

**LA CORPORATION DE LA MUNICIPALITÉ DE LA NATION**

**AGENDA  
PUBLIC MEETING  
PLANNING COMMITTEE  
MONDAY, June 10<sup>th</sup>, 2019  
6:30 PM**

1. Opening of the public meeting
2. Presentation of the proposed amendment
  - 2.1 A.L. Blair, file ZBL-3-2019 (Part of Lot 3, Concession 1, former Caledonia, 327 Concession Rd. 1 (By-law 79-2019)
3. Comments
4. Adjournment

**ORDRE DU JOUR  
RÉUNION PUBLIQUE  
COMITÉ DE PLANIFICATION  
LUNDI, LE 10 juin 2019  
18H30**

- 1 Ouverture de l'assemblée publique
2. Présentation des modifications
  - 2.1 A.L. Blair, filière ZBL-3-2019 (partie du lot 3, concession 1, anciennement Caledonia, 327 chemin de concession 1 (règlement 79-2019)
3. Commentaires
4. Fermeture



**CORPORATION DE LA MUNICIPALITÉ DE LA NATION  
CORPORATION OF THE NATION MUNICIPALITY**

Type: \_\_\_\_\_

Date: \_\_\_\_\_

Résolution No.: \_\_\_\_\_

Proposée par/Moved by: Marie-Noëlle Lanthier  Alain Mainville  Danik Forgues  Francis Brière

Appuyée par/Seconded by: Marie-Noëlle Lanthier  Alain Mainville  Danik Forgues  Francis Brière

**OUVERTURE DE L'ASSEMBLÉE PUBLIQUE - FILIÈRE ZBL-3-2019**

Qu'il soit résolu que la présente assemblée publique convoquée selon l'article 34 de la Loi sur l'aménagement du territoire (1990) soit ouverte à 18h30.

**OPENING OF THE PUBLIC MEETING – FILE ZBL-3-2019**

Be it resolved that the public meeting convened under Section 34 of the Planning Act (1990) be opened at 6:30 p.m.

Recorded Vote/Vote Enregistré

Francois St. Amour  
Marie-Noëlle Lanthier  
Alain Mainville  
Danik Forgues  
Francis Briere

Yea      Nay

Cette resolution est:  
This resolution is:  
Adoptée/Carried:   
Rejetée/Defeated:   
Modifiée/Amended:

**DÉCLARATION D'INTÉRÊT / DISCLOSURE OF INTEREST**

Nom / Name: \_\_\_\_\_, \_\_\_\_\_ a (ont) déclaré ses (leur) intérêts,  laissé son (leur) siège(s) et  quitté la salle du Conseil./Disclosed his (her, their) interest,  vacated his (her, their) seat(s) and  left Council chambers.

\_\_\_\_\_  
Greffière  
Clerk

**A.L. Blair Construction Ltd.**  
**EXPANSION OF LAPENSÉE QUARRY (CliftonDale)**

**Part of Lot 3, Concession 1, former Caledonia**  
**327 Concession Rd. 1**

**NUMÉRO DES DOSSIERS: 012-001-00200**

**Friday May24th 2019**

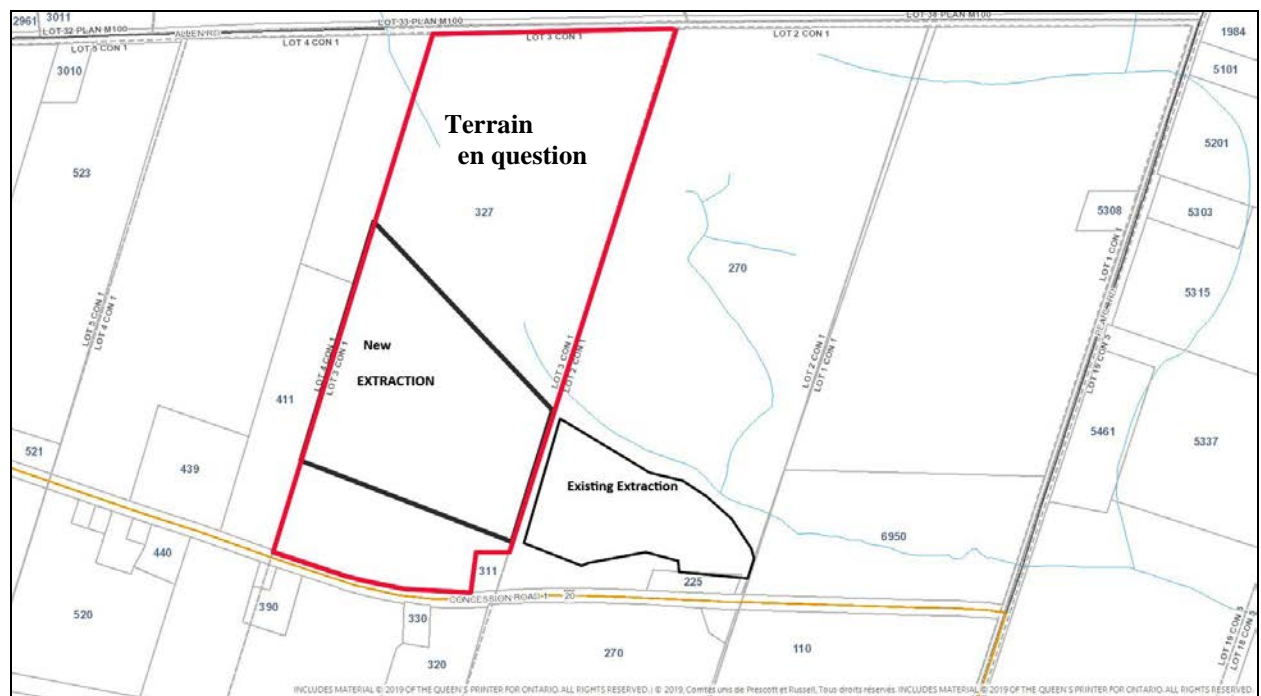
## INTRODUCTION:

A.L. Blair Construction Ltd. submitted a zoning amendment application in order to modify the zoning category for part of the property located on Part of Lot 3, Concession 1, former Caledonia and bearing civic number 327 Concession Rd. 1. This amendment is to allow the new owner to expand the existing Lapensée Quarry (Cliftdale) located just east of the subject parcel. The existing quarry has been in operation for more than 25 years.

The property is actually zoned Rural and part of it need to be changed to Mineral Aggregate resource Zone to allow the expansion. Under the Official Plan of the United Counties of Prescott and Russell, the site is within the Aggregate Resource policy allowing the exploitation of that resource.

The Owner retained the firm MHBC Planning to prepare the mandatory Aggregate Resource Act (ARA) Summary and Planning Report for the application to the Ministry of Natural Resources and Forestry (MNR).

This report needs to review different aspects for the application. Some aspect to be studied are noise, traffic, hydrogeological, archeological, blasting impact and natural environment.



## PROVINCIAL POLICY STATEMENT

The PPS supports and encourages the development of rural lands within the municipality. The extraction at this location represents the wise use and management of resources and is supported through different policy stated below. The Planning Department has used some statements of the ARA report from MHBC to explain the different point of discussion.

### 1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety. 1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

a) the management or use of resources;

The exploitation of natural resources are permitted within the rural lands.

## 1.2.6 Land Use Compatibility

1.2.6.1 *Major facilities and sensitive land uses* should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of *major facilities*.

The quarry operation has been designed and will be controlled to mitigate possible adverse effects on nearby sensitive land uses;

- Completion of hydrogeology, blasting, acoustic (noise) assessments to address existing built dwellings;
- Operational controls;
- Production limit in association with but not to exceed the existing quarry operation;
- Dust control

## 1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by;

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

The quarry operation will add to the economic drive of the region by providing vital resources to the development and will help all other businesses within the municipality.

### **Policy 2.0, Wise Use and Management of Resources:**

Mineral resources provide economic, environmental and social benefits to the local and regional area.

#### Policy 2.1, Natural Heritage

There are no negative impacts to significant environmental features on or adjacent to the site. The Natural Environment Report has concluded there will be no negative impacts on the natural features or the ecological functions of the significant natural heritage features identified as occurring on or adjacent to the site subject to operating the quarry site in accordance with the ARA Site Plan.

#### Policy 2.2, Water Issues of quality/quantity

The quarry will be operated below the water table but above the level of the main water-bearing aquifer which supplies local residential wells; and, off-site watercourses. The study states that there will not be negatively impacted by the proposed quarry. The use of the closest watercourse as part of the drainage system for quarry dewatering must be authorized through Provincial approvals;

#### Policy 2.5.1, Protection of Long-Term Supply

The proposal serves to license a provincially and county-mapped aggregate resource:

- Licensing of the resource provides for the highest form of protection of the resource to ensure it is available for local and regional mineral aggregate needs;
- The subject bedrock resource has been mapped by the Province and United Counties so that it can be protected to ensure its future availability for extraction.

#### Policy 2.5.2.1, Close to Market

The proposal makes available a close to market aggregate supply.

- The site is well-positioned in terms of access to rural towns and villages, with access to more distant customer locations in the regional area by virtue of its proximity to an arterial road network;
- Aggregates are a high bulk/low unit value commodity. Close to market availability is a major influence on the cost of aggregate and also in reducing truck haul distances and related environmental impacts.

#### Policy 2.5.2.2, Social, Economic and Environmental Impacts

The operation has been designed in a manner which minimizes social and environmental impacts.

- The quarry will operate in accordance with the hours of operation specified on the ARA Site Plan which are of lesser duration than the hours as laid out in the Municipality's Noise By-law. Any change to the hours of operation must first be approved by the MNRF;
- Noise and blasting mitigation will be implemented through controls as recommended in the acoustic and blasting assessments;
- A groundwater monitoring plan using dedicated on-site wells will be implemented and a contingency plan has been prepared in the event any cases of well interference are reported;
- Retention of pre-existing tree screening at the west boundary and construction of berm at the south boundary will serve to screen views of the quarry operation from County Road 20;
- The proposed operation will retain and continue use of an existing and long-established entrance/exit point onto a County road classified as a 'major collector'.

#### Policy 2.5.3.1, Rehabilitation

Progressive and final rehabilitation of the site back to a use which is compatible with surrounding land use.

- The ARA Site Plan describes the rehabilitation to occur both during and subsequent to excavation. The proposed rehabilitation includes both a lake and backfilled feature such that the frontage of the site can be re-purposed to other land uses compatible with that of the surrounding area.

#### Policy 2.6, Cultural Heritage and Archaeology

No significant built heritage or significant cultural heritage resource interests will be impacted

- An Archaeological Assessment has been completed with the result that no archaeological resources were found and that no additional archaeological assessment is required;

The Assessment has been submitted to the Ministry of Tourism, Culture and Sport (MTCS), which has advised it has been entered into the Register of Archaeological Reports.

The amendment application meets the intention of the PPS.

## UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN:

The property is under Rural Policy Area on Schedule "A". Section 2.5.3, states that commercial and industrial uses which relates to local resources are permitted.

The property has a fish habitat stream shown on Schedule "B". Section 5.5.7.2, states that any development within 120 metres shall require consultation with the Conservation Authority and could need an Environmental Impact Study. The ARA report has addressed the situation.

The property has frontage on major collector road (County Rd. 20, Concession Rd. 1) as shown on Schedule "D". These major collectors are designed to maintain a high level of efficiency for the movement of vehicles.

Finally, under Schedule "E", the property is within a Bedrock Resource Area. Section 4.3.5 states:

*Provided all applicable policies of this Plan are met, the establishment of a new licensed operation or the enlargement of an existing licensed extraction operation shall be permitted subject to the requirements of the Aggregate Resources Act, R.S.O. 1990 as amended, and if required, an amendment to the local zoning by-law.*

We attached hereunder an extract from MHBC Planning concerning the Official Plan policies related to the quarry expansion.

" **Notwithstanding** that no Official Plan Amendment is required, Section 4.36 of the Mineral Aggregate Resource Policy Area describes the supporting information required for new quarries within the Mineral Aggregate Resources Areas. Such information requirements are satisfied by the types of studies and plans submitted with an ARA application. These will be considered by UCPR and The Nation to address issues such as land use, transportation and other relevant aspects of a municipal Planning Act process for a Zoning By-law Amendment; and, forms part of municipal involvement in the ARA License application process. For the subject application, being a Class 'A' licensed quarry to be operated below the water table, the following study components must be provided as required by Category 2 of the ARA's Aggregate Resources of Ontario Provincial Standards:

- Site Plan composed of plan graphics describing Existing Features, Operations, and Rehabilitation;
- Summary Statement Report addressing planning and land use considerations, Canada Land Inventory classification, aggregate quality and quantity, main haulage routes and quarry generated truck traffic; and, progressive and final rehabilitation and the suitability of the proposed rehabilitation with regard to the adjacent lands; and,
- Technical Reports prepared by qualified professionals in the fields of hydrogeology/hydrology, natural environment, cultural heritage/archaeology, noise assessment; and, blasting assessment.

The above study components have been prepared pursuant to ARA requirements and Official Plan policies, and have been described previously in this report. The OP policy's reference to dust is

addressed through the ARA's Prescribed Conditions which will apply to any ARA license that may be issued.

The dust mitigation related conditions are:

- *Dust will be mitigated on site.*
- *Water or another provincially approved dust suppressant will be applied to internal haul roads and processing areas as often as required to mitigate dust.*
- *Processing equipment will be equipped with dust suppressing or collection devices, where the equipment creates dust and is being operated within 300 metres of a sensitive receptor.*

Section 4.3.10 of the Mineral Aggregate Resource Policy Area addresses the requirements for Rehabilitation of Extraction Sites. This policy requires that extractive operations be progressively rehabilitated and restored to permit agriculture, promoting regeneration of natural conditions or provide for some other use as permitted by the OP. This policy requirement has been met by the proposed Lapensee Quarry with the rehabilitation aspect of the quarry addressed in the Site Plan and **Summary Statement.** ”

#### **ZONING BY-LAW:**

The property is currently zoned “Rural”. A quarry needs to be zoned “Mineral Aggregate Resource”. As stated before in the report, the proposed enlargement of the existing quarry meet the intention of the PPS and the Official Plan.

A sketch of the proposed amendment is shown on Annex 1.

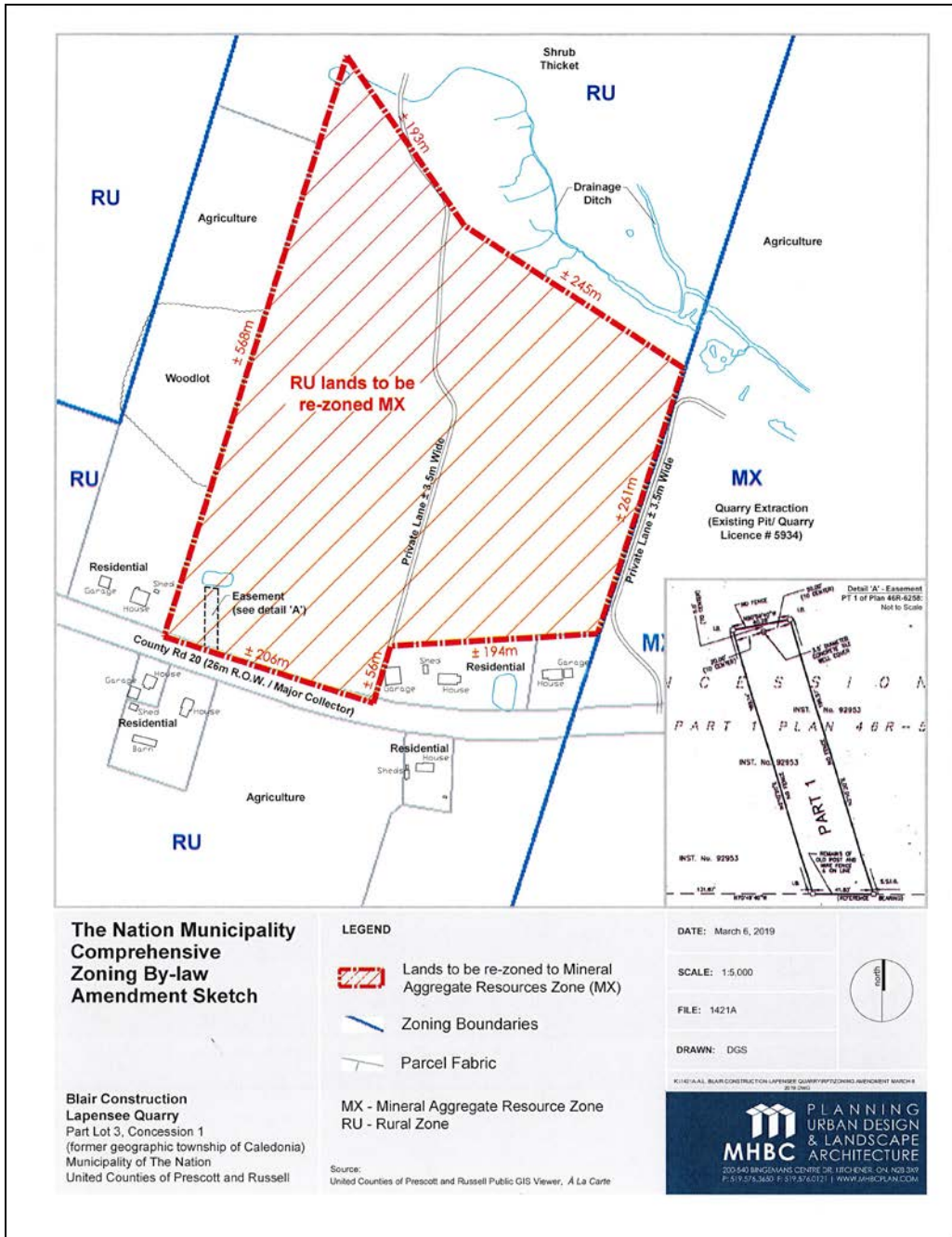
#### **PLANNING DEPARTMENT RECOMMENDATION**

The Planning Department has met the requirement for the zoning amendment process.

The Planning Department would like to receive the comments of the public before submitting his recommendation to Council.




Guylain Lafèche, MCIP, RPP  
Urbaniste Municipal





**The Nation Municipality  
Comprehensive  
Zoning By-law  
Amendment Sketch**

Blair Construction  
Lapensee Quarry  
Part Lot 3, Concession 1  
(former geographic township of Caledonia)  
Municipality of The Nation  
United Counties of Prescott and Russell

- LEGEND**
-  Lands to be re-zoned to Mineral Aggregate Resources Zone (MX)
  -  Zoning Boundaries
  -  Parcel Fabric

MX - Mineral Aggregate Resource Zone  
RU - Rural Zone

Source:  
United Counties of Prescott and Russell Public GIS Viewer, À La Carte

DATE: March 6, 2019  
SCALE: 1:5,000  
FILE: 1421A  
DRAWN: DGS



KINGSTON BLAIR CONSTRUCTION LAPENSEE QUARRY ZONING AMENDMENT SKETCH 1 (2/19/2019)



**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

200-540 BINGHAM'S CENTRE DR. BRICHER, ON. N0B 2A9  
P: 519-575-3650 F: 519-575-0121 | WWW.MHBCPLAN.COM



**CORPORATION DE LA MUNICIPALITÉ DE LA NATION  
CORPORATION OF THE NATION MUNICIPALITY**

Type: \_\_\_\_\_

Date: \_\_\_\_\_

Résolution No.: \_\_\_\_\_

Proposée par/Moved by: Marie-Noëlle Lanthier  Alain Mainville  Danik Forgues  Francis Brière

Appuyée par/Seconded by: Marie-Noëlle Lanthier  Alain Mainville  Danik Forgues  Francis Brière

**FERMETURE DE L'ASSEMBLÉE PUBLIQUE – FILIÈRE ZBL-3-2019**

Qu'il soit résolu que la présente assemblée publique convoquée selon l'article 34 de la Loi sur l'aménagement du territoire (1990) soit ajournée à \_\_\_\_\_ heures.

**ADJOURNMENT OF THE PUBLIC MEETING – FILE ZBL-3-2019**

Be it resolved that the public meeting convened under Section 34 of the Planning Act (1990) be adjourned at \_\_\_\_\_ p.m.

Recorded Vote/Vote Enregistré

	<u>Yea</u>	<u>Nay</u>
Francois St. Amour	<input type="checkbox"/>	<input type="checkbox"/>
Marie-Noëlle Lanthier	<input type="checkbox"/>	<input type="checkbox"/>
Alain Mainville	<input type="checkbox"/>	<input type="checkbox"/>
Danik Forgues	<input type="checkbox"/>	<input type="checkbox"/>
Francis Briere	<input type="checkbox"/>	<input type="checkbox"/>

Cette resolution est:

This resolution is:

Adoptée/Carried:

Rejetée/Defeated:

Modifiée/Amended:

**DÉCLARATION D'INTÉRÊT / DISCLOSURE OF INTEREST**

Nom / Name: \_\_\_\_\_, \_\_\_\_\_ a (ont) déclaré ses (leur) intérêts,  laissé son (leur) siège(s) et  quitté la salle du Conseil./Disclosed his (her, their) interest,  vacated his (her, their) seat(s) and  left Council chambers.

\_\_\_\_\_  
Greffière  
Clerk