

**Municipal District of Bighorn No. 8**  
**Public Hearing**  
**Tuesday, January 11, 2022, at 6 p.m.**  
**Held Virtually**

**RE: Bylaw 10-Z/21, a bylaw to amend Sections 4.2, 2.4, and 29.3 of Land Use Bylaw NO. 09-Z/18.**

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Present: Reeve Lisa Rosvold (Chair)  
Deputy Reeve Paul Clark  
Councillor Joss Elford  
Councillor Jen Smith  
Councillor Rick Tuza

**M.D. Administration:**

Robert Ellis, C.A.O.  
Lana Hill, Facilitator  
Jenny Kasprovicz, Development Planner  
Jared Kassel, Director of Planning Services  
Leslie Rea, Executive Assistant, Facilitator  
Lynda Gale, Recording Secretary

**Gallery:**

Pierre Boucher, Plant Superintendent, Graymont

**Call to Order**

Reeve Rosvold called the meeting to order at 6:07 p.m.

**Purpose of the Hearing and Introduction of the Proposal**

1. Reeve Rosvold spoke to the purpose of the Public Hearing, which was to hear public comments on Bylaw 10-Z/21, a bylaw to amend Sections 4.2, 2.4, and 29.3 of Land Use Bylaw 09-Z/18.

**MOVED** by Councillor Tuza to commence the Public Hearing for Bylaw 10-Z/21.

**CARRIED**

**Administrative Report**

The Development Planner read from a prepared statement which forms part of these minutes and is attached as Schedule 'A'.

The Development Planner referred to a map, which forms part of these minutes and is attached as Schedule 'B.'

The Development Planner said one response was received from M.D. Operations, which forms part of these minutes and is attached as Schedule ‘C.’

The Development Planner said one response was received from Alberta Transportation. This response forms part of these minutes and is attached as Schedule ‘D.’

**Applicant’s Presentation**

P. Boucher gave a presentation, which forms part of these minutes and is attached as Schedule ‘E.’

Deputy Reeve Clark said he was satisfied with answers he received at the last meeting.

**In Support**

Reeve Rosvold asked if there was anyone who wished to speak in support. There was no one to speak in support.

**In Opposition**

Reeve Rosvold asked if there was anyone who wished to speak in opposition. There was no one to speak in opposition.

**Other Submissions**

Reeve Rosvold asked Administration if they had received any other written or oral submissions regarding Bylaw 10-Z/21. There were no other submissions.


**Final Questions of Administration**

There were no questions.

**Hearing Closure**

The Reeve declared the Public Hearing closed at 6:25 p.m.

  
Reeve

  
Secretary

Schedule	Item
A	Development Planner Presentation
B	Development Planner - Map
C	M.D. Operations – Response
D	Alberta Transportation – Response
E	Graymont Presentation

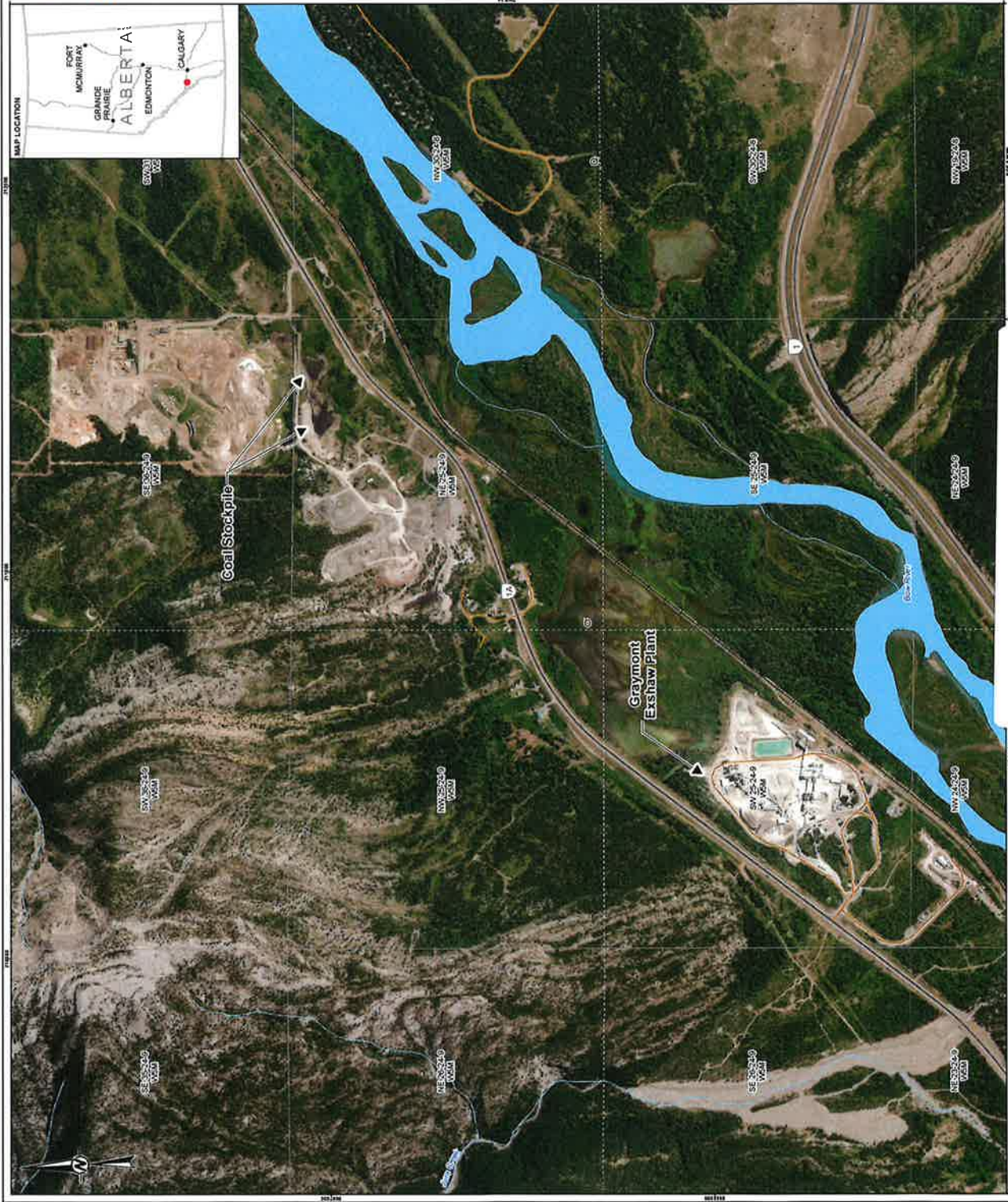
**Bylaw 10-Z/21 Speaking Notes:**

The MD received a Land Use Bylaw amendment application from Graymont Western Canada Ltd. to amend Sections 4.2, 2.4, and 29.3 of Land Use Bylaw No. 09-Z/18. Graymont is situated east of Exshaw at the NW and NE Section 25, Twp. 24, Rge. 9, W5M and is located within the Natural Resource Extraction (NR) District according to Land Use Bylaw 09-Z/18.

The Land Use Bylaw amendment application proposes amendments to Section 4.2, 2.4, and 29.3 of the Land Use Bylaw which would allow offsite storage of material associated with their Natural Resource Extraction approval (off-site storage area for stockpiling of material such as: surface soil, coal, reject material [i.e., crushed rock or gravel], and finished product). Currently, offsite storage has been approved by the Municipal Planning Commission through temporary development permits for coal storage as shown in the attached application background. The Land Use Bylaw amendment application proposes that a new Section be added to Section 4.2 of the Land Use Bylaw along with the addition of a definition of Offsite Material Storage and the inclusion of this new use within the NR District as a discretionary use.

This proposed Land Use Bylaw amendment is not site specific and therefore the option for offsite material storage will apply to all developments within the Natural Resource Extraction District through the proper development permit approval process.

The application was advertised for two consecutive weeks in the Rocky Mountain Outlook, Cochrane Eagle, and Mountain View Gazette newspapers and posted on the municipal website. The MD received one submission for the Public Hearing from the MD of Bighorn Operations Department.



MAP LOCATION



- LEGEND**
- RAILROAD
  - LOCAL ROAD
  - PRIMARY HIGHWAY
  - WATERCOURSE
  - WATERBODY

**DRAFT**



**REFERENCES**  
 PARKS AND PROTECTED AREAS OBTAINED FROM ALBERTA PARKS, GOVERNMENT OF ALBERTA  
 WATER RIGHTS DIGITAL BASE DATA MAY BE OBTAINED FROM GEOSCIENCE & DEPARTMENT OF NATURAL RESOURCES CANADA. ALL RIGHTS RESERVED. ATLAS LTD. GOVERNMENT OF ALBERTA 2016. ALL RIGHTS RESERVED. OR IHS MARKET CANADA LLC  
 PROJECTION: UTM ZONE 12 DATUM: NAD 83

**CLIENT**  
 GRAYMONT

**PROJECT**  
 EXSHAW PLANT

**TITLE**  
 LOCATION OF EXSHAW PLANT AND COAL STOCKPILES

**CONTRIBUTANT**

DESIGNED	LM	DATE	2021-11-03
PREPARED	SP		
REVIEWED	BDW		
APPROVED	###		

**CONTROL**  
 ###

**PROJECT NO**  
 18109891

**REV**  
 A

**FIGURE**  
 1

## Jenny Kasprovicz

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**From:** Bill Luka  
**Sent:** Tuesday, November 30, 2021 1:55 PM  
**To:** Jared Kassel; Jenny Kasprovicz  
**Subject:** RE: Graymont - Natural Resources (NR) LUB Amendment

My specific concern is related to the quarry northwest of Harvie Heights which has access from the hamlet road system.

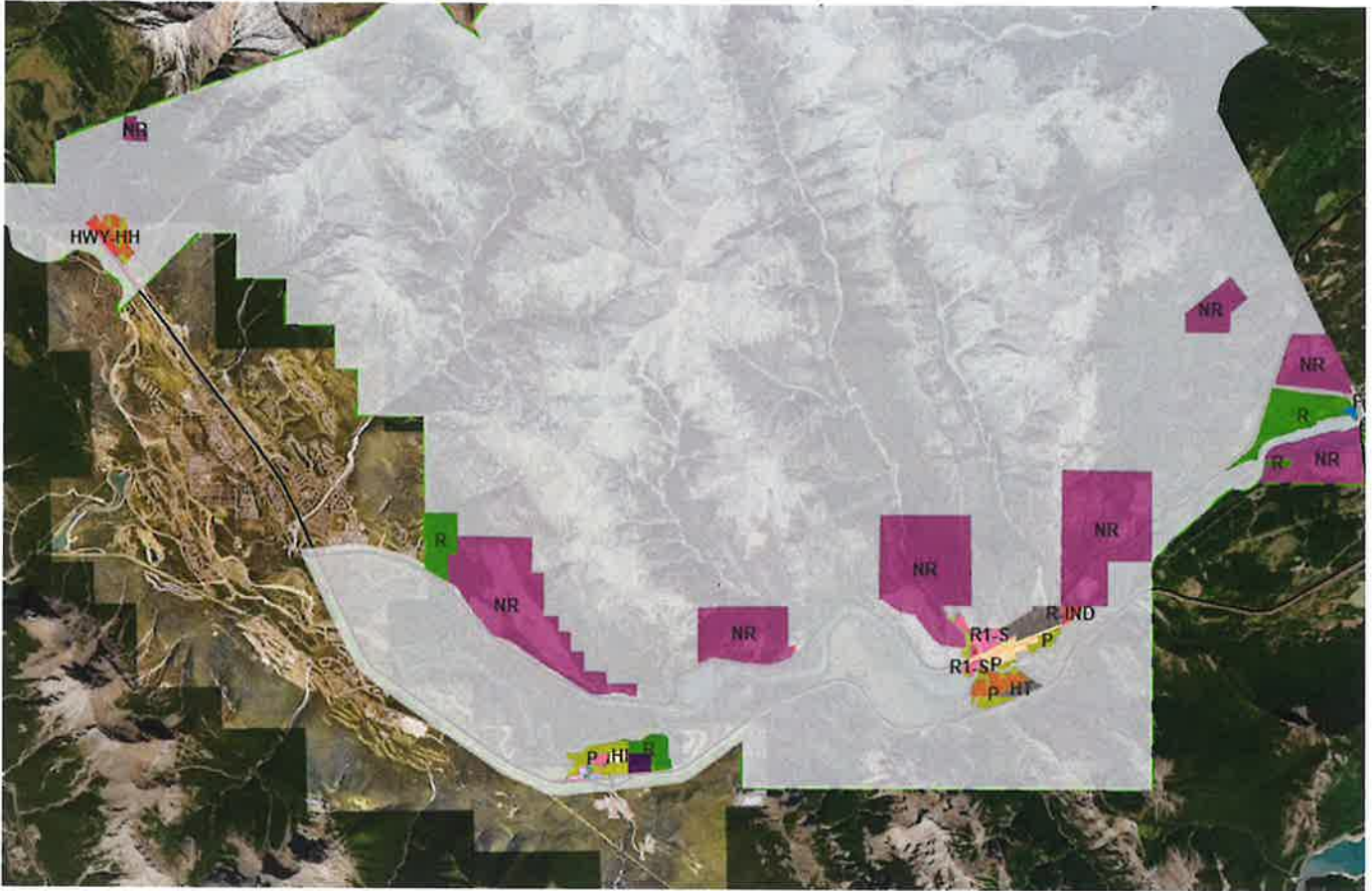
As an alternative site specific amendments, maybe restrictions can be included where access is required from Municipal hamlet roads.

Bill

**From:** Bill Luka  
**Sent:** Wednesday, November 17, 2021 12:46 PM  
**To:** Jenny Kasprovicz <jenny.kasprovicz@mdbighorn.ca>  
**Cc:** Ulrika Gillespie <ulrika.gillespie@mdbighorn.ca>; Mark Facette <mark.facette@mdbighorn.ca>; Kendra Tippe <kendra.tippe@mdbighorn.ca>; Al Hogarth <al.hogarth@mdbighorn.ca>  
**Subject:** Graymont - Natural Resources (NR) LUB Amendment

Even-though the change is being proposed as a discretionary use, Operations recommends that applicants should apply separately for a LUB amendment for each area, as opposed to accepting a global change for the entire district as the traffic impacts could be significant and may not be able to be accommodated or planned out in terms of Traffic Impact Studies and for collecting off-site levies.

Bill Luka



Schedule "C"  
Public Hearing  
Bylaw 10-z/21  
January 11, 2022  
Page 2 of 2

## Jenny Kasprovicz

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**From:** Trevor Richelhof <Trevor.Richelhof@gov.ab.ca>  
**Sent:** Thursday, December 23, 2021 8:31 AM  
**To:** Jenny Kasprovicz  
**Cc:** Jared Kassel; Janice Thompson  
**Subject:** RE: Referral - Bylaw 10-Z/21 - Notice of Public Hearing # 2  
**Attachments:** Public-Hearing-Package-Bylaw-10-Z.21 (2).pdf

Good morning, Jenny

Alberta Transportation has no concerns with the proposed amendment to the land use bylaw.

Areas used for stockpiling of material in proximity to a highway (within 300 metres) would be subject to the requirements of the Highways Development and Protection Regulation, and may require a permit from Alberta Transportation.

Thank you for the opportunity to comment.

Thanks,

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### Trevor Richelhof AICP, C.E.T.

Development / Planning Technologist  
Construction & Maintenance, Southern Region  
Alberta Transportation  
Government of Alberta

Willowglen Business Park  
2<sup>nd</sup> Floor, 803 Manning Road NE  
Calgary AB T2E 7M8

~~Tel 403-297-7652~~

Cell 403-660-3106

~~Fax 403-297-7682~~

[Trevor.Richelhof@gov.ab.ca](mailto:Trevor.Richelhof@gov.ab.ca)

Applications/referrals: [TransDevelopmentCalgary@gov.ab.ca](mailto:TransDevelopmentCalgary@gov.ab.ca)

511 Alberta - Alberta's Official Road Reports

Go to [511.alberta.ca](http://511.alberta.ca) and follow [@511Alberta](https://twitter.com/511Alberta)



**PLEASE NOTE:** I am presently working remotely. I can still be reached via email

Classification: Protected A

**From:** Jenny Kasprovicz <jenny.kasprovicz@mdbighorn.ca>  
**Sent:** Tuesday, December 21, 2021 4:04 PM  
**To:** Jenny Kasprovicz <jenny.kasprovicz@mdbighorn.ca>  
**Cc:** Jared Kassel <Jared.Kassel@mdbighorn.ca>; Janice Thompson <janice.thompson@mdbighorn.ca>  
**Subject:** Referral - Bylaw 10-Z/21 - Notice of Public Hearing # 2

**CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.**

Good afternoon,

Attached is the Notice of Public Hearing for Bylaw 10-Z/21 which is an application from Graymont to amend to Land Use Bylaw to allow offsite storage of material associated with their Natural Resource Extraction approval (offsite storage area for stockpiling of material such as: surface soil, coal, reject material (i.e., crushed rock or gravel), and finished product). Currently, offsite storage has been approved by the Municipal Planning Commission through temporary development permits for coal storage as shown in the attached referral. The Land Use Bylaw amendment application proposes that a new Section be added to Section 4.2 of the Land Use Bylaw (Aggregate Extraction and Natural Resource Extrication and Processing), along with the addition of a definition of Offsite Material Storage and the inclusion of this new use within the NR District as a discretionary use. This proposed Land Use Bylaw amendment is not site specific and therefore the option for offsite material storage will apply to all developments within the Natural Resource Extraction District through the proper development permit approval process.

Feel free to contact me with any questions.

Jenny Kasprovicz, RPP, MCIP  
Development Planner  
M.D. of Bighorn No. 8  
PH: (403) 673-3611 (ext. 226)  
[www.mdbighorn.ca](http://www.mdbighorn.ca)

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Schedule "D"  
Public Hearing  
Bylaw 10-z/21  
January 11, 2022  
Page 2 of 2





**GRAYMONT**

# WELCOME TO GRAYMONT

Improving our world

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**Pierre Boucher**

December 7, 2021

# Graymont Exshaw

▶ Oldest Industrial Operation in the Bow Valley (1885)

▶ Gateway to the first National Park in Canada (1916)

▶ Lime and Limestone Production

▶ Bow Valley Operations

- Plant Site (Owned)
  - Processing, Packing, Shipping
  - Quicklime & Hydrate
  - Pulverized Limestone
  - Aggregates
- Gap Quarry (Crown Land Lease)
  - Rock Quarrying
  - Rip Rap Operation (Third Party)
  - Contracted Crushing Operation
- Three Fingers Quarry Site (Owned)
  - Reclamation
  - Storage

▶ Plant site and Three Fingers Quarry are within a Natural Resource Extraction Industrial District



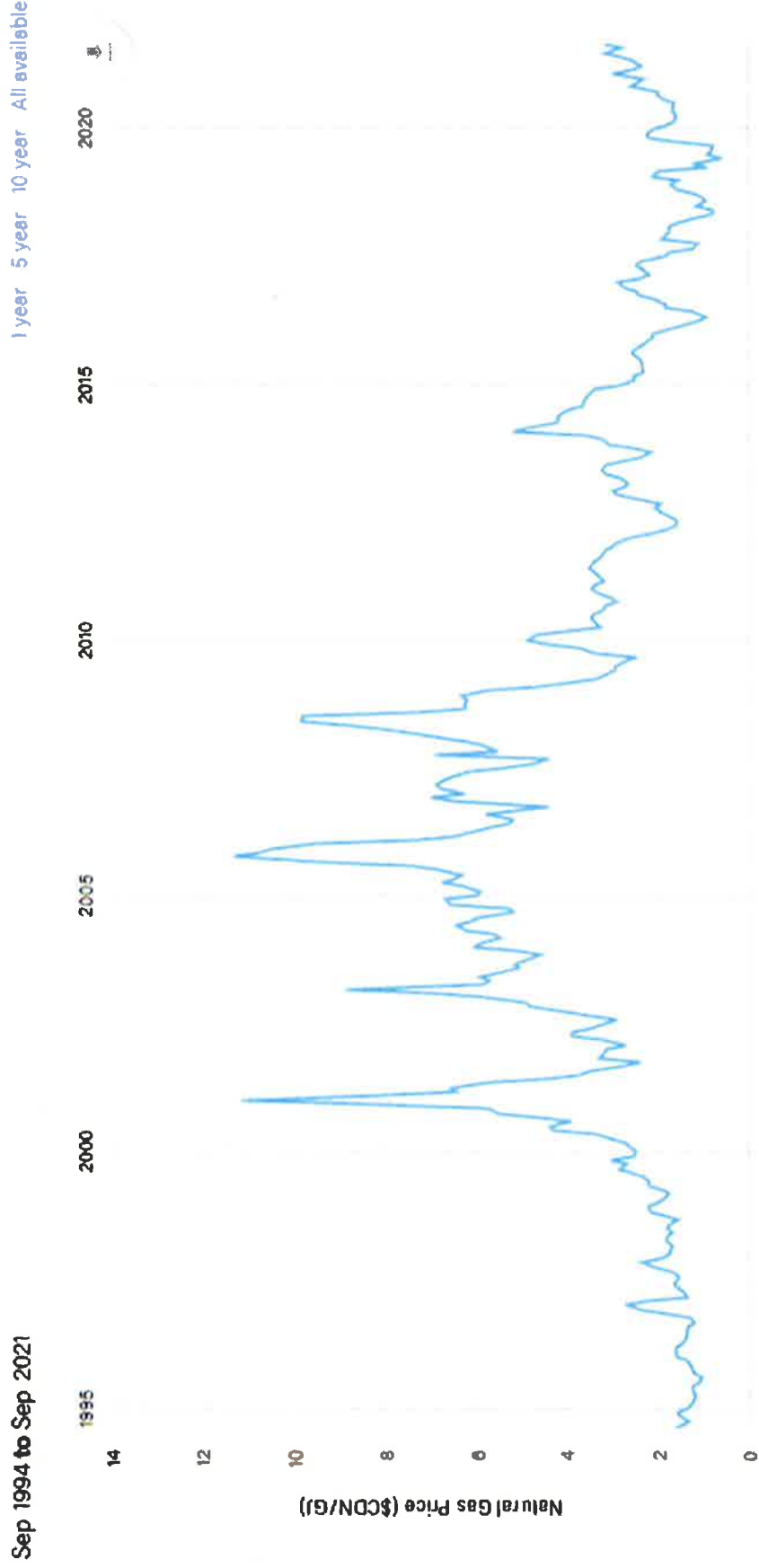
# Operations & Fuels

- ▶ Stone drying and calcining processes require thermal energy
- ▶ Exshaw plant is permitted to burn coal and natural gas
- ▶ Coal system was built and commissioned in 2000
- ▶ Coal was the main fuel between 2000 and 2010
- ▶ Coal was delivered weekly via railcars and unloading into a storage shed at the plant site
- ▶ Additional coal was purchased in 2010, at the end of the 10-year supply agreement with Teck-Cominco
- ▶ ~8,000 Tonnes remaining - Stored on Three Finger Quarry site under Temporary Development Permits



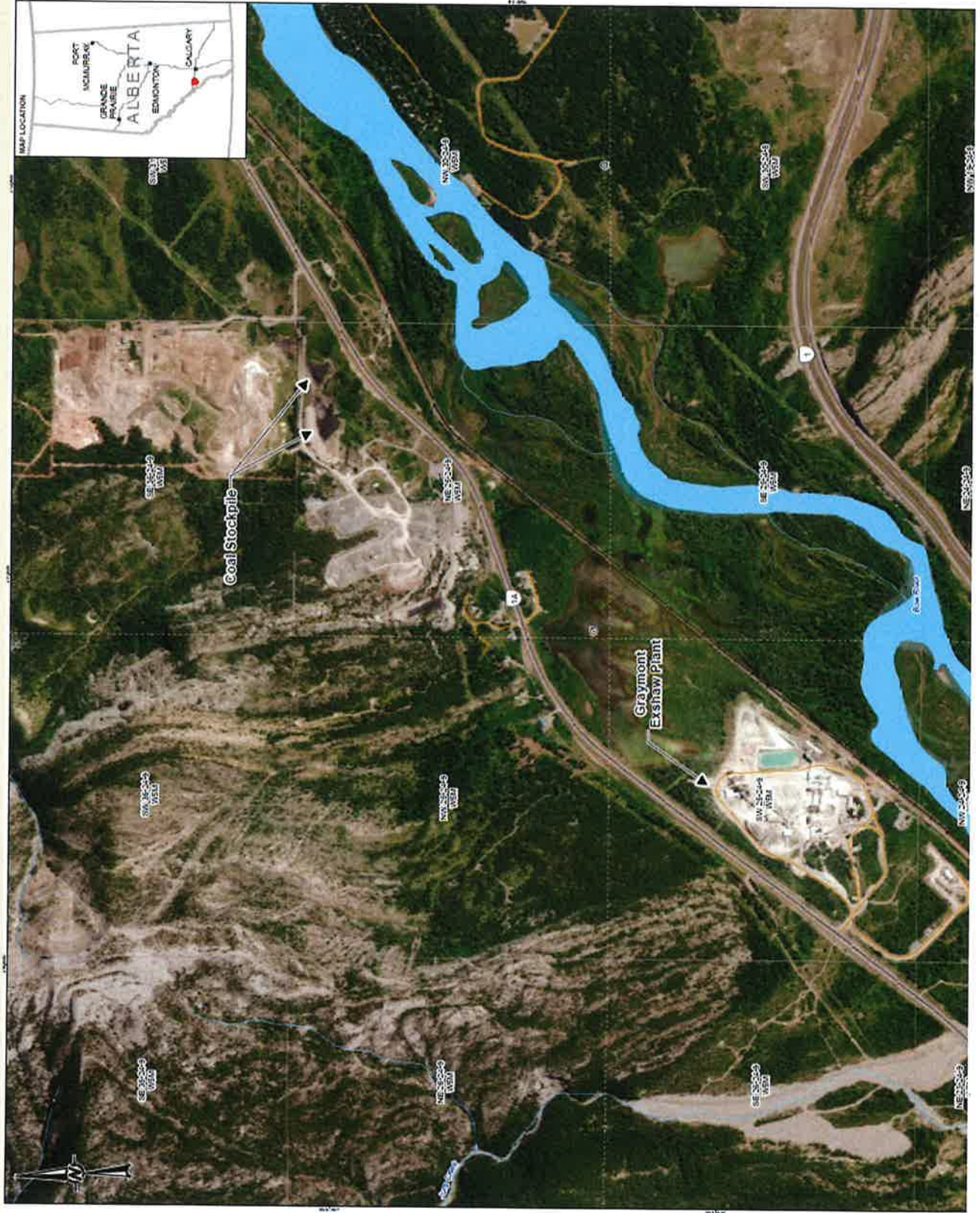
# Operations & Fuels

- ▲ Natural gas remains the preferred fuel
- ▲ Coal is required during gas outages and to mitigate cost excursions

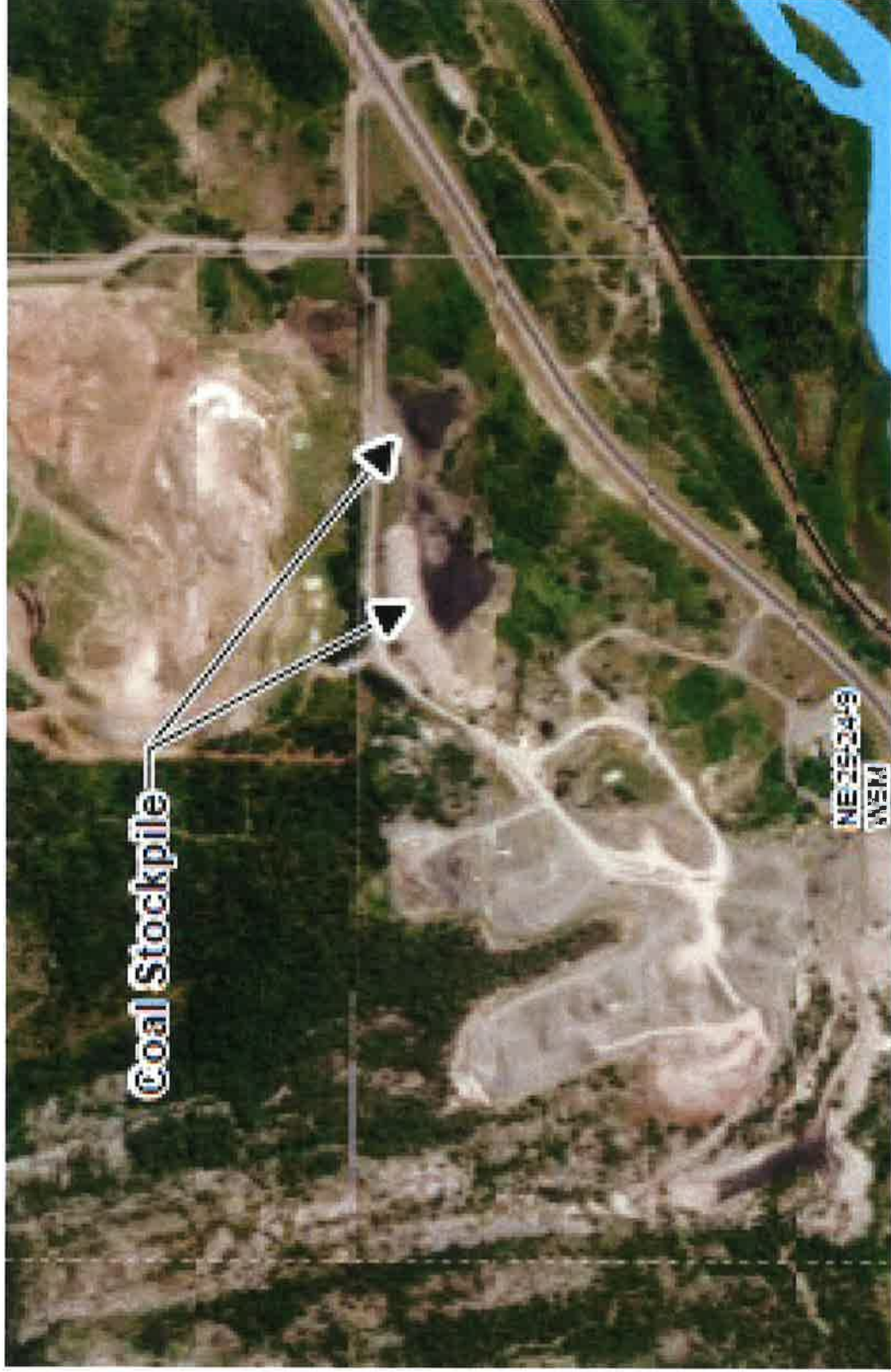


# Location of Coal Storage

Schedule "E"  
Public Hearing  
Bylaw 10-z/21  
January 11, 2022  
Page 5 of 7



# Location of Coal Storage



# Coal Storage

