

November 18, 2019

Minutes of a Public Hearing of the Council of the Municipal District of Peace No. 135, Province of Alberta, held November 18, 2019 at 6:00 p.m. at the Municipal Office, Berwyn, Alberta.

**Present**

Reeve  
Councillors                      Robert Willing  
   Sandra Eastman  
   Theresa Johnson  
   Ken Herlinveaux

**Attending**

C.A.O.                              Barbara Johnson  
Municipal Planner              Alisha Mody, Mackenzie Municipal Services Agency  
Rec. Secretary                  Lelia Sumner

**Regrets**

Councillor                      Janice Reyda

**Business**

**1. Public Hearing - Bylaw No. 8/2019**

Reeve Willing called the Public Hearing to order at 6:00 p.m.

Reeve Willing introduced himself and asked all present to introduce themselves.

The following individuals were present for the Public Hearing:  
Lehigh Hanson Materials Ltd.

   Jessica Sabell, Trevor Panes, Trevor Edwards  
General Public  
   Kirk Lawrence, Albert Laurin, Jim & Dianne Ireland, Paulette Audet, Andrew  
   Lawrence, Gayle Walton, Sylvia Weston, Thane Walton

Reeve Willing stated the purpose of the hearing, which is to provide an opportunity for public input and comment on proposed Bylaw No. 8/2019.

Alisha Mody presented a Planning Report which provided an overview of the proposed Bylaw No. 8/2019, Land Use Bylaw Amendment application and supporting documents.

Jessica Sabell, Lehigh Hanson Materials Ltd. submitted a Powerpoint presentation which summarized the plan for developing River Lots 35 & 36 into a gravel pit should the rezoning bylaw be passed.

Gayle Walton provided the following comments:

- Lehigh Hanson profits from the gravel pit go out of the region
- Their personal residential tax is more than the gravel pit taxes are
- International shareholders do not care about Shaftesbury Trail
- "You can't undo a gravel pit"
- If the bylaw is passed, place stringent setbacks. 800 – 1200 meters from residents and 250 meters from highway.
- Rezone RL 36 but not 35 at this time
- Issue Development Permits for 1 to 2 years
- The 2.5 meter dirt berm, make sure it is visually appealing, landscape and transplant more mature trees the entire length of the berm

Albert Laurin provided the following comments:

- The owner of the gravel pit across the highway will be next if "Inland" Lehigh Hanson is allowed to do this
- E Construction is another multi-national company
- The highway is already a huge hazard, very narrow now and is dangerous and will only be worse with more truck traffic
- Royalty fees collected are not enough for the destruction that is caused by pits

Paulette Audet provided the following comments:

- Lives right next door to a gravel pit and the noise is not an issue for her. She does not hear the noise as they are down in the pit
- The dust comes from all around, from other pits as well, not just Inland
- This company creates jobs in the area
- Reclamation will happen. The hole will be filled, give it time

Reeve Willing stated that there were written submissions and that Council would review each one.

Theresa Johnson asked if Lehigh Hanson had a backup plan if Alberta Transportation says no to the use of road easement linking the two pits. Jessica Sabell responded, not as yet.

Sandra Eastman asked how many locals are employed with Lehigh now, how many additional staff would be hired and what is the company's long term viability if the rezoning is not approved. Lehigh Hanson responded that there are 6 staff – 3 full time and 3 seasonal. There would be no additional staff hired if the development proceeds. They have approximately 5 years of reserve area left to work with.

Theresa Johnson asked if you can build residential on a previous gravel pit. Lehigh Hanson responded yes, it might require extra fill to stabilize.

Barbara Johnson asked how much fill would be needed in addition. Lehigh Hanson responded that it would depend on the development.

Sandra Eastman asked where the extracted gravel goes. Lehigh Hanson responded that it stays local. Most goes into local projects, roads, Northern Sunrise County buys a lot of gravel from Lehigh. It is a high quality gravel so it is ideal for cement.

Barbara Johnson asked if Lehigh Hanson had received any results on the TIA from Alberta Transportation. Lehigh Hanson replied that there has not been any word from Alberta Transportation.

Sandra Eastman commented that the TIA should be received from Alberta Transportation prior to any decision. The highway was not built for this type of traffic. Lehigh Hanson responded that there will be no additional traffic created by them over what is there now. It was also mentioned that Lehigh cannot put a berm on the land owned by Alberta Transportation.


Reeve Willing thanked those present for their input.

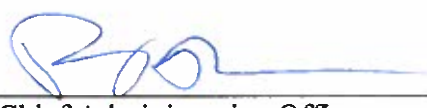
**Adjournment**

Theresa Johnson: MOVED that the Public Hearing be adjourned at 7:00 p.m.  
365/19

Carried

These minutes approved this 26th day of November, 2019.

  
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Reeve

  
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Chief Administrative Officer