

KEY FACTS ABOUT THE ARP

HEALTH: Crystalline silica is a known carcinogen. This particulate matter can stay in the air for days/weeks and travel hundreds of miles. It can infiltrate heating and cooling systems of buildings.

- Lung issues are greatest threat to children and the elderly. Chronic exposure can lead to lung inflammation, bronchitis and emphysema/COPD. As well, as silicosis for which there is no cure.

SAFETY: Impact with large trucks travelling along roads used by Rocky View families and wildlife can be deadly or life altering – how does one mitigate loss of life?

SETBACKS: Gravel pits and people do not go together. How can this best be mitigated? The ARP proposes 500m setbacks from occupied dwellings – only 100m from landscaping or berms. However, there is an 800m setback for parks. Are parks more important than people? Lac Ste Anne has 800m from general operation pits and 1500m for dirtier operations that include crushers.

SOCIAL CONTRACT: We moved here to have cleaner air, quieter lifestyles, night skies, etc – a gravel pit seriously inhibits all of these. A pit violates any reasonable level of disturbance that we bought into.

WATER TABLES: much of the county is on well water. Gravel acts as a filter for our water supply keeping water clean. Since pits can go as deep as 200' this is cause for great concern. How does a County mitigate contaminated water? Most homes are on septic - gravel pits should not be close to septic fields as the risk of contamination with fecal matter increases. We are not willing to gamble on our water.

MONITORING: While it seems that noise levels and air levels are sufficient and follow existing policy, there is room for improvement. We need best available control technology.

HOURS OF OPERATION: 6am to 10pm is too lenient. These are the hours at which you can operate a snowblower or lawnmower and not meant all day long. We suggest 7am to 7pm and closed on Sundays.

WEAK LANGUAGE ON PERFORMANCE STANDARDS: “sufficiently protected”, “reasonable complaint”, “unacceptable impact” or “unacceptable degree” are all arbitrary and subjective statements that hold varying meanings to the enforcer, the complainant and the complaine. They must become objective, measurable and understandable to all without too much leeway in any direction.

ENFORCEMENT: Enforcement in this County is an issue. The ARP proposes an industry funded method of enforcement which is a major enhancement, however, inspections need to be random not scheduled and must be done more frequently than is suggested. As well, the system is complaint driven which seriously compromises its effectiveness as per the above weak language – “what constitutes a reasonable complaint”?

CONSTRAINTS ON NON-GRAVEL DEVELOPMENT: The County wants to “safeguard the resource”. Since almost 1/3 to 1/2 of the County is identified as “potential aggregate deposit” it becomes incumbent on the owner to prove that their lands have no potential gravel value before they can first parcel out, subdivide, rezone, etc. Where is the language about “safeguarding the people?”

PROPERTY VALUE: Close proximity to a pit diminishes property value. How will the County mitigate loss of one’s property value – lower taxes? Indemnification for the lost amount?