

# A Concrete Batch Plant in Cochrane?

## Cochrane Planning Commission (CPC)

The Commission approved the license issued to Heidelberg Materials to build a batch plant on the site of the existing gravel pit. The CPC also granted variances to the height requirements that will allow Heidelberg to build two 59 foot high silos. It appears that no consideration was given as to whether the plant will unduly interfere with the amenities of Precedence, Riversong or Gleneagles (which was largely ignored throughout the process), or materially interfere with or affect the use, enjoyment, or value of the neighbouring properties. A group of concerned citizens is in the process of filing an appeal prior to the May 16th deadline.

## Heidelberg Materials: Who are They?

One of the world's largest integrated manufacturers of building materials with leading market positions in cement, aggregates, and ready-mixed concrete. Headquartered in Germany, Heidelberg has over 50,000 employees world-wide and operates in 50+ countries.

## Minimal Public Engagement

Since the Gravel Pit is already zoned as "industrial", the Town met the minimum standard of engagement which included:

- ❖ A sign posted on a fence/entrance gate at the gravel pit and on a busy roundabout on James Walker Trail with no place or opportunity for passing vehicles to stop to read the content of the notice. Nothing was posted in Gleneagles
- ❖ Notice of application to a handful of regulators
- ❖ Resident emails to Administration; responses still outstanding

## Limited Access to Technical Reports or Other Documents

The Town's Administration produced a 154 page report that was presented to the CPC and is available online. All other information including regulator responses, technical reports, earlier gravel pit approvals, licenses, etc. is only available if residents file a FOIP request (Freedom of Information Request and Protection of Privacy Act).

We filed a FOIP request on May 2nd, however were told that it may take up to 60 days before we receive this information - long after the May 16th appeal deadline and potentially even after the appeal will be heard!

We are also concerned that the CPC relied on reports dating back to 2016, long before the expansion of the gravel pit and appear to have made their decisions without receiving critical data such as economic and environmental impact assessments, baseline measures, etc.

**Support us by contributing to our GoFundMe Account (<https://gofund.me/0e97b271>)**

## How Long Will the Concrete Batch Plant be Here: Possibly forever.

Heidelberg Materials expects to exhaust the existing gravel pit at least 9 years sooner than the previous owners, however, there is no requirement for Heidelberg to close down the Batch Plant at that time. In fact, we anticipate that Heidelberg will truck in gravel like they do at some of their other plant locations and maximize the use of the extensive water license that they have acquired.

## In the Absence of Information, there are Numerous Concerns

- ❖ **Potential Health Issues** (Fugitive emissions- dust, designated substances during blinded baghouse event, during silo recharging, tracked materials, truck emissions)
- ❖ **Water** - runoff, wastewater, etc.
- ❖ **Environmental** - fish and other wildlife, plants, etc.
- ❖ **Noise and Hours of Operation** - nothing to prevent Heidelberg from operating from 7am-10pm weekdays and 9am -10pm on weekends
- ❖ **Traffic and Safety** - estimate more trucks; not less (over 130 per day both in and out)
- ❖ **Reclamation and Remediation** - costs money and takes time
- ❖ **Property value and enjoyment of our properties**
- ❖ **Limited Benefits** - 6 jobs and <\$3,000 in taxes

## Where we are at in the Process

- ❖ **Raising awareness and sharing concerns**
- ❖ **Engaging experienced lawyers to guide the process**
- ❖ **Filing the Appeal**
- ❖ **Preparing for the Appeal**
- ❖ **Waiting for FOIP reports/ documents**
- ❖ **Raising money to fund the appeal to augment volunteer activities**



