

Update on the Proposed Concrete Batch Plant in Cochrane - June, 2024

Cochrane Planning Commission (CPC)

On April 17, 2024, the Cochrane Planning Commission approved a permit to allow Heidelberg Materials to build a concrete batch plant on the site of the gravel pit that they operate. The Concerned Citizens Group launched an appeal on May 16, 2024. On May 27, 2024 Heidelberg asked the Town to cancel the permit, effectively ending the appeal. However, **this issue is NOT over**. Heidelberg plans to engage residents and reapply for a new permit at a later date and the Concerned Citizens Group plans to be ready when this happens.

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.

Why Heidelberg Requested the Cancellation

Their letter to the Town states that they want "...to share more details with local residents about the project, explain the design features that minimize impacts to local residents and the environment, as well as better describe the benefits of the project to the community and the local economy". There is no word yet as to how they plan to do so or when. We must be prepared for the engagement to occur at any time, even during the summer months while many of us are on vacation.

The More We Learn, They More Concerns We Have

- ❖ Heidelberg now has 3 water licences, including one that they just transferred from Calgary, any one of which would be sufficient to operate the size of plant that they are currently proposing. **So why does Heidelberg need the additional water licences?**
- ❖ 702 violations and fines have been brought against the company by U.S. regulators in the last 24 years. **On May 15th, a resident captured a picture of water from one of the gravel pit's ponds draining into the Bow River.** Both the Canadian and Alberta Government environment representatives visited the site. We are awaiting their report.
- ❖ The stated benefits from the project are 7 additional jobs and <\$3,000 in additional taxes. Meanwhile none of the potential risks have been addressed. **Why is the Town interested in proceeding with the application when the potential risks far exceed the benefits?** Moreover the Town has no written assurance as to when the pit will be "gravelled out", the concrete batch plant closed, and the site remediated.

Potential Risks/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
- ❖ **Reduction in property values and enjoyment**
- ❖ **Heidelberg is here to stay (there is no "Sunset Clause")**

The Concerned Citizens Group Next Steps:

- ❖ Increase engagement with residents, Town Administration, Mayor, Council, and MLA's
- ❖ Obtain expert reports and review Heidelberg's reports if shared
- ❖ Monitor official notices for Water Licences, Development Permits and the Alberta Environment website
- ❖ Fund raise to pay for expert reports and legal fees
- ❖ Review FOIP documents when received
- ❖ Establish a project team to coordinate activities
- ❖ Organize neighbourhood groups

Help Stop the Cochrane Concrete Batch Plant by:

- ❖ Volunteer for one or more activities
- ❖ Help to raise awareness with your families, friends and neighbours
- ❖ Provide expert advice if you are experienced in areas that have been identified as potential risks/concerns
- ❖ Monitor Heidelberg's gravel pit activities and document infractions
- ❖ Donate to the GoFundMe account at: (<https://gofund.me/0e97b271>)

Contact us at stopcochraneconcreteplant@gmail.com