

Alberta Energy Regulator Suite
1000, 250 - 5th Street SW
Calgary Alberta Canada
T2P0R4

May 15, 2021

EMAIL TO SOC@aer.ca

Attention: Stakeholder Relations

Dear Sir:

**Re: Value Chain Solutions Inc. – Heartland Complex (“VCS-H”) Expansion
VCS-H Expansion Application
Statement of Concerns – Jo Hair and Tanning Studio Ltd.; Yousseph, Elie, Tony, and
Grece Haddad**

We represent Jo Hair and Tanning Studio Ltd. (the “Corporation”), the owner of Plan 751TR Lot B (“the Land”), Yousseph Haddad, Elie Haddad and Grece Haddad, the owner of the Studio and the occupants of the Land. The Land is directly adjacent to the proposed Value Chain Solutions Inc. – Heartland Complex (“VCS-H”) Expansion project boundary. The VCS-H Expansion project is an expansion of the approved Value Chain Creation Inc.’s Heartland Oil Sands Processing Plant (Bitumen Upgrader and Refinery) (the “Project”). The Project requires amendment to an existing EPEA Approval to accommodate increased bitumen processing and storage capacity. It will also require water diversion from the North Saskatchewan River or other alternatives. The Project is located northeast of Edmonton within the Alberta Industrial Heartland.

Description of the Interveners

The Corporation owns the Land affected by the Project. Yousseph Haddad is the sole shareholder of Jo Hair and Tanning Studio Ltd. Yousseph and his brothers (Elie Haddad and Tony Haddad) and mother, Grece Haddad (“the Haddads”) live on the Land. There is approximately 1200 square feet residence on the Land that is occupied by the Haddads.

In addition to the Haddads, Tony’s wife, Ghada Haddad, lives on the Land. Yousseph has two kids ages 15 and 16 that come to stay with Yousseph every two weeks and during off-school season.

The Haddads and the Corporation are concerned about the Project and its impacts on them and their property. Details of the concerns are discussed below.

Residential, Social and Health Impacts

The Haddads are concerned about the impacts of the project on their use and enjoyment of the Land. With the proposed VCS-H Expansion, the Project will be much closer or directly adjacent to the Land. With the close proximity of the Project, the Haddads will be exposed to more noise,

air and light pollution than is currently the case. This will affect the Haddads' use and enjoyment of the Land. The noise, air and light pollution will limit how much time they spend in their yard. The Project will involve extensive lighting of the facilities that will interfere with the Haddads' sleep quality at night time. The Project will also produce fumes filled with contaminants and chemicals that are likely dangerous to health. The Haddads are concerned about impacts to their health that will arise from exposure to these fumes and harmful chemicals. Some of the Haddads currently have respiratory issues. They do not want the respiratory issues exacerbated by the air emissions from the Project.

Yousseph Haddad bought the Land in 2019 with the intent to set up a hobby farm and for his family to enjoy country living. The Haddads planned to plant vegetables on the Land and to enjoy a healthier lifestyle. With the proposed development, the Haddads cannot pursue their dreams of setting up a hobby farm and enjoying a healthier lifestyle.

Property Value Impacts

The Corporation and the Haddads are concerned about the property value impacts that will arise due to the proximity of the Project to the Land. They are concerned that the close proximity of the Project will make the Land less desirable to potential buyers and will limit their ability to further develop the Land.

Currently, the Land is surrounded by trees on the west side. With the Project being on the west side, the privacy and seclusion that the trees bring to the west side of the Land will be lost. With the removal of the trees, the Project will be clearly visible to the Haddads and any potential purchaser. This will lower the value of the Land.

Safety Risk

The Corporation and the Haddads are concerned about the safety risk that close proximity to the Project brings to them. They are concerned about potential for gas leak, rupturing of the tank farm and any of the Project's facilities and the safety implications to them considering that they are the nearest residence to the Project.

Water Diversion and Contamination Concerns

The Corporation and the Haddads understand that the Project is proposing to divert water from other alternative sources or the North Saskatchewan River. The Haddads do not know the alternate sources of water that the Project proposes to divert water from but are concerned that the diversion may impact the amount of water available to them.

The Corporation and the Haddads are also concerned about potential contamination of their water sources through Project activities. The water that the Haddads use is from their water well, which will likely be impacted by the Project. With the use of underground storage facility in the Project, the Haddads' fear that their water well will be contaminated should a leak or break of the underground storage facilities occur.

Contact Details

The Corporation and the Haddads may be contacted at:

1725 Town Centre Boulevard NW

Edmonton, Alberta
T6R 0T7
Attention: Yousseph Haddad and Elie Haddad
Email: gkhamis@shaw.ca

Requested Disposition

The Corporation and the Haddads understand that Value Chain Solutions Inc. has not filed an application with the Regulator. However, they request that their Statement of Concerns be registered and considered against any future application from Value Chain Solutions Inc. regarding the proposed Project. Once an application is filed, the Haddads and the Corporation requests to be given an opportunity to present further statement of concerns regarding the application.

Yours truly,

Yousseph and Elie Haddad