of all users of aggregate, including every resident and taxpayer in Parkland County. Aggregates are an important resource not only for gravelled roads, asphalt, and concrete, but also for the important infrastructure which affects each resident's daily life - their homes, places of work, and commercial suppliers - as aggregates are required for the building foundations, roofing materials, exterior finishing products, various wall products, as well as a huge array of other finishing materials.

Stakeholders in this decision include:

- Landowner of the aggregate resource properties
- Adjacent landowners
- Parkland County, and all the tax-payers in Parkland County

- Residents and businesses in the Greater Edmonton area, and the entire Province of Alberta
- Environmental systems

## **2. Impairment to Rights as Landowner of Aggregate Resources:**

The rights of adjacent landowner(s) should not outweigh the rights of the landowners with aggregate deposits, particularly since the aggregate deposits can be extracted responsibly and in manners that facilitates reasonable and responsible mitigation of the concerns of the adjacent landowner(s) in approved and legislated manners. Aggregate resource landowners should have an opportunity to fully benefit from their ownership of such lands and should not be inhibited or heavily restricted due to the presence of multi-lot residential subdivisions.

Responsible aggregate development can occur within close proximity to residents and multi-lot residential subdivisions can be managed by hosting regular community consultation, incorporating effective planning and mitigation strategies and utilizing industry best practices.

## **3. Temporary Land Use:**

Parkland County currently allows sand and gravel operators the opportunity to permit "Extraction Only" operations as a Discretionary Use. Yellowhead Aggregates proposes that Parkland County leave the Bylaw as it currently is, and evaluate each proposal received from industry on the individual merits and work with such operator(s) to facilitate permit conditions which factor the interests of all stakeholders. Natural resources are not in close proximity to most of the existing multi-lot residential subdivisions, and where the aggregate resources do exist, extraction is a short-term and interim land use after which the lands are returned to equivalent land capability.

"Extraction Only" buffers can be easily managed to protect the interests of stakeholders by incorporating mitigation strategies which deal with assessment of any potential environmental affects, determining hours of work, and ensuring effective community engagement.

Adjacent residential land uses should not be provided higher priority and status than short-term aggregate extraction land uses, or than the interests of all other stakeholders in Parkland County.

## **4. Preservation of Agricultural Lands:**

Extraction of aggregate resources is completed in manners which comply with Alberta legislation, which typically provides for the effective and ongoing reclamation of lands to the original land use. In Parkland County, the majority of the aggregate resources will be reclaimed to an agricultural use. Thus development of such lands for aggregates not only serves Parkland County's best interests in exploiting close aggregate reserves and payment of CAP levies, but additionally does not serve to reduce agricultural uses long-term as would development for other uses.



**5. Nature of Activities:**

Impacts from extraction of aggregate resources should not be considered any differently than other development uses which may otherwise be considered, such as residential development, road construction, or other agricultural/industrial developments. Such uses come with many impacts such as dust and noise, and such impacts may even occur over similar durations, such as in the case of residential multi-lot development wherein the timelines from initial land preparation to construction of the final home may exceed a decade.

In terms of aggregate resource extraction, if environmental issues are mitigated, then it would stand to reason that the other factors should be considered in the same lights as any other type of potential development, which can easily be mitigated by controls such as hours of work.

**6. Reduction in Parkland County Revenues:**

Aggregate operators contribute significantly to the revenues in Parkland County. Aggregate operators pay land taxes, yet are typically not intensive in terms of their demands on the County resources, as aggregate operators are required to maintain their own roads. Then, the operators contribute an additional amount which results in significant funding to Parkland County in terms of Community Aggregate Payment (CAP) money, which are paid per tonne extracted. Thus a bylaw amendment which effectively sterilizes the significant quantities within the buffer zones will result in dramatic reductions in revenues payable to Parkland County.

It should additionally be noted that as aggregate resources is sterilized in Parkland County by such proposed bylaw amendment, aggregates will at times be hauled from other municipalities on local roads in Parkland County. Not only will Parkland County not receive CAP levy payments for such tonnages, but Parkland County will incur costs to maintain such roads.

**7. Resource Sterilization:**

Aggregates is a non-renewable resource which are found in very scarce supply around the Greater Edmonton area. The resource can be responsibly developed when stakeholders collaborate to address and mitigate concerns surrounding groundwater resources, the environment, and surrounding land uses, however, the effects of sterilization are permanent. Sterilization of aggregate resources results in:

- Reduction of revenue as a result of reduction of CAP levy payments to Parkland County (as noted above)
- Significant increased aggregate costs to users and consumers of our products, which includes Parkland County and all associated tax-payers of Parkland County.

**8. Increased Environmental Footprint for Aggregates in the Greater Edmonton Area:**

Stakeholders benefit from the development of close to market aggregate resources. Sterilization of close to market aggregates resources have dramatic impacts on the economy and the environment. Adding truck haul distances unnecessarily results in:

- greater air pollution and carbon loading
- higher overall costs for construction and infrastructure projects
- greater impact to local roads and highways

**9. Impact to the Community:**

Reduction in mineable resource extraction reduces the benefits that the aggregate industry provides to communities in Parkland County. The employment, economic and environmental benefits of maximizing the resource to be extracted include:

- Parkland County's receipt of Community Aggregate Payment (CAP) money, which may be used to assist the County with County projects and initiatives and/or lessen overall tax burden
- Reduction in environmental impacts as follows:
  - lower emission rates per tonne of gravel delivered to market
  - reduced density of trucks on local road systems, thus reduced associated maintenance costs
- Preservation of agricultural lands while still realizing the benefits from the extraction of aggregates
- Employment of local labor and contractors

As noted, Yellowhead Aggregates strongly believes that instead of implementing the proposed bylaw amendment, Parkland County shall serve the best interests of the stakeholders by working with aggregate landowners and operators to ensure responsible development.

Regards,

**Yellowhead Aggregates**

Marlea Steeman

VP / General Manager