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November 30, 2017

Municipal Government Board
1229 – 91 Street SW
Edmonton AB T6X 1E9

RE: NOTICE OF ACKNOWLEDGEMENT AND INSTRUCTIONS

ATTN: CINDY MILLER READE, CASE MANAGER

In response to the November 6th 2017, Notice of Acknowledgement and Instructions, the Town of Sundre provides the following:

Outstanding issues

Outstanding issues are as follows, further detailed in the Town of Sundre Notice of Appeal submission package dated November 1, 2017:

1. Uncertainty of Land Use over a 50+ year period of time, particularly details of phasing and progressive reclamation, and the massive area of land designated as Aggregate Extraction/Processing District. Additionally, this type of use is not compatible with Urban uses, and may impact the ability of the Town of Sundre to plan for future growth. The MGA S. 617 states:

617 The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted:

- a) *To achieve the orderly, economical and beneficial development of use of land and patterns of human settlement, and*
- b) *To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta.*

Without infringing on the rights of individuals for any public interest except to the extent that is necessary for the greater public interest.

2. Economic Development - strong concern that the impacts caused by aggregate resource extraction may impact the Town's quality of life, and economic and tourism development plans, given the nature of the intensive operation of an Aggregate Extraction/Processing District, and the impacts to existing residential communities.

3. Environmental concerns include potential ecosystem disruption/destruction, and impacts to the subsurface area, ground water and water table.
4. Flood Mapping has recently been undertaken by the Province through Alberta Environment, and is expected to take up to two years to complete. The Town has received confirmation from Alberta Environment that the mapping will replace both the 2013 study for the McDougal Flats area and the 1997 Sundre study; it is our understanding that the County has based their findings on the 2013 study. Given the fact that Sundre is a high-risk area for flooding, it is premature to approve a land use that has potential to impact the water table and increase the potential for flooding.
5. Air Quality, Noise and other Nuisances- The Town has concerns with dust, other air borne particles and air pollution affecting residential areas, including noise impacts, given the nature of this type of operation.
6. Transportation- the Town has recently partnered with Alberta Transportation on a strategy to improve pedestrian safety, which has been a major concern in the community. Residents are concerned that the additional traffic consisting of large gravel trucks will further compromise safety.
7. Site Design details have not been addressed, particularly with respect to screening and overall visual appearance of the facility, given the fact that it is immediately adjacent to the municipal boundary, and within sight of a residential community, including a new Seniors Long Term Care and Living Facility.
8. Development Permit Considerations - addressing concerns at the Development Permit stage, in the absence of a new IDP and Intermunicipal Collaboration Framework, may result in our concerns being overlooked, given the fact that Mountain View County has not complied with statutory planning documents adopted by both Municipalities to address land use planning matters, such as this application, to date.

POTENTIAL FOR MEDIATION

The Town of Sundre has requested mediation with the County of Mountain View.

The Town of Sundre has also requested initiation of the dispute resolution process to resolve this matter through the Intermunicipal Development Plan, Section P, on several occasions, without successful response by Mountain View County.

Mediation will likely take place over a number of months, but the Town is confident that this matter can be resolved through mediation.

FURTHER PRELIMINARY HEARING

In the event mediation fails, we anticipate another preliminary hearing in March. We suggest March 12, 16, 19 or 23, 2018.

DOCUMENT EXCHANGE DATES, CONTINUATION OF THE HEARING AND TIME ESTIMATES

Document exchange dates, dates for continuation of the hearing and time estimates for the merit hearing would be determined based on the results of the mediation.

POSTING OF SUBMISSIONS ON THE TOWN WEBSITE

In accordance with the Board's direction, we will be posting our original submission on our website today.

The Town confirms that Mike Marko, Director of Planning and Development, and myself, Linda Nelson, CAO, and legal counsel as available will attend the preliminary hearing.

I trust that this letter meets the requirements as set out in the instructions provided for in the November 6th 2017, letter from the MGB.

Yours truly,



Linda Nelson CLGM, CTAJ, EMR
Chief Administrative Officer

"THIS LETTER HAS BEEN REVIEWED BY SUSAN TRYLINSKI"

Cc: Susan Trylinski, Municipalaw
Mike Marko, Director of Planning & Development, Town of Sundre
Daina J Young, RMRF
Tony Martens, Chief Administrative Officer, Mountain View County
Margaretha Bloem, Director of Planning & Development
Peter Ngo, Highway and Roadside Planning Engineer, Alberta Transportation
Michael Scheidl, Manager, Municipal Dispute Resolution Services, Municipal Affairs