



## Wapiti Corridor Planning Society

### Stakeholder Interview with Aggregate and Construction Companies May 25<sup>th</sup>, 2010 at 1:30pm Dunes Golf and Winter Club

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Mr. Jim Sawchuk and a representative from RECO Construction were in attendance at the meeting. Mr. Sawchuk represented Wapiti Gravel Suppliers and the representative from RECO Construction also represented radio controlled airplane use and the Shooting Range.

Both stakeholders were informed that the Wapiti Corridor Planning Society's goal is to create, through an open, transparent, and inclusive process, a multiuse vision, plan, and recommendations for the Wapiti River Valley from Pipestone Creek to the Smoky River that accommodates, protects, and balances both the current and future needs of the area and its people.

The stakeholders were also informed that the Wapiti Corridor Planning Society will ensure that the visions, plans and recommendations developed will:

- Be founded on dialogue between Government, Industry, Land Owners and the General Public;
- Be compatible with the Alberta Land-use Framework;
- Be respectful of private property rights;
- Consider the importance of the traditional uses of the land;
- Maintain the environmental and ecological integrity of the lands;
- Consider tourism and recreational opportunities for the land;
- Recognize and take into account current and future industrial dispositions;
- Recommend areas to best facilitate each use;
- Support continued reclamation efforts;
- Promote environmental sustainability; and,
- Contain an environmental education component.

After a brief summary of the mandate of the Wapiti Corridor Planning Society, stakeholders were asked the following questions:

**What facilities do you have in the area?**

RECO Construction currently has one sand pit in MD Greenview with 15 – 20 years of sand. RECO also has a sand pit west of Grovedale.

Wapiti Gravel Suppliers holds several Surface Materials Leases for both gravel and sand in the WCPS area. Some of the SML's are nearly depleted, some are just being started.

**What plans do you have for expansion?**

RECO Construction does not have any long term plans for expansion.

Wapiti Gravel Suppliers (WGS) has a new site at Clairmont. WGS always considers the location of, and ease of access to aggregate supplies when identifying potential new locations. WGS indicates that hauling aggregates by rail will likely be the way of the future. Depending on location, under current conditions, a two hour haul can make rail transportation viable.

RECO Construction plans on staying close to the aggregate sources.

**What are your issues?**

ATV's are the biggest issue. Shooting is also an issue. Gravel companies try not to make the slopes too dangerous at the end of the day as Off Highway Vehicle (OHV) users often recreate in the gravel pits.

**What kinds of things would you look for a plan to do for you?**

The representative from RECO Construction would like to see an air strip built near the bridge at Highway 40 for radio controlled planes. This should be located away from residential areas as the planes have engines. There are over 50 people in the radio controlled airplane club.

This stakeholder would also like to see a gun range created in the wapiti corridor area. Twenty feet of distance would be needed for the gun range.

General recreation is a good way to address reclamation.

Do not sterilize land by zoning it – do research first.

Be mindful of Not In My Backyard Syndrome (NIMBY)

Be mindful of current operating pits, depleted pits and residential areas when creating a land use plan. A campground should not be located next to an operating pit, and only certain uses should only be located near residential areas.

### **What are your major opportunities in this area?**

Mr. Sawchuk advised that every pit must have a reclamation plan. Sustainable Resource Development must approve the reclamation plan - this takes years. Contours must be consistent with the terrain, and the land is typically re-seeded and trees are planted. However, this isn't always the best way to reclaim land. Mr. Sawchuk would like to see more diverse reclamation plans be implemented, especially as roads have already been created to access the pit. If the SML holder knows what the final objectives for the land are, he may be able to accommodate some of those objectives in his reclamation plans, and the overall ultimate cost may be substantially reduced.

The Community Aggregate Payment Levy (CAPL) requires the operator of a pit to pay to the municipality where the pit is located, 25 cents per tonne for each tonne of aggregate removed from the pit, and the municipality can use the money collected from CAPL however they want-many municipalities chose to use this money to improve infrastructure.

### **Who else should the Society talk to?**

Sustainable Resource Development  
The County of Grande Prairie No.1  
LSAS is a good resource

Send letters to aggregate companies asking when their pits will be depleted so that the Society can create a land use plan around this. The Society should look at exhaustion time for pits and align these with plan implementation. Surface Mineral Leases (SML) will always be reserved for the SML holder.

### **Additional Comments:**

The Alberta Geological Survey needs to be consulted so that the Society can obtain data on where deposits are located. The Society needs to ensure that an area is assessed before it is zoned as recreational, for example.

Keep Sustainable Resource Development aware of what is going on. Seek their input, keep them in the loop and keep them involved.

Native needs should also be considered.

The biggest aggregate player in the Wapiti Corridor is the County. The County will have several hundred acres of pits under their control.

The 0 – 10 year horizon should be easy for aggregate companies to identify.