



Lehigh Hanson Materials Ltd.

South Richmond Terminal Project

Community Engagement Summary Report
November 13, 2014 (updated)

Prepared by

lucent
strategies inc

Background

Lehigh Hanson Materials Limited (Lehigh) is one of the world's leading building materials companies and has been operating for more than 100 years in Western Canada. Lehigh employs more than 2,000 employees in Canada, many of whom work at its Cement Plant in Delta and aggregate locations throughout the Lower Mainland.

To help meet future local and regional demand for aggregate material, Lehigh plans to build and operate the South Richmond Terminal Project on industrial lands owned by Port Metro Vancouver. In June 2012, Lehigh submitted a proposal to Port Metro Vancouver for project review and permitting. The proposed development under review includes a wash plant, aggregate material stockpiles, reclaimer, rail and truck loading facilities and two marine berths for loading and unloading barges.

The project is designed to minimize the potential for local impacts and to ensure environmental protection. Prior to engaging the community, Lehigh retained qualified consultants to undertake environmental impact studies for the proposed use of the site. Studies included an archaeological overview assessment, noise study, sediment assessment, traffic impact study, storm water management plan, habitat design assessment and mitigation measures, habitat inventory, and construction materials terminal evaluation of potential emissions. These studies found no significant environmental issues with the proposed project that would not be effectively addressed through Lehigh's planned mitigation measures. Mitigation measures include an Air Quality Management Plan to prevent the release of airborne particulate matter, an Environmental Management Plan that ensures the environment is protected during construction and facility operations, and a Noise Management Plan that ensures noise levels from operations would be below the City of Richmond's daytime and nighttime noise bylaws. Preloading will be required to prepare the site and to achieve the necessary ground settlement prior to construction.

Consultation Approach

Lehigh held a two-phase community engagement program from March 4, 2013 to November 5, 2014 to inform the community and stakeholders about the proposed South Richmond Terminal Project and to gather feedback. Information is available online at www.portmetrovancover.com and input was collected through correspondence with Lehigh and with Port Metro Vancouver staff.

Phase 1 (March 2013 – September 2014)

Public Engagement

On March 4, 2013 Lehigh mailed letters including information about the proposed project and a site map to local area residents and businesses within an 800-meter radius of the proposed project site (269 addresses). Included in the 800-meter radius for the notification distribution was the Waterstone Pier development located at 14100 Riverport Way in Richmond, B.C., a four-story apartment complex that contains 139 units. See Appendix A for distribution map.

The letter included contact information for Lehigh's Project Manager and Port Metro Vancouver's Senior Planner, and invited residents to contact either representative if they had any questions.

The project site map included with the letter was an artistic rendering of an aerial view of the proposed terminal. The project site map showed the location and descriptions of the key elements (See Appendix C).

Four people made contact – one by telephone and three by email. Of these people, one person contacted Lehigh and three people contacted Port Metro Vancouver.

Summary of Public Input

Table 1 outlines questions from the community and how they were addressed throughout the application review process and how they would be addressed during the subsequent construction phase if the project is approved to proceed.

Table 1: Community Interests and Responses

Area of Interest	Response
POST APPLICATION SUBMISSION:	
<p>General concerns about dust and air emissions and if Lehigh’s proposal would affect current conditions.</p>	<ul style="list-style-type: none"> • Lehigh has developed an Air Quality Management Plan to prevent the release of airborne particulate matter and will be incorporating mitigation measures, for example sprinklers, into the plant design. • The project has been designed to minimize local impacts such as dust. • As part of its application to Port Metro Vancouver, Lehigh, through Levelton Consultants Ltd., conducted an air quality assessment that looked at the nature of material that would be handled and the types of equipment that would be used at the project site. • The Levelton report looked at possible dust increases in the area. An air dispersion model indicated that there were no significant impacts on air quality from the proposed facility. The air dispersion model assessment captured a worst-case scenario when the facility would become operational, thus actual emissions will likely be lower than what was predicted in the assessment. • Lehigh will use additional mitigation measures to further reduce any potential for fugitive dust (sprinkling) that may be associated with its activity at the site. • Given the characteristics of the raw material, the wet nature of the aggregate processing and the proposed mitigation plan, Lehigh’s proposed facility operations are not expected to result in significant sources of dust. • Lehigh will continue to respond to public inquiries and general concerns about dust and air emissions during construction.
<p>Question about the shipping and receiving of sand and gravel.</p>	<ul style="list-style-type: none"> • Lehigh’s proposal includes a traffic impact assessment, which showed all inbound aggregate will arrive by marine barge and most of the processed material will be distributed by marine barge.

Area of Interest	Response
POST APPLICATION SUBMISSION:	
	<ul style="list-style-type: none"> The exact percentage shipped by barge will be subject to availability and market conditions. Alternatives include rail and truck transport.
<p>Concerns about where the trucks are entering and leaving the site. A specific concern that Riverport Way will become a major roadway connection to the proposed project site.</p>	<ul style="list-style-type: none"> No new public road connection is proposed through the site or along the western property boundary (Triangle Road). Vehicles accessing the site can only do so from Portside Road on the eastern side of the property. Access will be provided by a two-lane, two-way connection to ensure no gravel trucks are on local streets.
<p>Concerns about dirt/debris on the roadway with mention that (non-Lehigh related) double dump trucks are using Triangle Road without tarps.</p>	<ul style="list-style-type: none"> Trucks entering and exiting the proposed facility must be covered with tarps to prevent dirt and debris from being released onto the road. Truck wheel wash systems and driveway cleaning would be mitigation measures to prevent (Lehigh-related) dirt and debris on the roadway.
<p>Concerns about noise and dirt the plant could generate.</p>	<ul style="list-style-type: none"> The project design takes into account potential community impacts and as such, Lehigh has included mitigation measures for noise and dust. Noise mitigation measures could include: installing enclosures and lining enclosures with sound absorptive materials, directional vents, intermittent fan controllers, more frequent maintenance and replacement of conveyor rollers and/or bearings. Mobile equipment will be equipped with mufflers and exhaust silencers. It is anticipated that buildings and structures on adjacent properties to the west of the proposed site will provide additional noise mitigation. These measures are consistent with local and national best practices in environmental management and they have been successfully applied to other developments of similar scope and scale.
<p>Concerns about the hours of operation</p>	<ul style="list-style-type: none"> Hours of operation are proposed to be 24 hours per day, 7 days per week; however, noisy operations would occur during daytime hours and in compliance with City of Richmond noise bylaws. Only under extenuating circumstances would activities take place outside of the permitted daytime operating hours, and this would require a noise variance request from Port Metro Vancouver. Lehigh plans to maintain regular communication with its neighbors to keep them informed of its activities prior to works commencing.

Area of Interest	Response
POST APPLICATION SUBMISSION:	
Concerns about future project phases	<ul style="list-style-type: none"> Any future plans for expansion would be subject to further assessment and issuance of a Project Permit by Port Metro Vancouver.
Concern about tree clearing and impact to bird habitat.	<ul style="list-style-type: none"> PMV responded, confirming that Lehigh intends to retain trees and natural spaces along the No. 7 Road canal, at the eastern edge of the proposed project.
Concern about disposal of wash water once finished washing the aggregate.	<p>PMV responded and provided the following information:</p> <ul style="list-style-type: none"> Lehigh plans to clean and recycle water used for washing the aggregate. While aggregate washing has a high water demand, much of this can be recycled on site, and re-used. The primary water intake will be from the Fraser River, not from municipal services.

Municipal Consultation

Port Metro Vancouver sent a letter to the City of Richmond advising of Lehigh's proposed project. Lehigh and Port Metro Vancouver met with the City of Richmond staff to discuss public consultation for the proposed project. It was agreed that Lehigh would offer local residents the opportunity for a public meeting and that city staff would be invited to public meetings should they occur.

Phase 2 (May 2014 – November 2014)

Public Engagement

On May 1, Lehigh sent follow up letters to Waterstone Pier and Riverport Flats to advise the community of the proposed project and seek an opportunity to meet with residents. The meeting would provide an opportunity for those present to ask project staff from Lehigh and Port Metro Vancouver questions about the proposed project. With the letter, Lehigh also sent a copy of the project site map by mail courier to the property managers of the Waterstone Pier development and to Riverport Flats, a newly built development at 14088 Riverport Way in Richmond, B.C.

The letter to Waterstone Pier offered the opportunity for an in-person meeting with the development's strata council. As Riverport Flats has rental units and does not have a strata council, the letter offered to meet in person with the building manager.

Lehigh's Environment and Land Manager, followed up by phone to both property managers to confirm receipt of the letters and to answer any questions about the offer for an in-person meeting with Lehigh about the proposed project.

The property manager for Waterstone Pier advised that she would forward a copy of the letter and project site map to the strata council. In addition, Lehigh provided the property manager for Waterstone Pier with brochures that contained information about the project, and which could be shared with residents at the Annual General Meeting on October 14, 2014. Contact information for Lehigh's Project Manager and Port Metro Vancouver's Planning and Development representative was included in the brochure. See Appendix G for a copy of the brochure.

Following Waterstone Pier's Annual General Meeting, an owner of a unit within the building contacted Lehigh and Port Metro Vancouver for more information about the project.

The property manager for Riverport Flats advised that a copy of the letter and project site map would be forwarded to the building owner. In addition, the letter and project site map would be posted in the building elevator for residents.

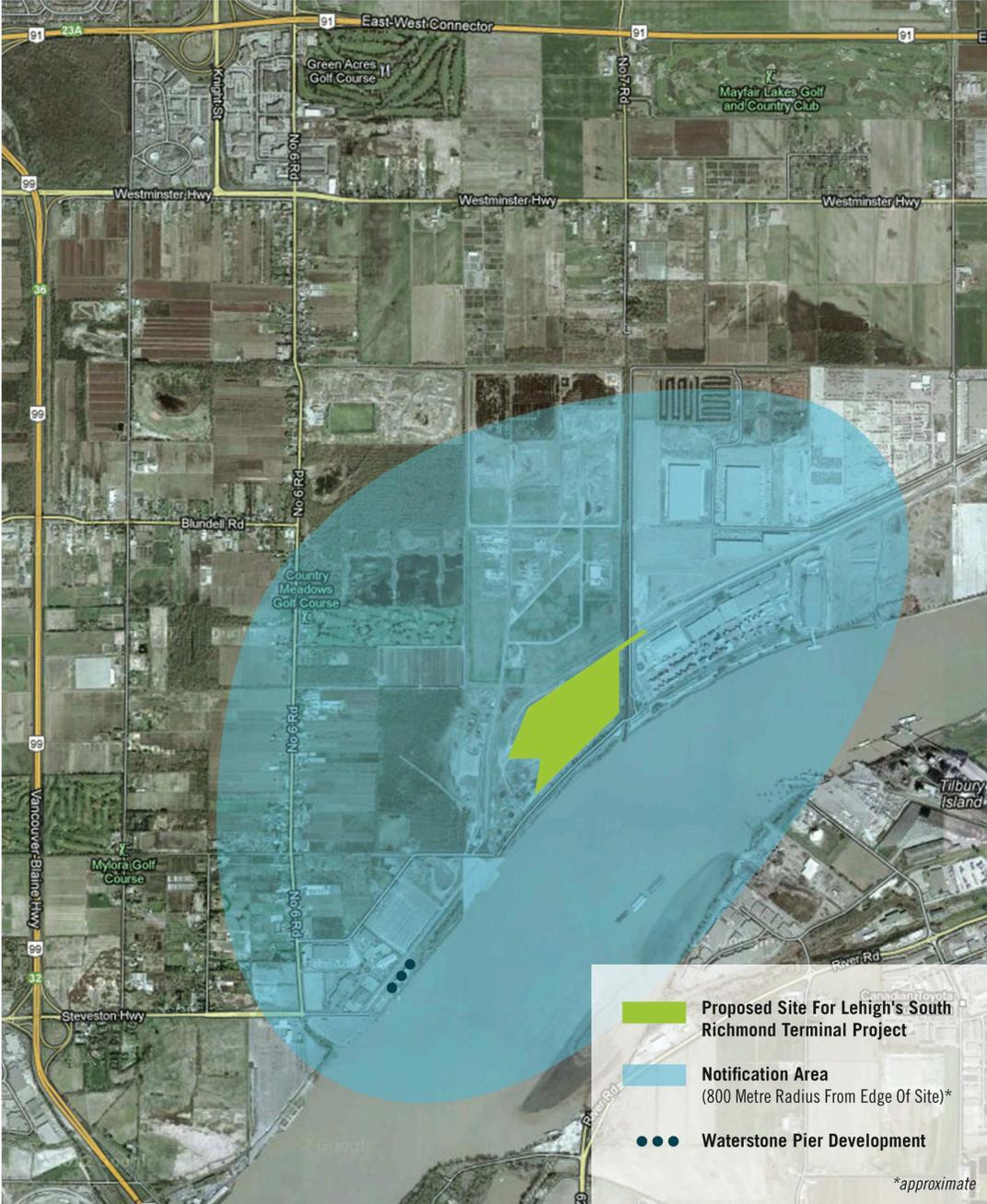
A summary of consultation activities is provided below:

Date	Activity
March 4, 2013	Letter sent to residents
March 27, 2013	Letter sent to City of Richmond describing Lehigh's proposed project
May 28, 2013	Meeting and project briefing with City of Richmond staff
March 20, 2014	Phone calls to building managers of Waterstone Pier and Riverport Flats
May 1, 2014	Letter sent to building managers of Waterstone Pier and Riverport Flats
May 14, 2014	Follow up calls to building managers of Waterstone Pier and Riverport Flats
July 4, 2014	Second letter sent to building managers of Waterstone Pier and Riverport Flats
March 4, 2013 to July 18, 2014	Collection of feedback from local community
October 14, 2014	Provided brochure for distribution at Waterstone Pier Annual General Meeting with building residents.

Summary of Public Input

- The property manager for Waterstone Pier requested an information handout that could be provided to building residents at the Annual General Meeting on October 14, 2014. Lehigh provided the property manager with informational brochures for the meeting.
- In July 2014, Lehigh sent follow up letters to the two multi-family residential buildings closest to the site to request confirmation of any questions or concerns by July 18, 2014.

Appendix A: Distribution Map



Appendix B: Letter to Community

Lehigh Hanson
HEIDELBERGCEMENT Group
Lehigh Hanson Canada Region
8955 Shaughnessy Street
Vancouver, BC V6P 3Y7
Mail: PO Box 2300
Vancouver, BC V6B 3W6
Phone 604-269-6575
Fax 604-261-0135

March 4, 2013

Dear Neighbour:

Re: Proposed South Richmond Terminal Project

We would like to provide you with information about our company and our proposed development in your neighbourhood, as well as to let you know how to find out more about our proposed plans and provide feedback.

Lehigh Hanson Materials Limited (Lehigh) has been operating for more than 100 years in Western Canada and is one of the world's leading building materials companies. We employ more than 2,000 employees in Canada, many of whom work at our Cement Plant in Delta and aggregate locations throughout the Lower Mainland. We recently submitted a proposal to Port Metro Vancouver to develop an aggregate processing and distribution facility in south Richmond on industrial lands owned by Port Metro Vancouver (see informational map on reverse).

Our proposal is to construct an aggregate processing location in southeast Richmond at the south end of No.7 Road. The proposed facility will be located on a site owned by Port Metro Vancouver and will include buildings and equipment to receive, process and distribute aggregates (sand and gravel) primarily by barge. To achieve the necessary ground settlement, several years of site preparation will be required across the site prior to construction of the facility, which is anticipated to begin in 2018.

Lehigh is committed to operating in a manner that minimizes impacts on the environment and the surrounding area. The project design incorporates environmental protection and mitigation measures to ensure that environmental impacts can be minimized. Additionally, our primary objective is to continue to supply building materials to the construction market in a sustainable manner by reducing transport of aggregates by truck, thereby reducing road congestion and air emissions. Lehigh has also worked closely with the City of Richmond and provided funding for the new riverfront public trail system along the dyke connecting to the City's large trail system. For more information, please see the site plan on the back of this page or visit portmetrovancover.com.

If you would like to speak with someone at Port Metro Vancouver, please contact:

Tim Blair, Planning and Development, Port Metro Vancouver
Tel: 604-665-9378 or Email: timothy.blair@portmetrovancover.com

If you have any questions about Lehigh's proposed facility, please do not hesitate to contact me at (604) 269-6571 or by email: Sophie.Mullen@lehighhanson.com.

Yours truly,



Sophie Mullen, MSc.
Project Manager
LEHIGH HANSON MATERIALS LIMITED

Appendix C: Project Site Map



Appendix D: Letters to Building Managers

Lehigh Hanson
HEIDELBERGCEMENT Group

Lehigh Hanson Materials Limited
8955 Shaughnessy Street
Vancouver, BC V6P 3Y7
Mail: PO Box 2300
Vancouver, BC V6B 3W6
Phone 604-269-6575
Fax 604-261-0135
www.lehighhansoncanada.com

May 1, 2014

Kathy Vanderlee
Property Manager, ColyVan Pacific
Suite 202-5704 Balsam
Vancouver, BC V6M 4B9

Re: Proposed South Richmond Terminal Project and Request for Meeting

Dear Kathy:

Thank you for the opportunity to speak with you recently about Lehigh Hanson Materials Limited and our proposed development in your neighborhood.

Lehigh has been operating for more than 100 years in Western Canada and is one of the world's leading building materials companies. We employ more than 2,000 employees in Canada, many of whom work at our Cement Plant in Delta and aggregate locations throughout the Lower Mainland. We submitted a proposal to Port Metro Vancouver to develop an aggregate processing and distribution facility in south Richmond on industrial lands owned by Port Metro Vancouver in southeast Richmond at the south end of No. 7 Road. As you may be aware, Lehigh sent a letter, and project description and map of the proposed project to our neighbors in the area, including Waterstone Pier last year. A copy of the project description and map is enclosed. Information on Lehigh's project is also available on Port Metro Vancouver's website at: <http://portmetrovancover.com/en/projects/OngoingProjects/Tenant-Led-Projects/lehigh-hanson-south-richmond-terminal-project>.

Our proposed facility will include buildings and equipment to receive, process and distribute aggregates (sand and gravel) primarily by barge. To achieve the necessary ground settlement to support the infrastructure, several years of site preparation will be required across the site prior to construction, which is anticipated to begin in 2018. The project design incorporates environmental protection and mitigation measures to ensure that environmental effects can be minimized.

I would like the opportunity to meet with the Waterstone Pier strata council in person about our proposed project and longer-term vision for the site. I will follow up with you in the near future about the possibility for a meeting in May or June. If you have any questions, or would like to schedule a meeting date, please do not hesitate to contact me at (604) 269-6571 or at Sophie.Mullen@lehighhanson.com. If you would like to speak with someone at Port Metro Vancouver, please contact Tim Blair, Planning and Development, Port Metro Vancouver at (604) 665-9378 or Timothy.Blair@portmetrovancover.com.

Thank you. I look forward to hearing from you.

Yours truly,



Sophie Mullen, MSc.
Project Manager
LEHIGH HANSON MATERIALS LIMITED

Lehigh Hanson
HEIDELBERGCEMENT Group

Lehigh Hanson Materials Limited

8955 Shaughnessy Street
Vancouver, BC V6P 3Y7
Mail: PO Box 2300
Vancouver, BC V6B 3W6
Phone 604-269-6575
Fax 604-261-0135
www.lehighhansoncanada.com

May 1, 2014

Building Manager
Riverport Flats
Unit #100 – 14000 Riverport Way
Richmond, BC V6W 0B2

Re: Proposed South Richmond Terminal Project

I am writing to you on behalf of Lehigh Hanson Materials Limited to provide you with information about our company and our proposed development in your neighbourhood.

Lehigh has been operating for more than 100 years in Western Canada and is one of the world's leading building materials companies. We employ more than 2,000 employees in Canada, many of whom work at our Cement Plant in Delta and aggregate locations throughout the Lower Mainland. We submitted a proposal to Port Metro Vancouver to develop an aggregate processing and distribution facility in south Richmond on industrial lands owned by Port Metro Vancouver in southeast Richmond at the south end of No. 7 Road.

Our proposed facility will include buildings and equipment to receive, process and distribute aggregates (sand and gravel) primarily by barge. To achieve the necessary ground settlement to support the infrastructure, several years of site preparation will be required across the site prior to construction, which is anticipated to begin in 2018. The project design incorporates environmental protection and mitigation measures to ensure that environmental effects can be minimized. Attached please find a description and informational map of our proposed project. Information on Lehigh's project is also available on Port Metro Vancouver's website at: <http://portmetrovancover.com/en/projects/OngoingProjects/Tenant-Led-Projects/lehigh-hanson-south-richmond-terminal-project>.

I would welcome the opportunity to meet with you in person about our proposed project and longer-term vision for the site. I will follow up with you in the near future about the possibility for a meeting in May or June. If you have any questions, or would like to set up a meeting with Riverport Flats residents, please do not hesitate to contact me at (604) 269-6571 or at Sophie.Mullen@lehighhanson.com. If you would like to speak with someone at Port Metro Vancouver, please contact Tim Blair, Planning and Development, Port Metro Vancouver at (604) 665-9378 or Timothy.Blair@portmetrovancover.com.

Thank you. I look forward to hearing from you.

Yours truly,



Sophie Mullen, MSc.
Project Manager
LEHIGH HANSON MATERIALS LIMITED

Appendix E: Letters to Building Managers

Lehigh Hanson
HEIDELBERGCEMENT Group

Lehigh Hanson Materials Limited
8955 Shaughnessy Street
Vancouver, BC V6P 3Y7
Mail: PO Box 2300
Vancouver, BC V6B 3W6
Phone 604-269-6575
Fax 604-261-0135
www.lehighhansoncanada.com

July 4, 2014

Kathy Vanderlee
Property Manager, ColyVan Pacific
112-7565 132nd Street
Surrey, BC V3W 1K5

Re: Follow up to Meeting Request for Proposed South Richmond Terminal Project

Dear Kathy:

Thank you for the opportunity to speak with you recently about Lehigh Hanson Materials Limited and our proposed development in South Richmond.

As mentioned in our letter of May 1, Lehigh requested the opportunity to meet with the Waterstone Pier strata council in person about our proposed project and longer-term vision for the site. We understand that you have forwarded a copy of our letter to the strata council.

We have not heard anything further from the strata council regarding our offer to meet. We remain committed to providing you with information about our proposed project at any time. We kindly request **your confirmation by July 18** whether Waterstone Pier is interested in meeting with us about the project.

Information on Lehigh's project will continue to be available on Port Metro Vancouver's website throughout the Port's review process at: <http://portmetrovanancouver.com/en/projects/OngoingProjects/Tenant-Led-Projects/lehigh-hanson-south-richmond-terminal-project>.

We look forward to being a trusted neighbour to the Waterstone Pier community throughout construction and operation of our proposed terminal, once review by the Port is complete.

If you or the strata council has any further questions, please do not hesitate to contact me at (604) 269-6571 or at Sophie.Mullen@lehighhanson.com. If you would like to speak with someone at Port Metro Vancouver, please contact Tim Blair, Planning and Development, Port Metro Vancouver at (604) 665-9378 or Timothy.Blair@portmetrovanancouver.com.

Thank you for your time.

Yours truly,



Sophie Mullen, MSc.
Project Manager
LEHIGH HANSON MATERIALS LIMITED

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July 4, 2014

Building Manager
Riverport Flats
Unit #100 – 14000 Riverport Way
Richmond, BC V6W 0B2

Re: Follow up to Meeting Request for Proposed South Richmond Terminal Project

Thank you for the opportunity to speak with you recently about Lehigh Hanson Materials Limited and our proposed development in your neighborhood.

As mentioned in our letter of May 1, Lehigh requested the opportunity to meet with a Riverport Flats representative in person about our proposed project and longer-term vision for the site.

We have not heard anything further from a Riverport Flats representative regarding our offer to meet. We remain committed to providing you with information about our proposed project at any time. We kindly request **your confirmation by July 18** whether Riverport Flats is interested in meeting with us about the project.

Information on Lehigh's project will continue to be available on Port Metro Vancouver's website throughout the Port's review process at: <http://portmetrovancover.com/en/projects/OngoingProjects/Tenant-Led-Projects/lehigh-hanson-south-richmond-terminal-project>.

We look forward to being a trusted neighbour to the Riverport Flats community throughout construction and operation of our proposed terminal, once review by the Port is complete.

If there are any further questions, please do not hesitate to contact me at (604) 269-6571 or at Sophie.Mullen@lehighhanson.com. If you would like to speak with someone at Port Metro Vancouver, please contact Tim Blair, Planning and Development, Port Metro Vancouver at (604) 665-9378 or Timothy.Blair@portmetrovancover.com.

Yours truly,



Sophie Mullen, MSc.
Project Manager
LEHIGH HANSON MATERIALS LIMITED

Appendix F: Letter to City of Richmond



March 27, 2013

PP# 2009-076
VIA E-MAIL & MAIL

Mr. Wayne Craig
Director of Development
City of Richmond
6911 No. 3 Road
Richmond BC, V6Y 2C1

Dear Mr. Craig,

**Re: VFPA Project Permit #2009-076
Lehigh-Hanson Aggregate Facility**

Port Metro Vancouver (PMV) is currently reviewing a Project Permit application from Lehigh Hanson Materials Limited (Lehigh) for the installation of an aggregate processing and distribution facility on the north shore of the Main Arm of the Fraser River west of the No. 7 Road Right of Way, and adjacent to PMV's Fraser Richmond Logistics Hub. As part of our Project Review process, we wish to consult with the City of Richmond on the application.

Enclosed, please find a copy of the application package including site plans and drawings of the proposed equipment. The proposal includes:

- A construction aggregate materials terminal
- Two barge berths, including overhead conveyors to/from the site
- Aggregate crushing and washing facilities
- Finished material storage piles
- A water collection, treatment and redistribution system for recycling process water
- A storm water system including a network of ditches, swales and detention ponds

The project is a replacement for the Lehigh aggregate facility that recently vacated from the Duck Island site in north-west Richmond, on the North Arm. Aggregate and finished product are proposed to be transported to and from the site by barge, for distribution to batch plants in the region by water. Vehicle traffic, expected to be minimal, is proposed to access the site via a new bridge to be constructed across the No. 7 Road canal to connect with Portside Road to the east. It is important to note that proposed development of this site is subject to a pre-loading period of 6 years to prepare the land for construction.

The area proposed to be leased allows for additional expansion in the future, including additional uses such as a deep sea ship berth for the import of cement powder, a rail yard for the import and export of aggregate, a truck loading station, concrete batch plant, and office component. Any of these subsequent phases would require a separate Project Permit application at the time of proposed development.

...2.

100 The Pointe, 999 Canada Place, Vancouver, B.C. Canada V6C 3T4

portmetrovancover.com

100 The Pointe, 999 Canada Place, Vancouver, C.-B. Canada V6C 3T4

Canada

Mr. Wayne Craig
March 27, 2013
Page 2

It is important to note that additional information related to projected impacts of the facility such as traffic, noise, and fugitive dust will be provided to the City once it becomes available. Current information about the project is available on PMV's website at: http://portmetrovancover.com/en/projects/OngoingProjects/Tenant-Led_Projects.aspx

Lehigh is undertaking a Public Consultation process including distribution of a community flyer to nearby addresses east of No 6. Road, per the attached. Depending on the level of feedback received, additional consultation may be required of the proponent. We invite the City's comments on the scope of consultation being undertaken for the proposal.

PMV understands that Lehigh is in the process of purchasing "Lot K" at the south edge of the site from the City, which will be developed as a trail connection along the dike. Information about the status and timing of the design for this trail is requested from the City.

As part of PMV's project review process, we will conduct an environmental review as per our Project Environmental Assessment Procedure under PMV's Environment Policy. Port Metro Vancouver is currently the lead agency for all environmental reviews during the Burrard Inlet Environmental Action Program & Fraser River Estuary Management Program partnership transition period.

We would appreciate receiving the City of Richmond's comments on the proposal, and we suggest that a meeting to discuss project impacts as a next step. Should you have any questions, please contact me at 604.665.9378 or by email at timothy.blair@portmetrovancover.com.

Sincerely,



PORT METRO VANCOUVER

Tim Blair
Planner

Encls. Project Permit application package – PP 2009-076
Concept and Site Plans
Consultation materials distributed March 2013

Cc. Greg Yeomans, Planning, VFPA
Kim Keskinen, Environmental Programs, VFPA
Barbara Yandel, Real Estate, VFPA
Sarah McPherson, Corporate Communications, VFPA
Sophie Mullen, Lehigh Hanson

Appendix G: Informational Brochure

(Brochure – Cover Page)

Lehigh Hanson
HEIDELBERGCEMENT Group

OCTOBER
2014

Overview

Lehigh Hanson Materials Limited (Lehigh) supplies construction aggregates and concrete in British Columbia. Lehigh has been operating for more than 100 years in Western Canada and is one of the world's leading building materials companies. We employ more than 2,000 employees in Canada, many of whom work at our Cement Plant in Delta and aggregate locations throughout the Lower Mainland.

We anticipate demands for aggregate material and cement and would like to expand our services. We recently submitted a proposal to Port Metro Vancouver to build a new facility on industrial lands owned by Port Metro Vancouver in southeast Richmond at the south end of No. 7 Road in Richmond, BC (see map on inside page).

Subject to Port approval, our proposed facility would include buildings and equipment to import and process raw aggregates and distribute finished product. Our material would be transported primarily by marine barge and rail, significantly limiting the need for truck transport through local roads. Our proposal is consistent with existing permitted uses in the area and uses a project design that incorporates measures to protect the environment and minimize changes in the community.

(Brochure – Inside Left Page)



About Our Proposal

Lehigh's proposed aggregate (sand and gravel) processing and distribution facility will process raw aggregate materials sourced from coastal deposits as well as inland sources in B.C. Raw aggregate materials will be shipped to our site by barge and rail, where they would be stored in stockpiles and processed in a plant to produce various grades of aggregates. Finished products will be distributed on barges and rail cars or by trucks to local customers. The project design incorporates environmental protection and mitigation measures to ensure that environmental impacts can be minimized.

Key Project Elements include:

- 1 **Barge Berths** – Two barge berths, one for unloading raw aggregate materials (1a) and one for loading finished product (1b). Aggregate (raw and finished) will be transported to and from the barges by conveyors, which will be fully enclosed over the road, dyke and new public trail.
- 2 **Raw Material Storage** – A stacker conveyor will "build" stockpiles, where material will be stored prior to being processed.

(Brochure – Inside Right Page)

<p>3 Processing Plant – Aggregate will be transferred from the stockpile and conveyed to the aggregate processing plant, where raw materials will be separated into three types of sand and stone products based on size. The processing plant will be operated up to 24 hours per day.</p> <p>4 Storage (Finished Product) – Finished aggregate will be conveyed from the processing plant to a finished aggregate stockpile storage area (4a) via a series of conveyors (4b).</p> <p>5 Rewash Station – A reclaimers will remove the finished aggregate from the stockpile and convey it to a rewash station, after which it will be conveyed to the marine load-out berth. Process water will be clarified and reused to wash aggregate and mitigate dust.</p> <p>6 Truck Loading Area For Finished Product – While nearly all finished product will be transported by marine barge, a small percentage of finished products may be transported by trucks to local customers.</p> <p>7 Rail Loading Area For Finished Product – CN Rail may extend their rail tracks in the future, in which case some finished aggregate could be transported by rail.</p> <p>8 Public Waterfront Trail – Lehigh has worked closely with the City of Richmond and provided funds for the development of the city's public trail system along the Fraser River to connect the trail between the Hamilton and Riverport neighbourhoods.</p> <p>9 Administration Office and Security Gate</p>	<p>Key Project Information:</p> <p>Environmental Mitigation Measures The project design incorporates environmental protection and mitigation measures to ensure that environmental effects can be minimized. The design protects and enhances existing cattail, grass wetlands and woodland habitat to support amphibian, waterfowl and nesting bird habitats.</p> <p>Lehigh retained an environmental consultant to undertake environmental impact studies for the proposed use of the site. The studies found no significant environmental effects with the proposed project that would not be effectively addressed through Lehigh's planned mitigation measures.</p> <p>Proposed Project Timeline The project would require several years of site preparation beginning with preloading to improve the soft soil conditions, which are common across the City of Richmond. Preloading involves adding sand and gravel across the site and would last for up to eight years.</p> <p>What to Expect</p> <p>Marine, Rail and Truck Activity</p> <ul style="list-style-type: none"> ▪ On average, 20 marine barge movements will occur per month, increasing to up to 70 marine barge movements per month after 10 years. ▪ To import raw aggregate and export cement in the future, the Lehigh rail facility will have a single-track connection at the northeast and southeast corners of the site. This will allow connection to the existing CN Rail line. ▪ The majority of inbound and outbound shipments will occur by marine and rail with only approximately 10 per cent of shipments transported by truck. No public road connection is proposed through the site, to prevent truck traffic on local roads. <p>Respecting residential neighbours</p> <p>Noise, Dust and Viewscapes</p> <ul style="list-style-type: none"> ▪ A noise assessment by an independent consultant showed that our operations will comply with City of Richmond daytime and nighttime noise bylaws. ▪ An air emissions assessment indicated that dust concerns are not expected given the characteristics of the raw material and wet nature of the aggregate processing and planned use of mitigating controls. ▪ A visual assessment indicated that the proposed site will not affect existing views.
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(Brochure – Back Page)



About Lehigh Hanson Materials Ltd.

Lehigh Hanson Materials Limited (Lehigh) is a respected supplier of construction aggregates and concrete in British Columbia. With operations in Western Canada for more than 100 years, Lehigh employs more than 2,000 Canadians. Local operations include a cement plant in Delta, BC and aggregate locations in Sechelt and Chillwack, BC. Lehigh is a North American subsidiary of HeidelbergCement, one of the world's largest producers of construction materials. HeidelbergCement is a core member of the Cement Sustainability Initiative of the World Business Council for Sustainable Development and was the first company in the industry to implement a guideline on biodiversity management standards at its quarries.

Contact Information

To meet or speak with a member of the project team about the proposed project or request email updates, please contact:

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