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**CONSULTING
ENGINEERS
AND
PLANNERS**

To: Jim Hutton, RPP
Director of Planning
Renfrew County

Date: September 7, 2007

From: Gary Bell, RPP

Subject: Miller Braeside Quarry
Municipal/ County Planning
P/N 05- 2033

We met March 1, 2007 at your Pembroke office for pre- application consultation on the proposed Miller Braeside Quarry expansion and asphalt plant. Miller Paving Ltd. and advisors participated in earlier consultations on the required OPA and Zoning By -law Amendment at the Township of McNab/ Braeside with MNR staff.

As part of the basis for preparing the necessary municipal planning applications, I understand from our meeting that:


1. Additional discussions on the proposed quarry expansion and asphalt plant should be held with Township representatives and yourself as there is a great amount of concern for this application.
2. You will be responsible for the planning review and coordination of technical peer reviews of the application as necessary. There will likely be peer reviews of the technical aspects of the application. Noreen Mellema will be responsible for the administrative aspects of the processing of application ie. arrangements for payment by the applicant of the peer reviews.
3. We went over the technical requirements on the application forms and agreed that I should list the matters to be determined for a " complete application" and send that in correspondence to you and Noreen.

Attached is a list of the matters and requirements of a complete application for the municipal planning approval of the proposed Miller Braeside Quarry expansion and asphalt plant. Please send me your comments in consultation with the Township.

4. At the meeting I described the overall conceptual Site Plan and intended location for an asphalt plant. You indicated a preference that the OPA for the asphalt plant be site specific and include an OPA Schedule and text. The Zoning amendment should be similar. An Extractive Industrial Exception zone around the asphalt plant, to be shown on the Site Plan, will be proposed with specific use provisions.

If I have misunderstood these matters or if you have any questions please contact me.

Gary Bell, RPP
Principal



attach

cc Miller Paving- Tom Jones
Township of McNab/ Braeside- Noreen Mellema



TO: Anne	TO:	TO:	TO:
INITIAL:	INITIAL:	INITIAL:	INITIAL:

**LIST OF REQUIREMENTS FOR MILLER BRAESIDE QUARRY
APPLICATION FOR OFFICIAL PLAN AMENDMENT (To permit asphalt plant) and
ZONING BY- LAW AMENDMENT (To permit expansion of quarry and an asphalt plant)**

1. FEES

From Township of McNab/ Braeside By- law 2000- 26

- OPA fee \$200
- OPA deposit \$200
- Zoning fee \$200
- Zoning deposit \$200

The Township may set a combined deposit of a larger amount for administration of technical peer reviews.

2. APPLICATION FORM

The Township uses a combined OPA and Zoning By-law Amendment Application form.

The number of signed copies to be submitted are _____ .

Covering letter is to be to the Township with a copy to the County Planning Director.

Part II - a draft OPA Schedule drawn accurately from the Site Plan and draft text for the site specific permission for the proposed asphalt plant area will be submitted.

Part III - a draft Zoning By- law Amendment Schedule drawn accurately from the Site Plan for the quarry expansion area and the asphalt plant area and draft provisions text for the site specific permission for the proposed asphalt plant area will be submitted.

Section 35- Application Sketch

The Site Plan for the proposed quarry expansion and asphalt plant will be submitted. This is the Site Plan prepared for the application for an expanded Licence under the Aggregate Resources Act consisting of 1) Existing Features, 2) Operational Plan and 3) Progressive and Final Rehabilitation.

Number of copies to be submitted- Full size three page set _____
11 x 17 reductions 3

A pdf copy on a disc will be provided when required by the Township for public information.

3. REPORTS

Part IV of the Application requires Other Supporting Information. The plans, reports and documents to be submitted are:

- Site Plan as per the Aggregate Resources Act requirements
- Planning Report and Summary Statement
- Hydrogeologic Assessment - for extraction which is above the main water bearing level while being below an upper water bearing formation and the potentiometric water level
- Hydrological Investigation of surface water and drainage
- Level I and II Natural Environment Report with site specific investigation
- Traffic Impact Study of the combined operational traffic
- Sound Impact Assessment
- Air Quality Assessment Report
- Blast Assessment and design

4. REVIEW PROCESS

1. The Township will determine that a " Complete Application and Fee" have been submitted and advise the applicant Miller Paving Ltd.
2. Technical or peer reviews will be undertaken to determine if adequate and clear information is provided for consideration of the application at a Public Meeting.
These comments are provided to the applicant for response or supplementary information.
3. The Township administration seeks authority to hold a Public Meeting on the Application.
4. Circulation of the Application by the Township and County to agencies and Ministries.
5. Notice of Public Meeting and provision by Miller Paving Ltd. of all documents and Plans in pdf format.
6. Public Meeting by Council likely to be held at School auditorium.
7. Response to the issues raised in the circulation and public process by Miller Paving Ltd.

The process continues as required by the Township toward a Staff Report on the Application for Council decision.

Prepared for Pre-application consultation
Gary Bell, RPP
Skelton Brumwell and Associates

ARA
submission
+
Open
House