



April 28, 2025

File No.: PLRD20250128

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation**

**Applicant:** BERGEN SAND & GRAVEL and AMISK CREEK AGGREGATE  
CONSULTING LTD.

**Landowner:** GUZMANUK, GLADYS LEONE

**Legal:** Plan 2310034 Block 2 Lot 1 - East of Section 35-31-5-5

**From:** Agricultural District (A)      **To:** Aggregate Extraction/Processing District (AEP)  
**Proposed Redesignation Area:** 57.38 acres (23.22 hectares)

**You are receiving this notification letter because there is a proposal for redesignation (a change of land use) within the vicinity of your property (see attached map) and you are invited to provide comments.**

Mountain View County has received an application for Redesignation approval on the above noted property. You are an adjacent landowner to this property and, as such, we are required to notify you of this application. A copy of the Application and Comprehensive Site Development Plan can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Planner to request a copy of the information to be mailed or emailed to you; or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comments.**

If you would like to provide us with comments with respect to this proposal, written submission can be submitted any time prior to May 28, 2025. Comments may be sent to the Planner by:

**Email:** [dgonzalez@mvcountry.com](mailto:dgonzalez@mvcountry.com); or

**In Person:** 10-1408 Township Road 320 (Bergen Road); or

**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

Include your contact information including your mailing address, telephone number, and email address so that we may provide you with notice of meetings regarding this file. Your letter will be provided to the appropriate Approving Authority when it considers this application and will become part of the public record for this file. In addition, your letter will be shared with the landowner and/or the applicant.

Written comment will only be used for this redesignation file. In the future, if a Development Permit is applied for that requires a notification, you will receive a notification and the opportunity to comment.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, please contact me at 403-335-3311 ext. 186 or by email at [dgonzalez@mvcounty.com](mailto:dgonzalez@mvcounty.com).

Sincerely,



Dolu Mary Gonzalez, Planner  
Planning and Development Services

/dmg

Enclosure

***Please note:***

Any personal information submitted as a part of this circulation is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation

### Legend

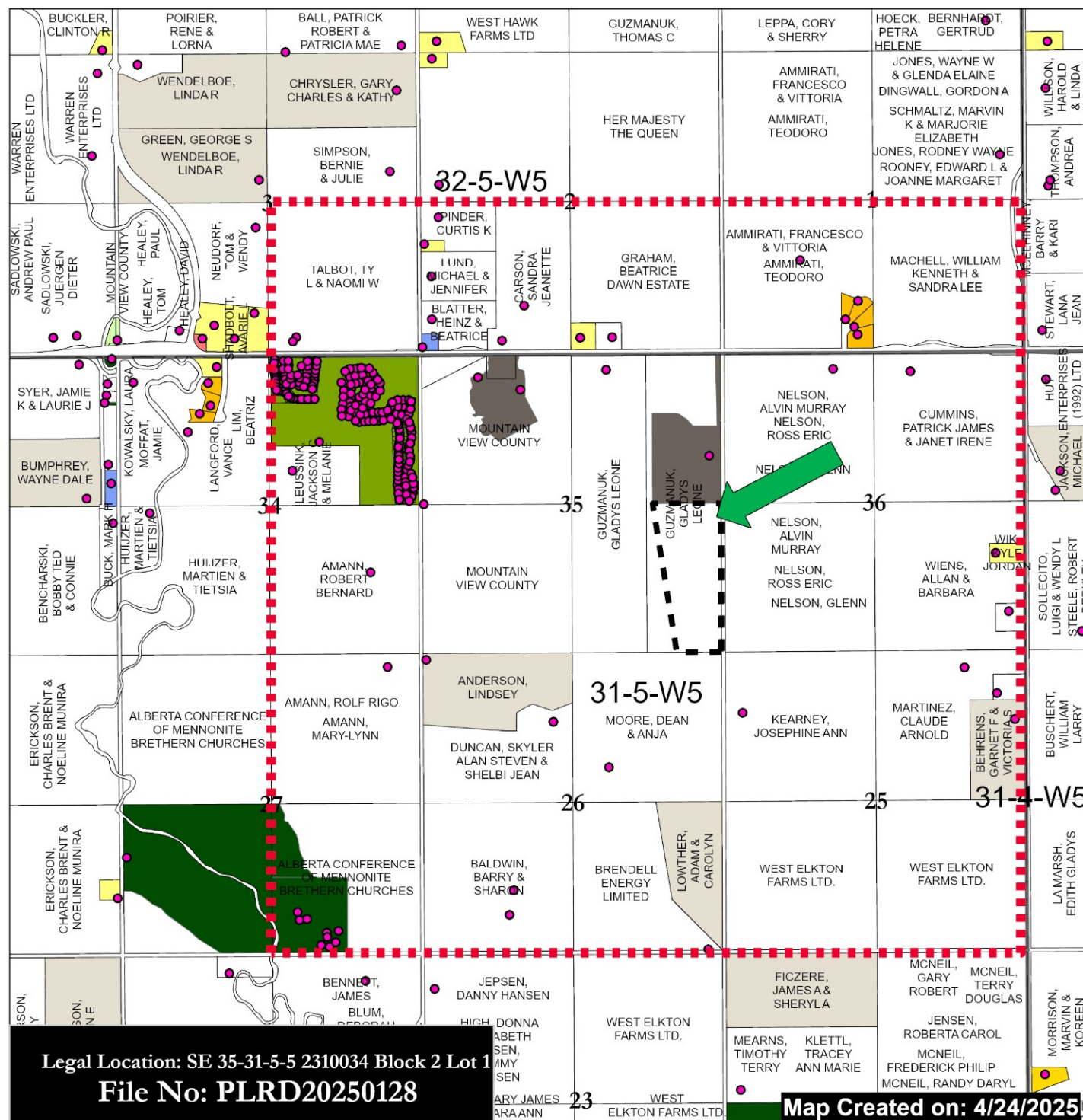
- Rural Address
- Proposed Redesignation
- Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (C-LC)
  - Business Park District (I-BP)
  - Heavy Industrial District (I-HI)
  - Aggregate Extraction/Processing District (AEP)
  - Parks and Conservation District (P-PC)
  - Parks and Recreation District (P-PR)
  - Parks and Comprehensive Recreational District (P-PCR)
  - Institutional, Educational and Cultural District (S-IEC)
  - Airport District (S-AP)
  - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 1,500 Meters

Scale: 1:30,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





**Mountain View**  
COUNTY

## Site Sketch - Redesignation

### Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation Boundary
- Wells**
  - ABANDONED AND WHIPSTOCKED (1)
  - ABANDONED OIL (1)
  - CANCELLED LOCATION (1)
  - FLOWING GAS (2)
  - Other Values (1)
- Wells Buffer**
  - 100 m



0 50 100 200 300 Meters

Scale: 1:10,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review  
its Attribute Table or Contact AER

32-5-W5 Twp. Rd. 320

**Proposed Area to be Redesignated from  
Agricultural District (A) to  
Aggregate Extraction / Processing District (AEP)  
fifty seven point three eight (+/- 57.38) acres**

35

31-5-W5

+/- 369.75m

+/- 813.68m

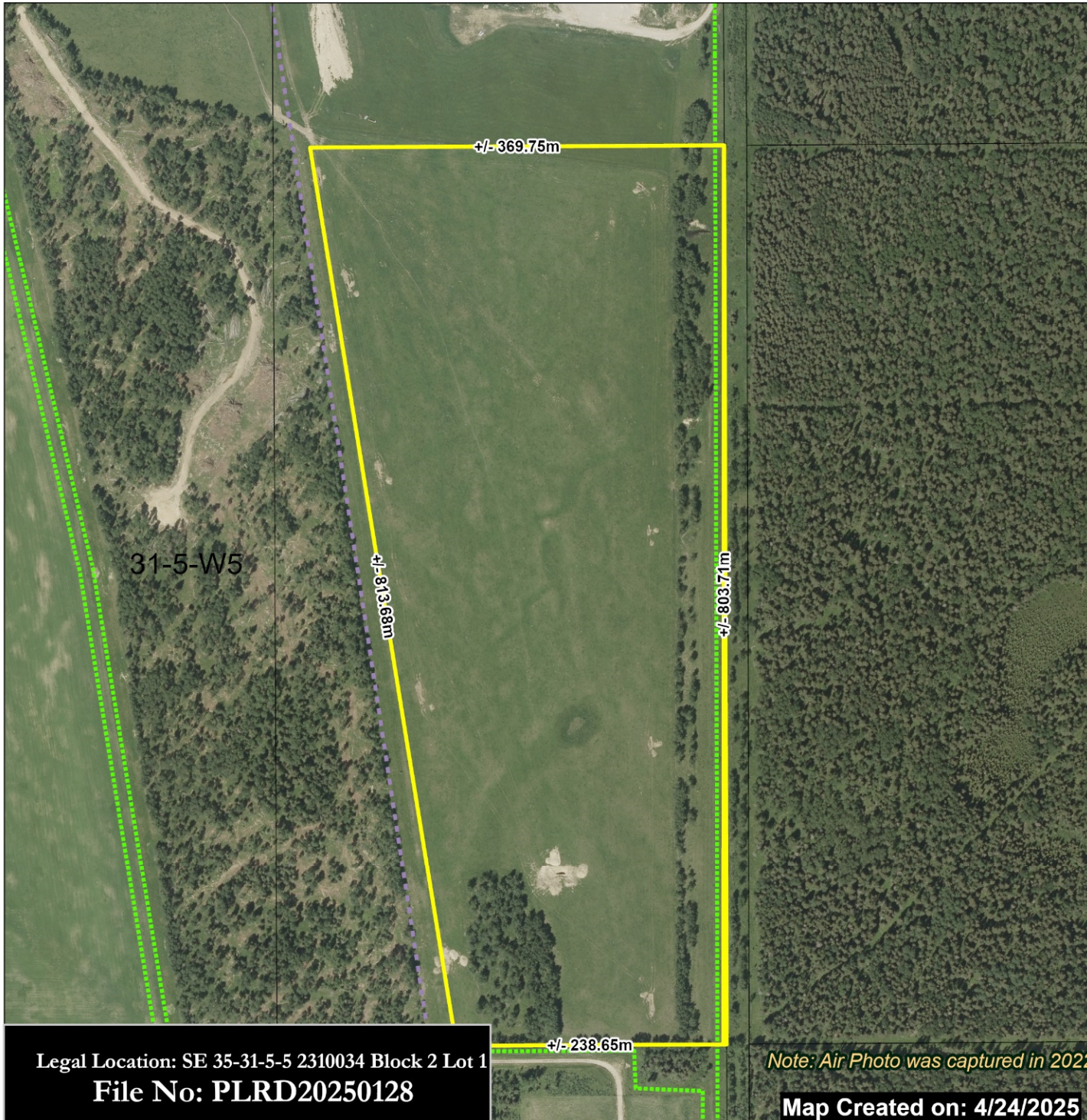
+/- 803.71m

+/- 238.65m

Legal Location: SE 35-31-5-5 2310034 Block 2 Lot 1  
**File No: PLRD20250128**

**Map Created on: 4/24/2025**





## Mountain View COUNTY

### Site Dimension

#### Legend

- |   |  |
|---|--|
| <span style="color: red;">●</span> Application Location   | <b>Pipelines</b>   |
| <span style="color: magenta;">●</span> Rural Address  | <b>SUBST_A</b>   |
| <b>Gas Plants, Battery Sites, etc.</b>  | <span style="color: green;">—</span> CRUDE OIL               |
| Gas Processing Plant  | <span style="color: lightblue;">—</span> FRESH WATER         |
| <span style="color: blue;">●</span> <all other values>  | <span style="color: yellow;">—</span> FUEL GAS               |
| <span style="color: blue;">■</span> Wells   | <span style="color: magenta;">—</span> HVP PRODUCTS          |
| <span style="border: 2px solid yellow; display: inline-block; width: 10px; height: 10px;"></span> Proposed Redesignation Boundary | <span style="color: grey;">—</span> LVP PRODUCTS             |
| Altalink Powerline Buffer (30m)   | <span style="color: blue;">—</span> MISCELLANEOUS LIQUIDS    |
| Streetlights - Fortis   | <span style="color: green;">- - -</span> NATURAL GAS         |
| Power Poles - Fortis  | <span style="color: orange;">—</span> OIL WELL EFFLUENT      |
|   | <span style="color: blue;">—</span> SALT WATER               |
|   | <span style="color: red;">—</span> SOUR NATURAL GAS          |
|   | <span style="color: brown;">- - -</span> UNKNOWN             |
|   | <span style="color: purple;">- - -</span> <all other values> |



012.25 50 75 100 125 150 175 Meters

Scale: 1:5,000  
Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER





**Mountain View**  
C O U N T Y

# REDESIGNATION APPLICATION

PLRD20250128

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

## CONTACT DETAILS

**NAME OF APPLICANT:** Bergen Sand & Gravel and Amisk Creek Aggregate Consulting Ltd.  
**Address:** RR2 Sundre, AB **Postal Code:** T0M 1X0  
**Phone #:** 403-638-2483 **Alternate Phone #:** \_\_\_\_\_  
**Fax #:** NA **Email:** tom@bergengravel.com & megan@amiskcreek.ca  
**LANDOWNER(S) (if applicant is not the landowner):** Gladys Guzmanuk  
**Address:** [REDACTED] Sundre, AB **Postal Code:** T9M 1X0  
**Phone #:** 403-638-2483 **Alternate Phone #:** \_\_\_\_\_  
**Fax #:** NA **Email:** tom@bergengravel.com

## PROPERTY DETAILS

### 1. LEGAL DESCRIPTION of the land to be redesignated (rezoned) and/or subdivided:

All/part of the SE  $\frac{1}{4}$  Sec. 35 Twp. 031 Range 05 West of 5 Meridian

Being all/parts of Lot 1 Block: 2 Plan 2310034

Rural Address (if applicable): \_\_\_\_\_

a. Area to be Redesignated/Subdivided: \_\_\_\_\_ acres ( $\pm$ ) / 23.3 hectares ( $\pm$ )

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential ☐ Recreational ☐ Industrial  
☐ Direct Control ☐ Highway Commercial ☐ Business Commercial

c. To Land Use District: ☐ Agricultural 2 ☐ Country Residential ☐ Residential Farmstead  
☐ Recreational ☐ Industrial ☐ Direct Control  
☐ Local Commercial ☐ Business Park ☒ Aggregate Extraction/Processing

Number of new parcels proposed: 0

Size of new parcels proposed: \_\_\_\_\_ acres / 23.3 hectares

### 2. LOCATION of the land to be redesignated (rezoned) and/or subdivided:

a. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☒ No

If yes, the adjoining municipality is: \_\_\_\_\_

b. Is the land situated within 1.6 kilometers of the right-of-way of a highway? ☐ Yes ☒ No

If yes, the highway number is: \_\_\_\_\_

c. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal, or containing a coulee or ravine? ☐ Yes ☒ No

If yes, state its name: \_\_\_\_\_

d. Is the proposed parcel within 1.5 km of a sour gas facility? ☐ Yes ☒ No ☐ Unknown

If yes, state the facility: \_\_\_\_\_

e. Is the proposed parcel within one (1) mile of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? ☐ Yes ☒ No ☐ Unknown

3. **REASON FOR REDESIGNATION/SUBDIVISION** (please give us the reasons for your application and how they support the Municipal Development Plan. If additional space is required, please submit on a separate piece of paper):

Currently the NE 35 is being operated as an aggregate operation. As the deposit is significant,  
the SE is proposed to expand the pit further. All operational activities will remain the same as the  
NE 1/4 and progressive reclamation is still intended.

4. **PHYSICAL CHARACTERISTICS of the land to be subdivided:**

Describe the nature of the topography of the land (flat, rolling, steep, mixed): rolling

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Mixed wood, shrubs, and pastures.

Describe the kind of soil on the land (sandy, loam, clay, etc.): The aggregate deposit is overlain with a silty loam topsoil and clay overburden.

5. **EXISTING BUILDINGS & BUSINESSES ON THE LAND TO BE SUBDIVIDED:**

Describe any buildings, any structures & any businesses on the land. Are they to remain or be demolished or removed?

There will be a scale and small scale shack required. Crushing and screening equipment will be onsite. Fuel will be trucked out as needed, no longterm fuel will be stored onsite. All equipment, including scale equipment will be removed after reclamation is complete.

6. **WATER AND SEWER SERVICES**

Is the proposed subdivision to be served by a water distribution system and a wastewater collection system?

☐ Yes ☒ No

Has proof of water been established? ☒ Yes ☐ No

If not, describe the manner of providing water and sewage disposal to the proposed subdivision.

The groundwater has been identified below the intended limit of excavation. No groundwater will be required or used for operations. Portable, commercially serviced toilets will be utilized at the site for staff.

7. **ABANDONED OIL/GAS WELLS:**

Is there an abandoned well on the property? ☐ Yes ☒ No

If yes, please attach information from the AER on the location and name of licensee.

*I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.*

## AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Gladys Guzmanuk

Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the SE ¼ Section 35 Township 031 Range 05 West of 5 Meridian

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

do hereby authorize: Bergen Sand & Gravel and Amisk Creek Aggregate Consulting Ltd. to act as Applicant on my/our behalf regarding the redesignation/subdivision application of the above mentioned lands.

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

☒ Yes ☐ No

Landowner(s) Signature(s)

Date

April 11/25

Landowner(s) Signature(s)

Date

Please complete the following if landowner is a registered company:

I, \_\_\_\_\_, have authority to bind \_\_\_\_\_.

Name of Authorized Officer/Partner/Individual

Insert Name of Corporation

Signature of Authorized Officer, Partner or Individual

Title of Authorized Officer, Partner or Individual

Signature of Witness

Name of Witness (please print)

### AUTHORIZATION

REGISTERED OWNER(S) AND/OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF:

I, Bergen Sand & Gravel and Amisk Creek Aggregate Consulting Ltd. hereby certify that:

(Print full name/s)

☐ I am the registered owner

☒ I am authorized to act on behalf  
of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for redesignation approval.

*The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) for the purpose of reviewing and evaluating an application for redesignation and/or subdivision. By providing the above personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311*

### METHOD OF PAYMENT

Payment Method: ☐ Cheque ☐ Cash Auth / Chq. Number \_\_\_\_\_ ☐ Visa ☐ M/C

For credit card payment, please complete and submit attached authorization form.

Application Fee: \$ \_\_\_\_\_ Long Range Planning Fee: \$ \_\_\_\_\_ TOTAL FEE: \$ \_\_\_\_\_

(NOTE: If you require assistance calculating fees, please contact Planning and Development @ 403-335-3311)

\* Note: Be advised that there is a \$5000.00 Maximum for Credit Card Payments \*

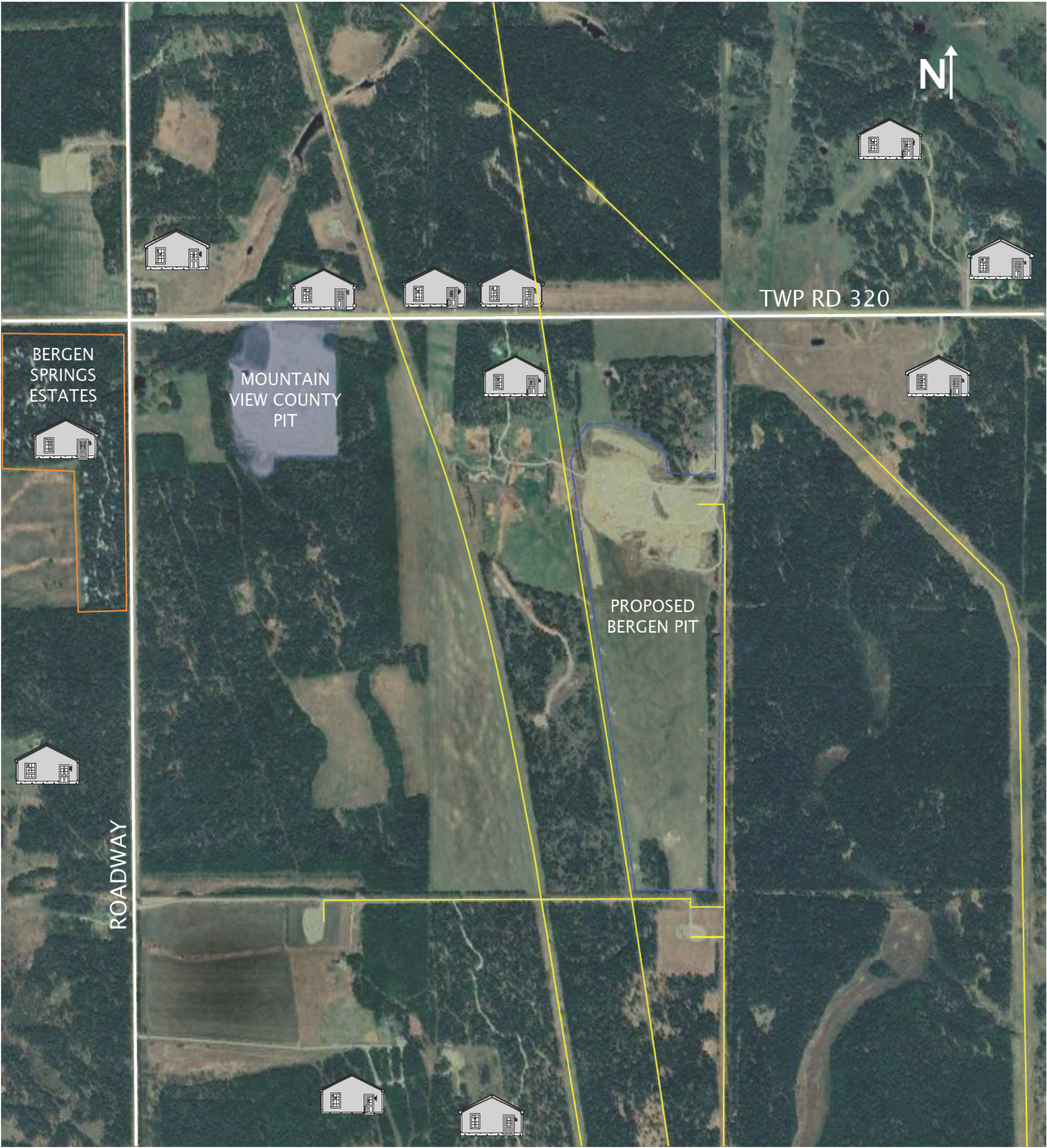




## RE-ZONING APPLICATION AREA

BERGEN SAND & GRAVEL  
BERGEN PIT  
E 35-31-05-W5





\*IMAGE OBTAINED FROM GOOGLE EARTH PRO, MAY 2023

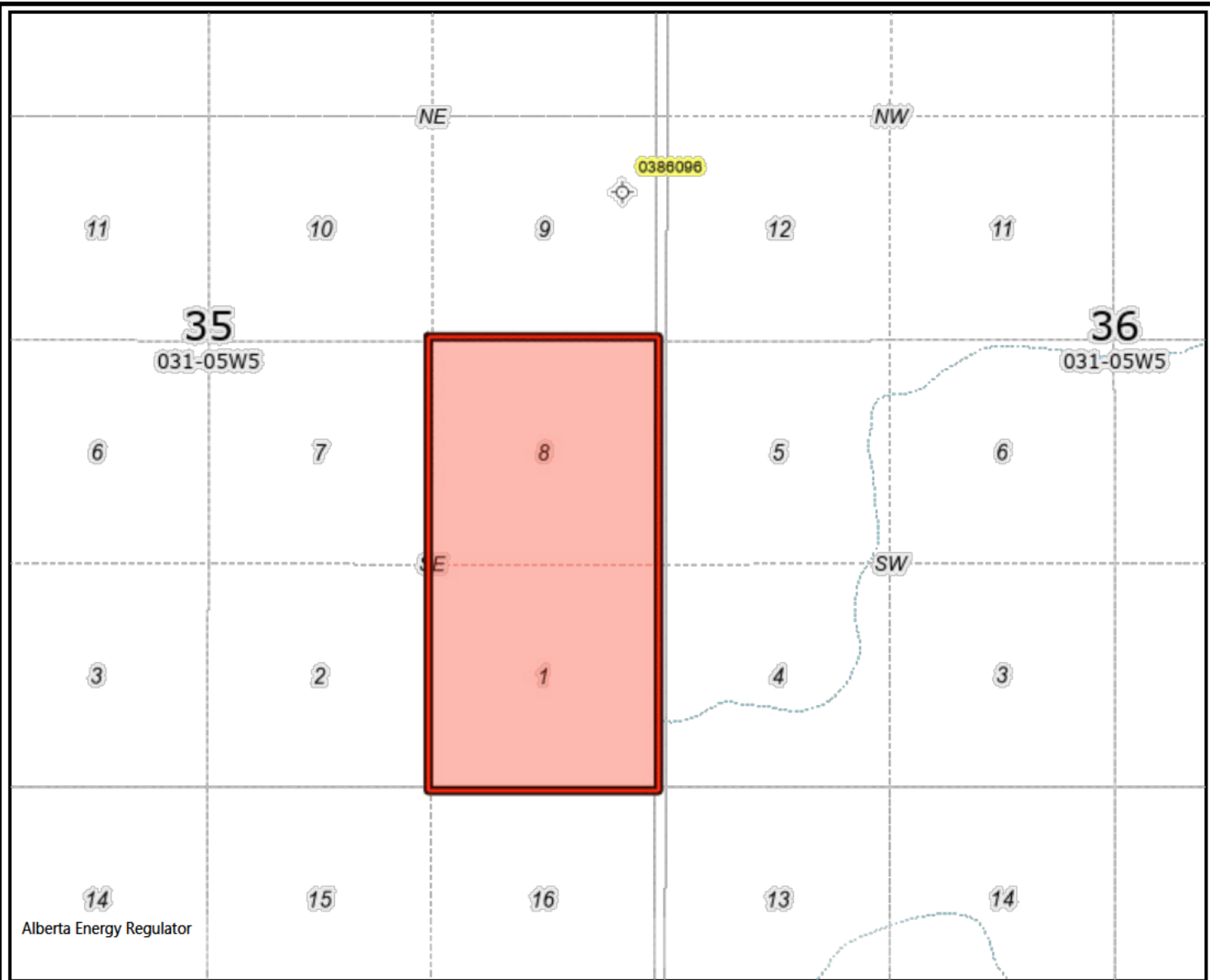
**LEGEND:**

-  RESIDENTIAL
-  PIPELINE

**SURROUNDING AREA**

BERGEN SAND & GRAVEL BERGEN PIT E 35-31-05-W5		
10	Date: 02 - APR - 2025	Figure: 2





# Abandoned Well Map

Base Data provided by: Government of Alberta

Author: MSoehn

Printing Date: 8/4/2025

## Legend

### Abandoned Well

#### Abandoned Wells



#### Revised Location



#### Revised Location Pointer



### Access

#### Paved Road (20K)

Primary Divided

Primary Divided

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 18055.954822

0 500 1000  
ft

Projection and Datum:  
WEB MERCATOR AUS SPHERE



**Alberta  
Energy  
Regulator**

# BERGEN PIT

COMPREHENSIVE SITE DEVELOPMENT PLAN - 2025

SE 35-031-05-W5

Prepared for Mountain View County



Prepared by:  
Amisk Creek Aggregate Consulting Ltd.  
Submitted on April 9, 2025



**General Conditions & Disclaimer**

This report and the assessments and recommendations contained in it are intended for the sole use of Amisk Creek Aggregate Consulting Ltd. (Amisk Creek's) client. Amisk Creek does not accept any responsibility for the accuracy of any of the data the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than Amisk Creek's client or an approved agent of the client. Any unauthorized use of or reliance on the report is at the sole risk of the user.

This report is based solely on the conditions at the time of Amisk Creek's investigation. The Client and any other parties using this report with the express written consent of the Client and Amisk Creek, acknowledge that conditions affecting the environmental assessment of the site can vary with time and that the conclusions and recommendations set out in the report are time sensitive.

The Client and any other party using this report with the express written consent of the Client and Amisk Creek also acknowledge that the conclusions and recommendations set out in the report are based on limited observations and recommendations made.

During the performance of the work and the preparation of this report, Amisk Creek may have relied on information provided by persons other than the Client. While Amisk Creek endeavors to verify the accuracy of such information when instructed to do so, Amisk Creek accepts noresponsibility for the accuracy of the reliability of such information that may affect the report.

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## Bergen Pit Comprehensive Site Development Plan

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### **Introduction & Objectives of this CSDP:**

The current Bergen Pit is located on the west half of the NE 35-031-05-W5, approximately 12.7km southeast of Sundre. Specifically 2.9km east of secondary highway 760 or 6.6km west of secondary highway 322 (Bergen Road) on Township 320. Environment and Parks issued Registration No. 480856-00-00 to Bergen Sand and Gravel Ltd. on February 16, 2022 and remains in good standing. The Registration is provided in Appendix B.

Currently, Mr. Tom Guzmanuk, owner of Bergen Sand and Gravel Ltd., is making an application to rezone the quarter section to the south of the current operation from agriculture to natural resource extraction. The objective is to expand the gravel pit into this area to utilize the large aggregate source.

According to Alberta Land Titles, project area is owned by Gladys Guzmanuk. Landowner permission has been provided through their signature on the application form.

At this time there has been 16.0ha has been approved in the NE 35. Only dry excavations have taken place and there is no intention of intersecting the water table at any time during the life of the pit. An additional 23.3ha is proposed to be rezoned from the SE 35 to natural resource extraction. The entire site disturbance is proposed to include 39.3ha within the E ½ of 35.

As there is already a pit in operation and the activities are not proposed to change from the current, the size of the pit is the only requested update. This in turn extends the life of the pit. Operational activity and traffic are not expected to change.

### **Location of Site Area:**

The proposed resource extraction is related to aggregate – sand and gravel. The expanded area is proposed to be increased to a total disturbance of 39.3ha. The current disturbance is 16.0ha. It is anticipated that the operation could last up to 50 years however this is entirely dependent on market demand.

The pit will be operated for 7 months of the year based on the weather. Hours of operation within these months can be up to 12 hours per day, 7:00-19:00, Monday to Saturday. When crushing is required, it is proposed Monday to Friday between 7:00-19:00. No extended hours are requested at this time, however if required, will be applied to the County for permission prior to the operation.

**Purpose of CSDP:**

Based on the current operation at the site and the history being established with the operation, no complaints have been heard from the surrounding neighbors regarding operations. As the site provides aggregate for local project, both private and municipal, an ample supply of aggregate is an asset to any community.

This particular aggregate deposit is quite deep, with a depth of excavation ranging up to 19.0m in depth, and therefore can provide its own noise and visual blight mitigation for surrounding properties. To date there have been no complaints related to the pit operations at this location.

The haul route is another advantage of this site as it is paved and therefore reduces the impact and degradation that a gravel road would experience with large truck hauling.

**Community Consultation:**

As required by County bylaws, a community consultation initiative was taken to provide the surrounding neighborhood with information regarding the upcoming application. A list of 286 surrounding landowners was provided by the County for landowners within a 1.6km radius of the site and haul route. Community consultation was conducted by the applicant, face to face as much as possible.

In-person communication was conducted between January 31 and February 2 by the applicant to acreage properties or community service providers. Discussions regarding the proposed expansion area as well as clarification that the operational activities would not change were the primary focus. No concerns were raised however contact information for the applicant was provided if any concerns developed later. Any residents in these areas that were unable to be reached were left with an information package in their door. This package has been included in Appendix A.

To address the many residents of Bergen Springs Estates, the same information packages were posted on the community information board for any interested individuals. The packages were posted on February 3 and by March 11 only 3-4 packages were taken. The applicants have not been contacted by any concerned individuals. Community board shown in Photo 1 below.

At this time, the feedback received by those in contact has been positive and overall supportive of the application. A call from Camp Evergreen was received to gain clarity on the proposed operation/expansion and the result was no concerns.



**Photo 1.** Bergen Estates Community Events board showing the consultation packages provided.

To minimize aggravation to the surrounding properties, crushing and screening equipment will be placed as low as possible in the pit to allow the pit walls to limit noise travel. Drop heights will be limited to 2m to reduce noise and dust creation.

In the event of dry periods where operational areas become dusty, an approved water source will be utilized to mitigate dust transfer. During high wind events, operations will cease until appropriate conditions return.

The site is located in an ideal setting to mitigate visual blight as it is surrounded on 3 sides by treed areas. The west side is bordered by the current landowners farm and therefore blocks any sight from the west. The borders of the full pit area are also fenced on all sides and gated at the access road to prevent unauthorized persons from entering the site.



**Area Context:**

Surrounding land uses include agriculture, natural areas, Country residential (including Bergen Springs Estates), other aggregate operations, and pipeline and oil lease activity. A surrounding area drawing has been provided in Figure 2.

Mountain View County maintains a pit operation approximately 0.6km to the west of the Bergen Pit. Further to the west lies Bergen Springs Estates, approximately 1.2km from the Bergen site. Residences also exist to the north of Twp Rd 320. None of the residences or operations have a clear line of site to any part of the operation, current or proposed. Having a treed buffer between the pit and the residences also provides noise mitigation as well eliminating visual blight.

Fallentimber Creek is approximately 2.5km, no wetlands have been identified within the current or proposed areas, and no other wetlands have been found within a close proximity to be impacted by operations.

As is identified on Figure 3, there are 4 primary pipeline right of ways (ROW) that are near the site, 2 of which are along the west and east side of the proposed area. The ROW to the west has currently established that there should be an undisturbed buffer of 30m from center on either side of the pipeline as well as a 3:1 undisturbed extraction setback. As this sterilizes a significant volume of product, communications are ongoing to determine if this can be reduced or modified to access the aggregate in any of the buffer.

The pipeline to the east has been partially reclaimed and no further setback is required.

Power lines on north side of Twp Rd 320. No pit traffic will be required to drive under powerlines. The access road to the pit is on the south side of Twp Rd 320. The access is gated and marked with a pit sign with contact details as shown in the photo below.

**Transportation:**

The haul route is through the access road from the pit, onto Twp Rd 320, then to the east to Highway 22 or west on Twp Rd 320 to local residents based on demand. The truck traffic is not anticipated to change from the current state. During peak demand the site could generate 10-20 truckloads per hour.

**Development Details:**

A scale and small shack will be present at the site to track aggregate. A portable commercially serviced toilet will also be present for staff use. No other facilities are necessary for operations.

Ongoing activities at the site include dry excavation, crushing, screening, and reclamation (grading). It has been estimated by the landowner and Eagle Engineering Corp. that 20 million tonnes of aggregate remain at the site and is available for extraction.

Separate stripping of topsoil will take place as needed and prior to all aggregate extraction. All stockpiles will maintain a minimum of 3m between the piles to prevent mixing. Topsoil will be stripped a minimum of 5m ahead of any pit face. Stripping will only occur during non-frozen, dry conditions to prevent degradation or mixing of the soil. All stripped material will be maintained onsite and used for reclamation.

Stockpiles have been seeded to allow root development to reduce erosion potential. The stockpiles are monitored regularly to ensure the vegetation and weeds are controlled. All precipitation is directed toward the internal areas of the site to prevent sedimentation to surrounding areas. As there is aggregate remaining within the pit floor, excess water will dissipate through the aggregate floor to the water table or evaporate from the site quickly. It is not anticipated that any water will remain standing at the site for significant lengths of time.

No additional offsite material will be brought for disposal or for fill. Any stockpiles of aggregate or reclamation material will be placed a minimum of 1m above the high-water table to prevent excess saturation or soil loss due to erosion.

No hazardous materials will be stockpiled or stored at the site.

No asphalt mixing or truck-box spraying will occur to prevent contaminants from leaching into the water. No aggregate washing is to occur at any time at the site. No alternative materials will be used in the reclamation of the site.

Based on the deep depth of aggregate and relatively narrow site, a greater active area will be required to allow for stockpiles, excavations, and equipment/loading areas. Progressive reclamation will be carried out when possible, however, reclamation may be required to wait until more of the site has been depleted.

The operational area was prepared by stripping the topsoil. All stockpiles have been seeded to minimize erosion from both wind and water. All operational areas will be sloped to enable runoff to flow into the working areas of the pit. No runoff will leave the site.

The processing areas are located as low as possible to reduce exposure to wind and also reduce noise. If conditions are dry, a dust control procedure will be implemented using water trucks to spray over the site. Water will be obtained from an approved source and be misted over the operational areas to minimize airborne particulates to surrounding neighbors. In the case of an extreme wind event, operations at the site would cease until the weather conditions improve.

The speed of the vehicles within the site will be limited to 30km/hr. The drop height of any loading will be kept to a maximum of 2m to reduce the creation of dust and minimize noise. In the event of an extreme wind, all operations will cease until conditions improve.

In the event noise or dust complaints are made from neighbors, Bergen S&G will contact the complainant directly to identify the problem and determine if an appropriate solution can be found. All neighbor concerns are taken seriously as they strive to achieve a good working relationship with all.

It is anticipated that the current 16.0ha area will be sufficient for the next 5 years of operation. The additional area will be divided into phases by the operator based on anticipated need. Phasing is highly dependent on demand and therefore may be required to be determined at a later date.

The access road has been indicated on Figure 3 with the loading area being located in the central area of the current disturbance, to the south of the access. Most reclamation material has been stockpiled surrounding the operational disturbance. One topsoil pile and 2 overburden piles are currently in place.

The size and type of equipment has been considered and will be appropriate for the site activity. The current equipment used is a 290BLC Volvo excavator and 2 Kawasaki 80ZV loaders.

**Signage and Advertising:**

As indicated in the photo below, a sign has been placed at the end of the access road along Twp Rd 320 to indicate the saleable products and contact information for the site.



**Photo 2.** Signage located at the entrance of the pit site.

**Environmental:**

In the event of a spill at the site, all vehicles are equipped with a spill kit to allow for quick reactions and minimal impacts.

Fuel will not be stored at the site. All required fuel is trucked in as required and removed when finished.

**Provincial Consultations and Status:**

Based on communication with the applicant, Alberta Transportation and Infrastructure does not require any authorizations.

No consultation with Transport Canada is required.

The site maintains Registration No. 480856-00-00 under the *Code of Practice for Pits*, issued on February 16, 2022 and does not expire. No *Water Act* requirements exist at this time. The Registration has been included in Appendix C.



**Closure**

I trust this report provides sufficient information to meet the current requirements. Should you have any questions or concerns, or require additional information please contact me at your convenience.

Sincerely,

Meghan Soehn, B.Sc., P.Ag.  
Senior Environmental Coordinator  
Amisk Creek Aggregate Consulting Ltd.



#### LEGEND:

- PROPOSED BERGEN PIT AREA
- PIPELINES
- TOPSOIL STOCKPILE
- OVERBURNDERN STOCKPILE

## SITE DEVELOPMENT PLAN

**BERGEN SAND & GRAVEL  
BERGEN PIT  
E 35-31-05-W5**





# **LEGEND:**

- PROPOSED BERGEN PIT AREA
- PIPELINES
- RECLAIMED PASTURE

## **RECLAMATION PLAN**

**BERGEN SAND & GRAVEL  
BERGEN PIT  
E 35-31-05-W5**





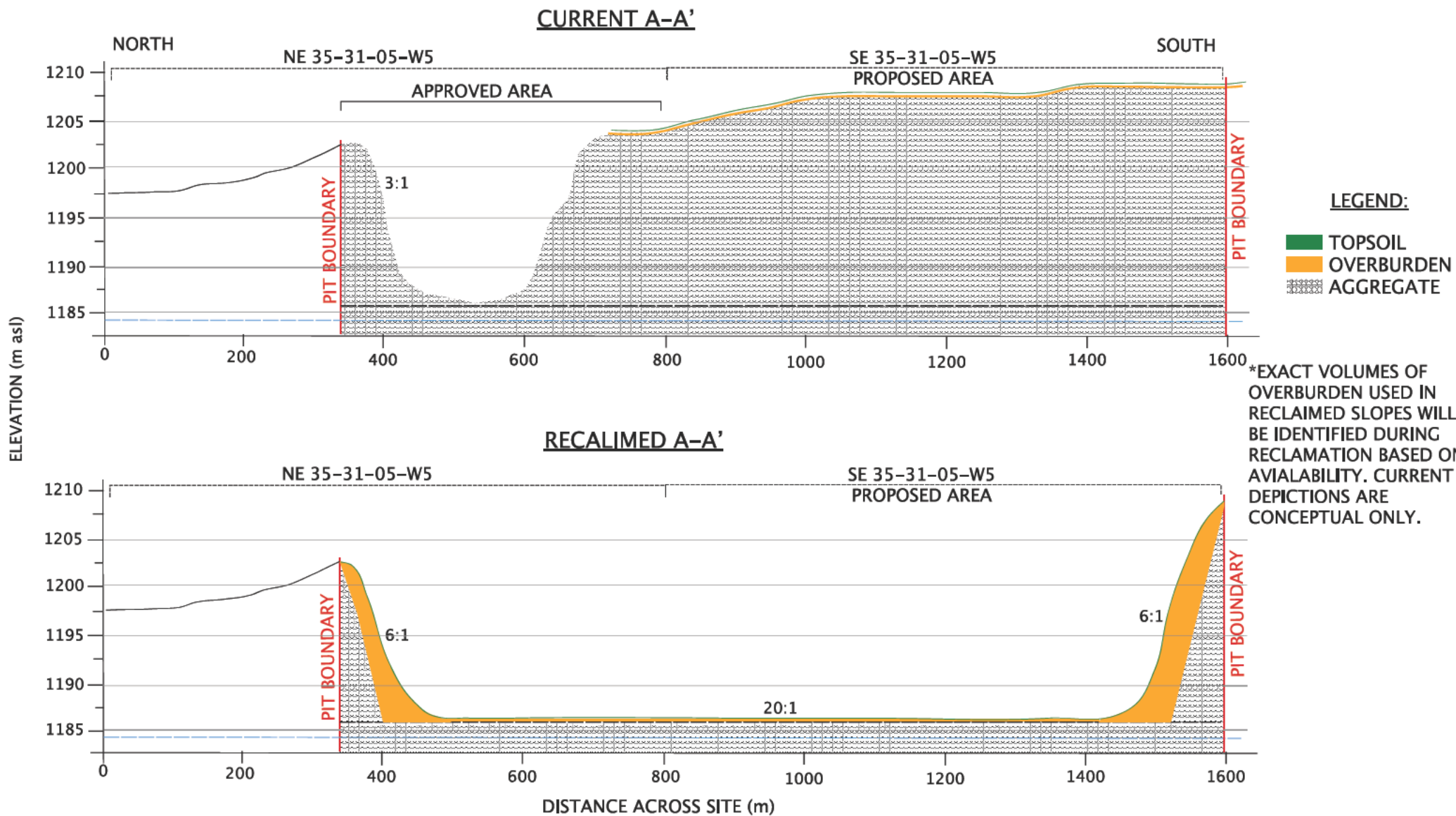
**LEGEND:**

- PROPOSED BERGEN PIT AREA
- PIPELINES
- CROSS SECTIONS

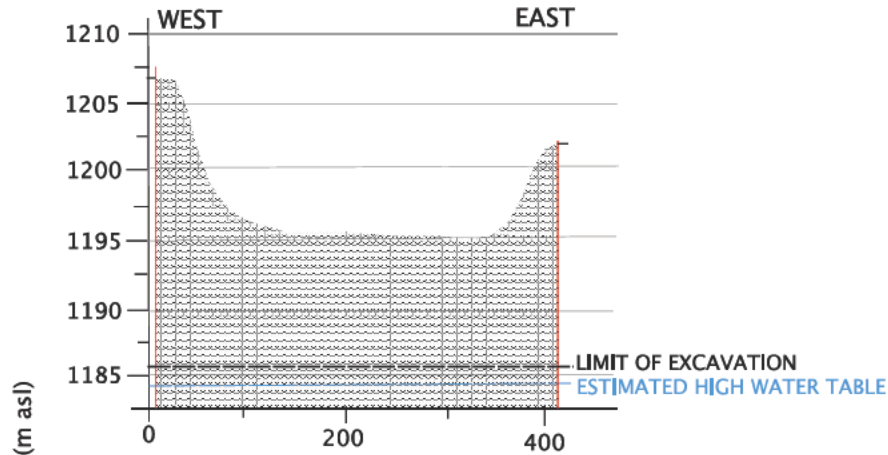
**CROSS SECTION LOCATIONS**

**BERGEN SAND & GRAVEL  
BERGEN PIT  
E 35-31-05-W5**

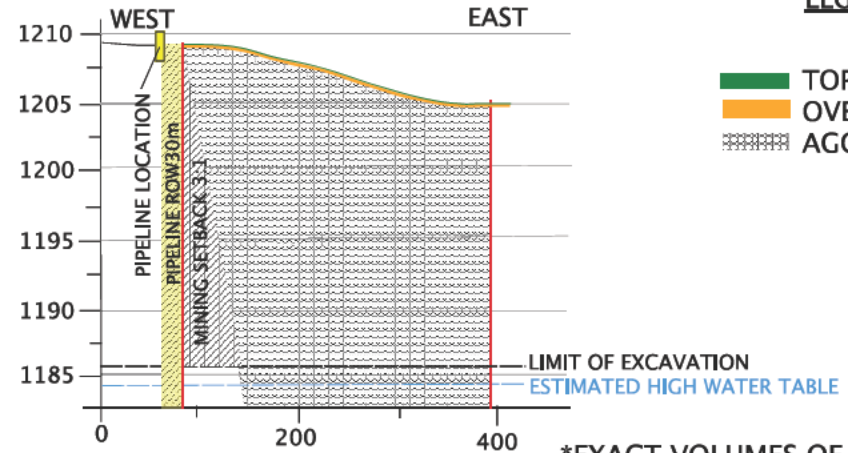




**CURRENT B-B'**



**CURRENT C-C'**

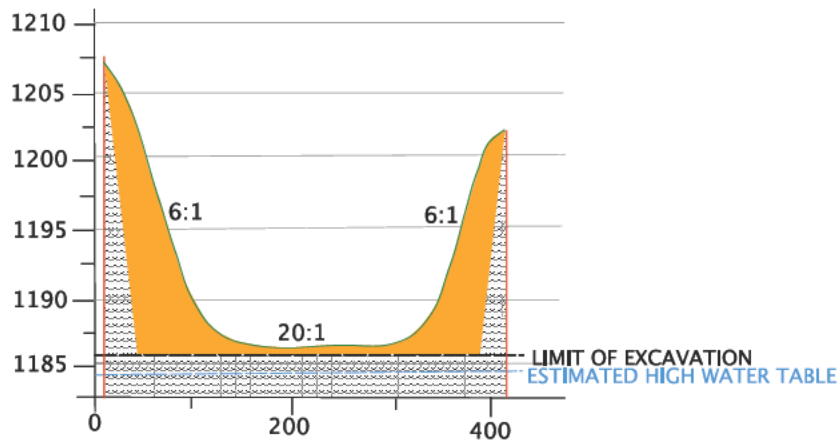


**LEGEND:**

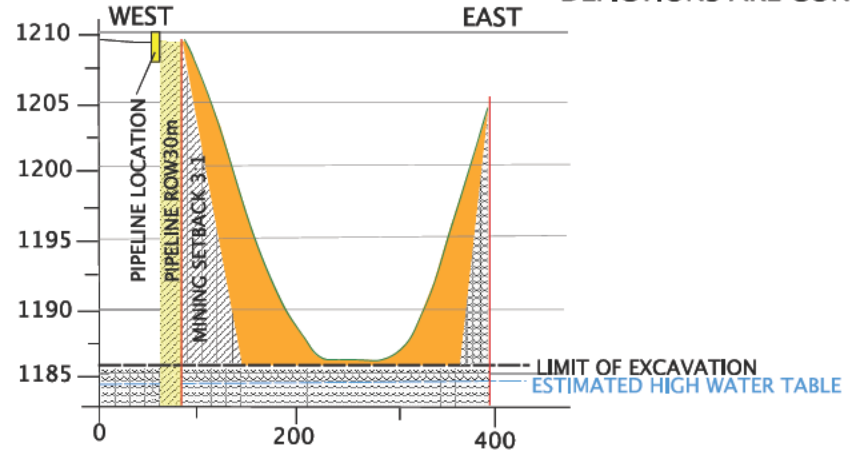
- TOPSOIL
- OVERBURDEN
- AGGREGATE

\*EXACT VOLUMES OF OVERBURDEN USED IN RECLAIMED SLOPES WILL BE IDENTIFIED DURING RECLAMATION BASED ON AVIALABILITY. CURRENT DEPICTIONS ARE CONCEPTUAL ONLY.

**RECLAIMED B-B'**

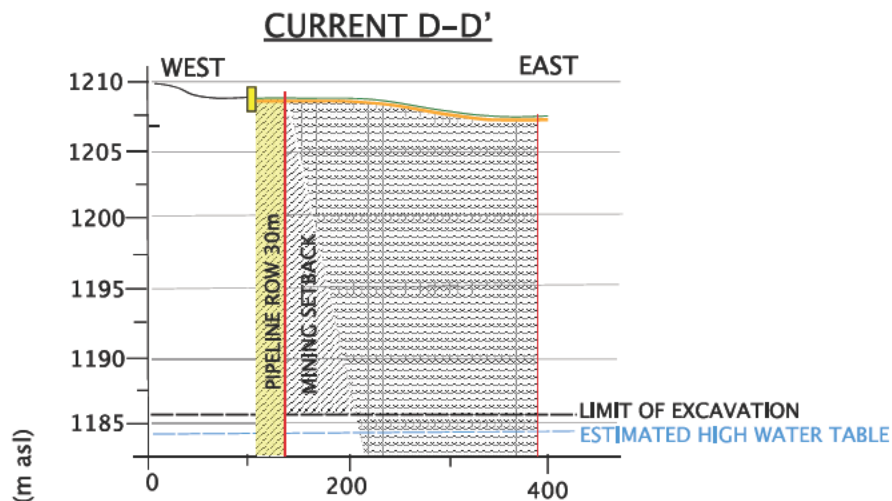


**RECLAIMED C-C'**



DISTANCE ACROSS SITE (m)

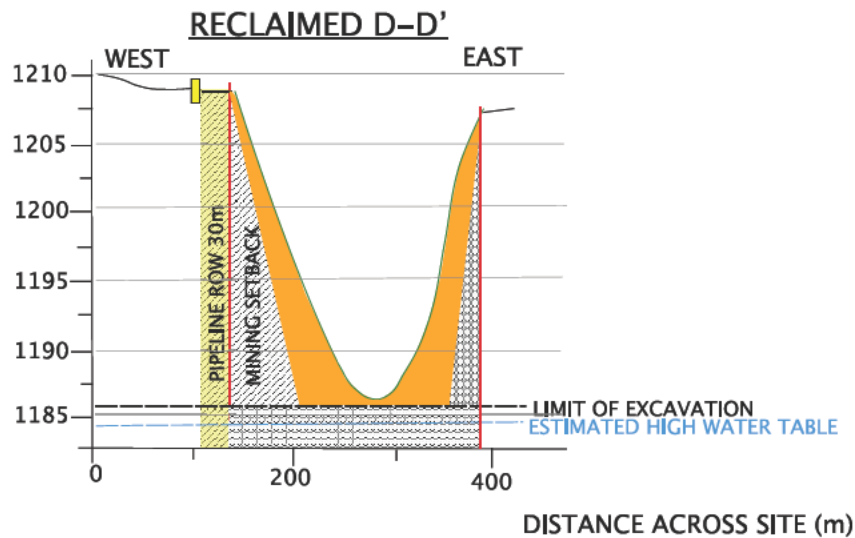
**CROSS SECTION B - B' & C - C'**



**LEGEND:**

TOPSOIL  
OVERBURDEN  
AGGREGATE

\*EXACT VOLUMES OF OVERBURDEN USED IN RECLAIMED SLOPES WILL BE IDENTIFIED DURING RECLAMATION BASED ON AVIALABILITY. CURRENT DEPICTIONS ARE CONCEPTUAL ONLY.



**CROSS SECTION D - D'**

**APPENDIX A**  
Community Consultation Package





# **BERGEN SAND & GRAVEL LTD**

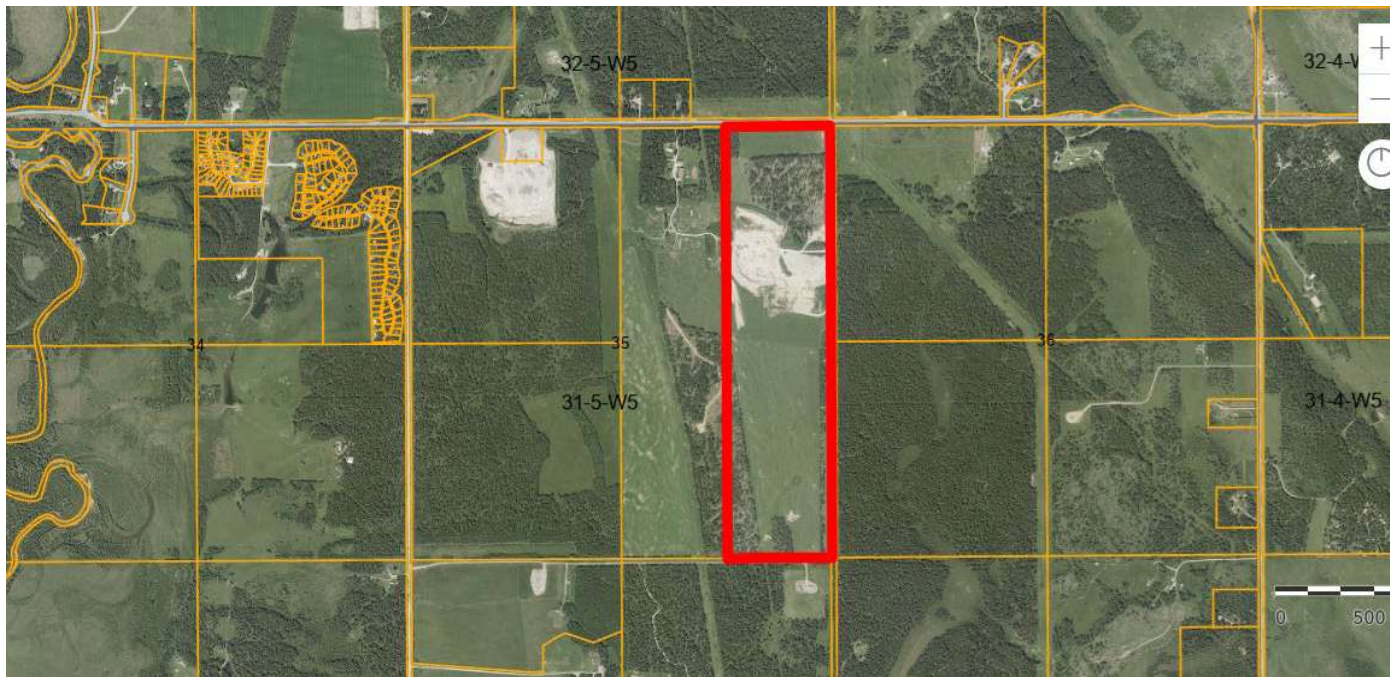
## **REZONING APPLICATION INFORMATION**

Bergen Sand and Gravel is currently seeking a change in zoning on the back half of the Quarter that is joined to the current gravel extraction operation. This is due to a lack of space to relocate soil/clay during stripping. These stripping piles take up large amounts of space, therefore requiring the rezoning so to be in compliance with county and provincial regulations. This rezoning will simply take this land from AG to Commercial, and will not affect the surrounding area or residents.

We are notifying the surrounding residents that the county deems could be impacted of this application and would greatly appreciate your support. If you do not support this application please contact the county office at your earliest convince.

Attached is a map of the area for your reference.

We at Bergen Sand and Gravel appreciate and thank you for your time in reviewing this document and your support.



Note. Half of the area in the green box is already deemed and zoned Commercial. We would preferred to work away from Bergen Road to avoid noise and any disturbance of near by residents.

name

land location

comments

Mary Moritz NW Sec 36 Town 13 Range 5 Wyo 05

WANT TO S20

Janelle Mikal [REDACTED] Twp rd 320. APPLICATION

Anna Phillips [REDACTED] TWP rd 320

Aminda Shaw [REDACTED] Twp rd. 320

[REDACTED] (Mailing address [REDACTED])  
Lindsey Anderson [REDACTED] Rgs Rd 52. Corstair, AB TOMONO).  
Twp

KYLE PIZZINER [REDACTED] TOWNSHIP ROAD 320

name

land location

comments

ALAN + BABE WELLS

PAT + JANET Cummings

BOUC LAVERCK

FRANK AMERLARI

SANDRA CARSON

RANDY GRAHAM. (DAWN GRAHAM)



name

land location

comments

TRAY VOICE

119

Name:

Signature:

Land location:

LEONARD SCHARFAR

TY FARBOT

WEST EAKTON FARMS

ALLAN MMEKAZ

Heinz Blatter

Mike Lued

Rod Brod

R. B. A

Lot #

Kyle Wik

Melissa Hunter

trap 320

SHAROF BEHREDS

RESO

Leckard

Ryan Turbitt

Range Road 56

**APPENDIX B**  
Land Title



**APPENDIX C**

Registration No. 428962-00-00

AER Confirmation of no Abandoned Wells

**APPENDIX C**

Registration No. 428962-00-00  
AER Confirmation of no Abandoned Wells

## REGISTRATION PROVINCE OF ALBERTA

### ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT R.S.A. 2000, c.E-12, as amended

REGISTRATION NO.: 480856-00-00

APPLICATION NO.: 001-480856

EFFECTIVE DATE: February 16, 2022

REGISTRATION HOLDER: **Bergen Sand and Gravel Ltd.**

.....  
**Registration is issued for the following activity:**

The construction, operation or reclamation of the Bergen Pit located in the NE 35-031-05-W5M as per the Registration Application, the Activities Plan dated January 17, 2018, and all supplemental information provided

Designated Director under the Act .....  
Craig Knaus, B.Sc.

Date Signed ..... February 16, 2022