

Spy Hill Lands Development Project

Open House #3 / October 21, 2003

Summary of Questions and Answers

This meeting was the third Public Open House for the Spy Hill Lands Development Project. Advertising of the Open House included:

- Notices mailed to everyone on our stakeholder list
- Notices mailed to all residents within one mile of the site in the MD of Rocky View
- Notices were Canada Post mail dropped to all residents living in the Rocky Ridge/Royal Oak communities
- Newspaper ads were placed in The Calgary Herald, The Calgary Sun and The Cochrane Times two weeks prior to the event
- Roadway signage was placed at entryways to the Rocky Ridge/Royal Oak community prior to the meeting

The meeting was held at the Rocky Ridge Info/Sales Centre. It was attended by 60 people including residents and other stakeholders.

Alberta Transportation was represented by the Brown and Associates Consulting Team including Ron Wrigley, Russ Gerrish, Will Ratliffe, Doug Leahey, Doug Collister, Kathy Oberg and Valerie Culp. The Open House was scheduled to begin at 4:00pm and finish at 8:30pm. The format included drop in opportunity to review displays and talk individually with project representatives, and town hall presentation followed by a question and answer period. At 7:00 PM Ron Wrigley with the assistance of Russ Gerrish, Will Ratliffe, Doug Leahey and Doug Collister, provided a presentation that lasted for approximately 45 minutes. Following the presentation a question and answer session ensued for approximately 45 minutes. Small group discussions around the display panels continued until approximately 8:45 pm. Comment sheets were made available to those attending. Completed comments sheet were accepted at the open house and can be returned by email, mail or fax.

The following information was presented to the public during the presentation:

- An Introduction of the Project for new guests and a review of the previous Open House Feedback by Ron Wrigley
- Presentation on Air Quality Assessment by Doug Leahey
- Presentation on the Hydro-geological Assessment by Will Ratliffe
- Presentation on Species At Risk by Doug Collister
- Presentation on the revisions to the west berm as concluded from a on-site meeting with adjacent residents by Russ Gerrish

The questions asked during the question and answer period included the following. These are representative of concerns expressed during the meeting.

- 1. How often will the site be watered? Will residents have any recourse if we see dust in the air? Where is the monitoring station located? The Community strongly advises that a 'calling list' be made available.**

Answer: Alberta Transportation will contract with a private partner to provide full-time, site management. Signage at the site entry will advise nearby residents of the number to call for information or concerns.

The site manager will keep a water truck on the site and water on-site driveways whenever required to maintain and control dust.

Drainage will be directed to an on-site pond and used as a supply of water for dust control. The site manager may also arrange for a connection to the existing City water supply line located on the east side of 85th Street.

AT will undertake dust monitoring using dust monitoring equipment and an independent consultant. Selection and implementation of the recommended monitoring program will determine specific locations and is planned as early as possible in 2004 in order provide a few months of background air quality measurements during site preparation activities and prior to extraction activities.

2. What is our recourse when seeing Trucks without tarps?

Answer: Trucking companies or independent truckers hauling from Spy Hill are expected to follow the same rules and regulations as required for all trucks under City bylaws. For the Spy Hill operation, a system for dealing with public concerns/complaints will be established which will include trucking related complaints.

3. Have the operation hours been resolved? Will the operation be running throughout the night? Is it possible that this operator follow the same rules as those given to Burnco in the MD?

Answer: The hours of work have not been completely resolved. However, Alberta Transportation is aware of nearby residents' concerns and will take these into account in establishing contract conditions for operations at the site. Alberta Transportation is committed to meeting or exceeding City of Calgary noise bylaw requirements. Alberta Transportation will regulate the hours of work to meet this objective.

4. Will there be a schedule for trucks on the roads? Is there an opportunity for trucks to be on a schedule so that they aren't competing with rush hour traffic?

Answer: The full time site manager and contractors using the site will be encouraged to schedule activities and routes to avoid rush hour traffic. Routing of traffic would normally select the shortest and/or quickest route with regard to traffic conditions on the intervening truck route roads. For example, trucks can be encouraged to use 112th Avenue, rather than Country Hills Boulevard, to access the Stoney Trail project.

5. Why is Rocky Ridge Road not being upgraded at the time of this site having its gravel extracted?

Answer: No trucks from the operation will access to/from Rocky Ridge Road. Upgrading of Rocky Ridge Road is a City of Calgary responsibility and will be subject to standards and priorities established for road upgrading projects within the City.

6. Will 112th Avenue eventually be connected to Rocky Ridge Road?

Answer: 112th Avenue is currently being extended westward from Country Hills Boulevard to connect to Rocky Ridge Road. This connection should be open later this fall. This work is being undertaken to provide additional access to city communities and is not related to the Alberta Transportation project.

7. Will the construction of the berm require access from Rocky Ridge Road? Will the residents be affected by construction of this berm?

Answer: Construction of the berm will not require access from Rocky Ridge Road. All construction access for berm construction will be from the 85th Street driveway. The berm is being constructed for the benefit of nearby residential properties. Some access for purposes of pathway construction, berm landscaping or maintenance of the landscaped areas might be required from Rocky Ridge Road.

8. Is the third party operator making a profit off the gravel?

Answer: AT is currently working on terms of reference for a full-time site manager/operator and is considering a variety of different partnership or management options. Regardless of the arrangement that is entered into with the private sector company, the company would be expected to make a profit for its role.

9. We are concerned with the added truck traffic that will occur by adding another pit? How do three pits not generate more traffic than two?

Answer: AT will be using gravel that exists on provincial property – AT already owns this gravel. Therefore AT will be able to build public ring road projects affordably on behalf of Alberta taxpayers. If this gravel operation did not exist, the same quantity of gravel would still be needed for ring road projects and for the Calgary economy. Therefore, the same amount of gravel would still come from gravel pits already located in the area.

10. Will there be an asphalt plant on site? What is the size of the tank?

Answer: There will be at least one asphalt plant located at the site in support of ring road construction projects. At some point there may be a second asphalt plant during periods of peak ring road paving or when required for operations undertaken by a private partner. These plants are likely to be fairly mobile in design and therefore, would not include large storage tanks.

11. How long will it take to build the ring road off Phase One?

Answer: Construction of the Stoney Trail ring road is expected to occur between 2004 and 2007. However, this site will support additional ring road projects and regional highway maintenance extending over a long time period. Estimated completion of Phase 1 is about 15 years assuming modest annual rates of extraction. This timing is not directly related to any particular link in the ring road construction program.

12. What is the Next Step?

Answer: AT will be submitting an application to Alberta Environment for approval or registration under the Alberta Environmental Protection and Enhancement Act. Alberta Environment is the regulatory authority. Alberta Environment will require that the application be advertised in area newspapers. Alberta Environment will accept comments from affected neighbours and request that AT work with neighbours to address any environmental concerns.

13. What kind of pathway will be built along the berm?

Answer: The pathway will be a 2.0 meter City of Calgary “local” pathway constructed with natural materials such as fine crushed shale or gravel.