



INTRODUCING SCOTT PROPERTY

Lehigh Hanson Materials Limited (Lehigh) is planning for an aggregate extraction operation at its Scott Property.

We acknowledge and appreciate the time invested by the Bears paw community on this project to date. It is our intention to continue to refer to past engagement findings to guide our next steps. Your input has been invaluable.

Lehigh intends to submit a Master Site Development Plan (MSDP) and concurrent Land Use Amendment (LUA) application to Rocky View County (RVC) for approval, following an inclusive planning and engagement program. Lehigh will work closely with RVC, the community, and relevant approving authorities to establish baseline and application requirements.

Located in the community of Bears paw (Section 5, Township 26, Range 2, W5M) on the north side of Burma Road, the property is situated on a regionally significant gravel deposit. The 600-acre site could produce up to 25 years of aggregate supply depending on demand and the final development plan.

Once depleted, the lands will be reclaimed to agricultural. Another favourable end land use could be accommodated, including residential or non-residential uses, public amenities, parks, trails, community features, or infrastructure facilities pending further input from the community and RVC. The project is expected to contribute net community/regional benefits by providing access to near-market aggregates, local employment and an increased tax base for RVC.

WHO IS LEHIGH HANSON MATERIALS LIMITED?

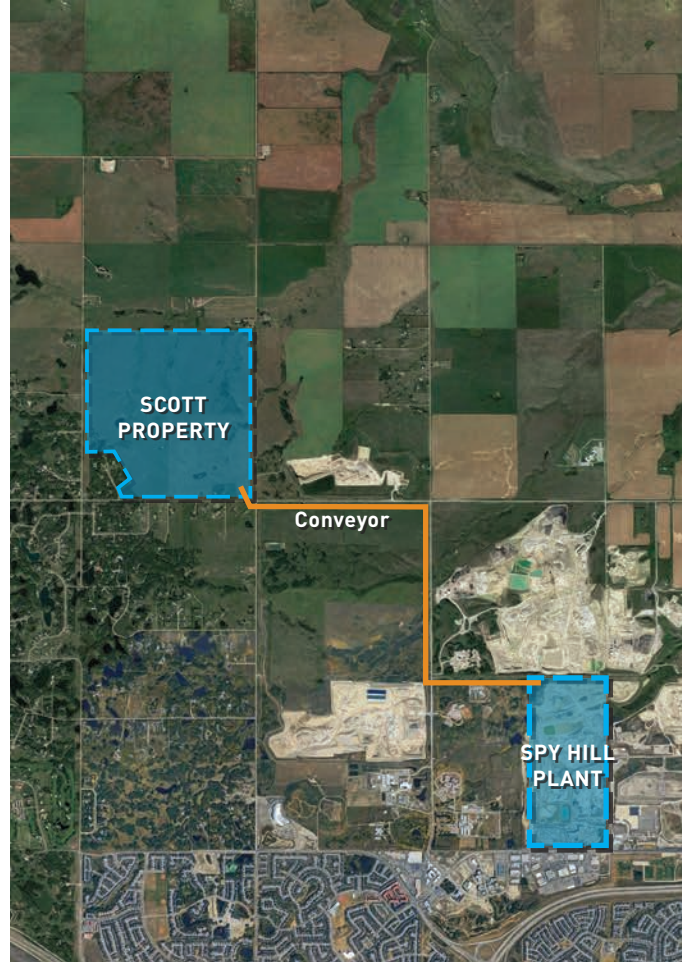
Lehigh Hanson provides aggregates to customers in the construction business throughout Western Canada, including lower mainland British Columbia and locations in Alberta, Saskatchewan, and Manitoba. Lehigh has operated in the Calgary region since the 1950s as a major supplier of all types of screened, crushed, and washed aggregate products. Lehigh's sand and gravel is used in ready-mix concrete, precast concrete production, road and building construction, landscaping, and a variety of specialty aggregates applications. With award winning reclamation and public amenity projects across North America and Canada, including the Sechelt Mine and Granville Island concrete plant in British Columbia, Lehigh has significant experience operating its facilities in harmony with its neighbors.



WHAT MAKES THIS APPLICATION DIFFERENT?

Lehigh has submitted applications twice in the past to amend the zoning of the Scott Property for aggregate development, both of which were unsuccessful. This application will be different than any other put forward in Rocky View County or the Calgary Region to date.

Lehigh is proposing to incorporate a long-distance conveyance system that would eliminate the need to put haul trucks on the road. The conveyance system will consist of an above-ground, covered conveyor belt that will transport aggregates away from the site via a leased right of way. The conveyance system will be separated from roadways with a berm. On site operations would include extraction and pre-processing, and all material would be conveyed to Lehigh's existing Spy Hill site for processing and sale.



LEHIGH'S SUSTAINABILITY COMMITMENT

The introduction of a conveyor into Lehigh's operations plan is a clear example of how we are striving to meet our 2030 Sustainability Commitments. To learn more, please visit www.heidelbergcement.com/en/sustainability-commitments-2030

By eliminating the need to transport material by truck, the Scott Property will have no impact on traffic safety, will produce less dust, noise, and emissions, and causes less impact to RVC residents.

The community has continuously stated the importance of reducing impacts caused by aggregate operations, and we've heard you. The conveyor is an important step in helping to achieve this.



PROJECT APPROACH

Lehigh intends to plan and design an operation that is environmentally responsible, meets or exceeds all relevant regulatory requirements and incorporates mitigative solutions where possible based on feedback from the community. Lehigh is committed to carrying out a comprehensive approach to a performance-based application that will guide impact mitigation commitments and cumulative impacts management.

PROJECT TEAM AND COMPOSITION

A comprehensive team of experts have been assembled to undertake the planning process and technical studies at the Scott Property to support a robust review and application. Technical studies will include: Market Evaluation / Rationale, Biophysical Assessments / Inventory, Historical Resources Overview, Ground / Surface Water Evaluations, Noise Assessment, Air Quality Assessment, Transportation and Fiscal Impact Assessments.

PROJECT SCHEDULE

- PHASE 1**
PROJECT INITIATION [Winter 2019-2020]
Establish technical study scopes, acquire seasonally available baseline data, initiate project launch and public engagement, and develop preliminary Mining and Reclamation Plans.
- PHASE 2**
CREATE AND REFINE MINING AND RECLAMATION PLAN [Spring 2020]
Analyze findings from baseline data, work with the community to refine the Mining and Reclamation Plans, determine mitigation measures, and prepare preliminary application requirements.
- PHASE 3**
CREATE, REFINE AND SUBMIT MSDP AND LUA [Fall 2020]
Develop and submit MSDP and LUA to RVC, and continue to notify and engage the community.
- PHASE 4**
APPLICATION DECISION [Winter 2020]
Rocky View County determination.

NEXT STEPS IN THE PROCESS

The first steps for the project include introductory meetings with key stakeholders and completion of baseline studies to better determine site conditions. A fulsome, inclusive and transparent communications and engagement program will be initiated in coordination with application development starting in early 2020. An information update will be circulated to the community in the new year to provide more information regarding next steps. If you would also like to receive email updates, please sign-up on the project website at:

 scottpropertyproject.com



HOW WILL SCOTT PROPERTY BENEFIT THE COUNTY AND REGION?

Aggregate is a scarce, non-renewable resource found in specific locations. Calgary and RVC have local, high-quality supplies of gravel, however these are depleting and large deposits for future supply are limited and rare.

Locally produced aggregate means reduced community and infrastructure impacts, reduced travel costs and greenhouse gas emissions, and significant benefit to the economy, local tax base and quality of life to those in RVC, Calgary, and throughout the province.

SCOTT PROPERTY WILL CONTRIBUTE A NET COMMUNITY BENEFIT IN THE FOLLOWING WAYS:



ACCESS TO AFFORDABLE AGGREGATE PRODUCTS | A consistent supply of aggregate in the region preserves low sale costs of sand and gravel resources, reduces the need for tax dollars to support infrastructure projects and lessens potential for gravel shortages.



RVC FISCAL AND ECONOMIC DEVELOPMENT | The project will contribute millions of dollars through the CAP levy, transportation levy, application fees, property taxes and other indirect benefits.



LAND USE CERTAINTY | The site contains a significant source of quality aggregate and has been subject to multiple applications and land use uncertainty for years. Accepting aggregate extraction at this site will allow for an assured future.



COMMUNITY AMENITIES | Aggregate is a temporary disturbance on the land and the end-uses can create community amenities and benefits including residential / non-residential uses, parks, trails, future housing, and infrastructure facilities.



REDUCED GHG EMISSIONS AND TRUCK TRAFFIC CONCERNS | The conveyor system means a significant number of trucks won't be needed, resulting in overall emission reductions.



RAISING THE STANDARD OF INDUSTRY MITIGATION | Lehigh is committed to exploring solutions to potential cumulative impacts and is open to working with other companies, regulators and the municipality to achieve this.



PRESERVATION OF A PUBLIC ASSET TO SUPPORT PROJECTED REGIONAL GROWTH | According to the CMRB, demand for aggregate is expected to double over the next 50 years. Scott Property provides certain access to local aggregates for future decades.



To learn more or ask questions,
contact Lehigh at:

☎ 1-800-828-9792

@ Connect@scottpropertyproject.com

🌐 scottpropertyproject.com