

PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: May 29, 2024
Via Zoom

Attendance: Trevor Welch, Chair
Kenneth Stephenson
Kevin Hachey
Lee Patterson
Mark Atwater

Regrets: Elaine English

Staff: Conor Tripp, Planning Director
Christie Dickinson, Development Officer
Bev Gullison, Planning Administration

Members of the Public: Stephen, Brunswick Engineering and Consulting
Don Miller, Neighbouring property owner

Meeting was called to order by Committee Chair, Trevor Welch at 6:34 pm.

Approval of Agenda:

Motion: To approve the Agenda of the May 29, 2024 meeting.

Moved: Mark Atwater

Seconded: Lee Patterson

Motion Unanimously Carried

Conflict of Interest

None

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Approval of Minutes

Motion: To approve the minutes of the February 28, 2024 meeting.

Moved: Lee Patterson

Seconded: Ken Stephenson

Motion Unanimously Carried

The Chair, Trevor Welch, introduced the PRAC members to the 2 members of the Public in attendance, Don Miller, a neighbouring property owner of the subject property, and Stephen, from Brunswick Engineering representing the applicant. The Chair advised that Conor Tripp, the Planning Director, will present the zoning application and if either of them have questions, they will be provided an opportunity at the end of the presentation.

Zoning Applications

Item: Z-1-2024 – Rezone Quarry from Rural & Resource One to Aggregate Extraction

Applicant/Owner: Brunswick Engineering / Da Holding Company Ltd.

PID: 10296085 / 10075505 / 10195238 / 10249316

Location: Dugan Road, Hay Settlement

For consideration to recommend to the municipality of Lakeland Ridges council to approve to rezone portions of the properties identified by PID 10296085 for quarry operations.

The Planning Director displayed maps of the area and highlighted wetland buffer areas, site photos emphasizing quarry operating parameters, subdivision plan, and a site plan prepared by Brunswick Engineering and Consulting, while presenting Planning Staff Report P.R. 1/24, File # Z-1-2024.

The Planning Director reiterated to the members that their role would be to solely make a recommendation to the Council of Lakeland Ridges, as they will make the ultimate decision.

The Chair invited the Applicant representing Brunswick Engineering and Consulting to speak to the members. The Applicant thanked the Chair for allowing him the opportunity to speak and provided a brief background. The Applicant advised that they have a vast operational knowledge and currently operate 6 quarries, which have a certificate of approvals from the Department of Environment.

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The Applicant advised that their operation is structured to be good neighbours and they stay on top of all the Department of Environment's regulation, and noted reports are submitted to the Department of Environment after each blast, and vibrations and sounds are continually monitored.

The Applicant stated that he is available to any resident who may have questions. The Applicant further stated that they maintain a call list of individuals who require to be notified when a blast is scheduled, and if any local resident wishes to be added to the list to let him know. The Applicant stated that their goal is to be as transparent as possible.

The Chair asked the member of the public in attendance and the PRAC members if they had any additional questions for the Applicant, and none were presented.

The Chair advised that a letter was received this afternoon from Don Miller, a neighbouring property owner present this evening, and was circulated to everyone prior to the meeting. The Chair told Don Miller that he could take this opportunity to speak to the members.

Don Miller expressed his opposition to the project and advised he just purchased the property in December 2023, and this was never disclosed to him and noted if he had been made aware he would not have purchased the property. Don Miller advised this property was sold as an outdoor paradise and wanted to know when the surveying had been originally conducted. The Chair advised that the surveying begun in October 2023, according to the Subdivision plan.

Don Miller voiced concerns about property resale value, probable foundation issues, and well complications. The Planning Director stated that according to Department of Environment's Rock Quarry Siting Standards the quarry must be setback 600 meters from any well, and that within the South-Central Carleton County Plan there is a 600-meter setback from any year-round residential use.

The Applicant advised that, if a well was within 600 meters, Brunswick Engineering would devise a plan, when in operation, to test the water to ensure there is no disturbance to drinking water quality guidelines and stated there certainly are no restrictions on a residential footing according to DELG's Rock Quarry Siting Standards. The well setback of 600 meters of a quarry is more to limit a quarry from coming into the residential area.

The Chair advised that he appreciated their comments and that the scope of PRAC's authority is to discuss the rezoning of the property and to provide a recommendation to the Council of Lakeland Ridges who will make the decision.

The Chair asked if there were any further questions prior to calling for the Motion. None were received.

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2024-05-01

Motion: To recommend to the Municipality of Lakeland Ridge council:

- that an Aggregate Extraction zone be added to the South-Central Carleton County Rural Plan; and
- that the application submitted by Brunswick Engineering (Debly Resources Inc) to rezone PID 10296085 (formerly portions of PID 10075505, 10195238 & 10249316) from Rural and Resource 1 to Aggregate Extraction (new zone) be approved, subject to the following terms and conditions:
 - that Western NB Service Commission be notified prior to the initial operation of the quarry;
 - that all exterior lighting fixtures must be installed such that the light emitted is directed downwards (no light should be emitted above the horizontal plane running through the lower point of the fixture);
 - that, prior to the operation of the quarry, an access permit be granted by the Department of Transportation and Infrastructure; and
 - that, prior to the operation of the quarry, truck hauling signage be provided on either side of the entrance.

Moved: Mark Atwater

Seconded: Ken Stephenson

Motion Unanimously Carried

G. Old Business

None

H. New Business


None

I. Adjournment:

Motion: To adjourn meeting

Moved: Lee Patterson

Meeting adjourned at 7:20 pm.

X 

Trevor Welch, Chair