



Central York Rural Community

Regular Meeting of Council

May 13, 2025

Minutes

1. Calling to Order

Mayor David DuPlessis called the regular Meeting to order at 7:00 pm.

Opening Remarks: Mayor DuPlessis welcomed all to the meeting.

2. Notation of Council Members in attendance

Attendance Roll Call:

Deputy Mayor Dustin Brownlow	✓	Councillor Ken Drake	✓	Councillor Jarret Forbes	✓
Councillor Wayne Annis	✓	Councillor Cheryl Brewer	✓	Councillor Joan Edwards	✓
Councillor Rachel Downing	✓	Mayor David DuPlessis	✓		
Staff:	CAO Duncan Walker	✓	Asst. Clerk/Treasurer Karina Lenting		
Members of the Public:	22				

3. Approval of Agenda

Moved by Deputy Mayor Dustin Brownlow and **seconded by** Councillor Cheryl Brewer to approve the agenda.

Unanimously Carried #1051325

4. Declaration of Conflicts of Interest – None

Hearing none – reminder that with no conflicts, when a motion is tabled and with no conflicts, each Councillor must vote on items that need voted on, you cannot refrain from voting. That is the process, that's our by-laws.

5. Delegates - None

6. Approval of Previous Meeting Minutes

Moved by Councillor Jarret Forbes and **seconded by** Councillor Wayne Annis to approve the Meeting Minutes of April 8, 2025.

Unanimously Carried #2051325

7. Business Arising - None

8. Correspondence

- a. Donation Request from the Canadian Lumberjack Championship Organizing Committee (moved to New Business 13.d)
- b. CRSC PRAC Recommendation on Proposed Rezoning Application by MCL Management Ltd.

9. Committee Reports

- a. **Moved by** Councillor Ken Drake and **seconded by** Deputy Mayor Dustin Brownlow to approve the Committee of the Whole Meeting Minutes from April 8, 2025.

Unanimously Carried #3051325

10. Treasurer Report – None

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11. Chief Administrative Officer's Report

CAO Duncan Walker presented his CAO report.

Moved by Councillor Wayne Annis and **seconded by** Councillor Jarret Forbes to accept the COA's report as presented.

Unanimously Carried #4051325

12. Mayor's Report – None

13. New Business

- a. The Floor will be Open to Members of the Public who did not speak during the Estey's Bridge meeting on April 22, 2025, or previously submitted written comments regarding the MCL Management Ltd. Rezoning Application.

Appendix A – Included.

- b. Motion to approve First Reading by Title of By-Law No. A-12, A By-Law to Amend the Douglas Planning Area Rural Plan Regulation (03-DOU-024-00)

Moved by Councillor Jarret Forbes and **seconded by** Councillor Cheryl Brewer to approve First Reading by Title of By-Law No. A-12, A By-Law to Amend the Douglas Planning Area Rural Plan Regulation (03-DOU-024-00)

Deputy Mayor Dustin Brownlow	✓	Councillor Ken Drake	✓	Councillor Jarret Forbes	✓
Councillor Wayne Annis	✓	Councillor Cheryl Brewer	✓	Councillor Joan Edwards	✓
Councillor Rachel Downing	✓	Mayor David DuPlessis	✓		

Unanimously Carried #5051325

- c. Motion to approve Second Reading in its Entirety of By-Law No. A-12, A By-Law to Amend the Douglas Planning Area Rural Plan Regulation (03-DOU-024-00)

Moved by Councillor Wayne Annis and **seconded by** Deputy Mayor Dustin Brownlow to approve Second Reading in its Entirety of By-Law No. A-12, A By-Law to Amend the Douglas Planning Area Rural Plan Regulation (03-DOU-024-00)

Deputy Mayor Dustin Brownlow	✓	Councillor Ken Drake	✓	Councillor Jarret Forbes	✓
Councillor Wayne Annis	✓	Councillor Cheryl Brewer	✓	Councillor Joan Edwards	✓
Councillor Rachel Downing	✓	Mayor David DuPlessis	✓		

Unanimously Carried #6051325

- d. Donation Request from the Canadian Lumberjack Championship Organizing Committee

Moved by Deputy Mayor Dustin Brownlow and **seconded by** Councillor Jarret Forbes to approve the donation request from the Canadian Lumberjack Championship Organizing Committee in the amount of 1500.00 hundred as a Gold Sponsor.

Unanimously Carried #7051325

14. Closed Session

Matters Discussed in Closed Session as per Section 68(1) of the Local Governance Act.

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Adjournment

Moved by Councillor Rachel Downing and **seconded by** Councillor Wayne Annis the meeting adjourn at 7:40 pm.

Next Regular Meeting May 27, 2025, at 7:00 pm.

Respectfully submitted by,
Wendy Brewer
Administrative support

Certified Correct,

Duncan Walker
Chief Administrative Officer

David DuPlessis
Mayor

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Appendix A

Dr. Bev Schneider: You don't want to waste their 20 minutes. Well, I'll jump up here first. I'm Bev Snyder. I, we live in Douglas. Just for your information. I'm a retired veterinarian and also has a have a PhD in bioethics, and that includes land use management and animal ethics. We're talking about the Douglas rural planning here tonight, and as overseers of the land, we are given the responsibility of looking after the land. We are the stewards of the land that may be in our own private possession or in the Community, so it's the responsibility of all of us to look after the land.

Interjection/Mayor DuPlessis: If I could just interrupt you for a moment. We'll give you an extra 30 seconds. We're here tonight to vote later in the evening on the 2 PID numbers. That is reason, OK, just keep in mind that we're not here about MCL's. operation or what they do or whatever. We're voting on those two PID numbers. OK, sorry.

Dr. Bev Schneider: OK, so I just want to refer to at first from the Douglas rural plan. The objectives to look after the plan were to conserve the residential character of the area and to ensure the sound management of the environment. And then in the judgment against Spring Hill by Justice Darrell Stevenson, the regulations for the use of the land included to take measures to conserve the residential character of the area and to assure sound management of the environment and to protect the rural character of the area and the quality of the life of the rest, and also to protect and ensure the quality of the land and to control pollution of the environment and to protect the aesthetic beauty of the natural environment. That comes from our legal system, Justice Darrell Stevenson. Just wanted to mention that 10 years ago, when approximately when MIRA took over, I don't think the people that allowed that that to happen were thinking about protecting the land for the residents and the rural character of the land. And we are applying now today to change it from a rural and agriculture to a gravel pit. Well, I don't think it's going to be just a gravel pit, that includes a rock quarry and dust and trucks and blasting and noise and 500 trucks an hour going a day by whatever community that they're going to exit this gravel pit from this so-called gravel pit. We're talking about a huge acreage about your two PID, if you include what they already have with these two PID's, we're probably looking at maybe 800, I don't know, I'm just guessing acres, I didn't stop and figured out, but it's a huge piece of land and it's also the law of wide border all the way around that that big piece of land because of the dust and the noise and the traffic, etcetera, etcetera. And my interest here tonight is in the in the protection of the environment and of the animals. And they have lost already and you're proposing to lose more, a huge amount of habitat. They need corridors for moving from food resources to wintering areas. They have been obstructed, they will not cross. An area as wide as MIRA has there now. So, and you're even asking for more. And also the pollution of the waterways, the wells, the runoff into the river, lots of food resources and possible agricultural areas in the future, they're all gone. And what about our carbon sink? We need a carbon sink in the area to protect us from what's happening in Manitoba, Saskatchewan right now, with these uncontrolled fires, we're lucky here. We have good forests; we have good atmosphere and you're taking more and more of it. And I'm sure you've already heard of the slippery slope? We're going on a downhill plain here on a slippery slope. When MIRA got in 10 years ago, we were on. We got on that slippery slope and we're well down that slide now. And now you're asking to go even further for permanent destruction when they take over a piece of land. It's totally decimated. And it will never

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return. To what it originally was, have you ever seen them put the topsoil back and replant the zones with the land? I don't think so. And why would Council even consider? Allowing the money from the destruction of lands of the landscape to go to one company, its owner and a few employees at the expense of the community, the people owning land around the roads, the preservation of the landscape, etcetera. It just does not make sense, folks. It doesn't make sense. We are a great democratic society. Our government is all of the people, by the people and for the people and your responsibility. You were elected to represent the people and the people here tonight are perhaps telling you that they don't want any more destruction of the landscape in this area. Folks, we've had enough. The communities had enough. We have had enough of the exploitation of our natural resources. We've had enough of the noise and the dust and the trucks and the cracked basements and ruined wells. We've had enough of it. We've had enough of the destruction of the landscape and the loss of animal habitat and the pollution of our waterways. We ask you to think serious about these problems when you place your votes. You're here to be representing the people. Thank you.

Mayor Duplessis: Is there anyone else that didn't get a chance to speak at Estey's Bridge or send in a letter? To the Service Commission?

Dennis Atchison: Thank you for the time. I have a show called the Dennis Report you might have seen it on YouTube about 10 years ago. Seven years ago I did a series of interviews with people affected by the quarry and I also did a lot of research so that what I was saying online would be supported or documented. On three quick Points 1, I did a 20-minute section specific on the quarry. When I went out with my camera and recorded some stuff, this was on the side of the road (large rock), off the back of one of the trucks and doing the interviews, a lot of the people would talk about rocks flying off the back of the trucks. Because they were going too quick while they didn't have the canopy over top. So I thought I'd bring one because they still have it four years later, so you have to imagine going past and finding some from the side of the road, it's there. So that's a safety issue that a lot of the residents will speak to. But there's one of the rocks. OK, you can pass it around if you want. #2. When I tried to do research on why not go down to Claudie Road instead of all the way over to Royal Rd. which then got into all of the talk about the turtles and the habitat and the watershed and stuff. And when you measure it down Claudie Rd. is one click. When you go down Royal Rd, it's 5 clicks. So when I asked the city engineer, why didn't you just let it go down Claudie Rd. He said "Discuss that when you call, I can show you the e-mail so you can documentation that it's a city owned Rd. The other one is the provincial road. So the recommendation was to go with Provincial. The other way, which then got you into all the schmoozing about the turtles and the natural habitat and the dust and the further distance for the quarry to go. So there was something excuse sort of in the process where he can go 5 clicks and that's OK, but you can't go one click and that's not OK because at some point you're on the city roads again. The hardest part, which ties to this community, is that the people involved with the decision making back then didn't live in the area. The structure of the committee was ones in Maplewood and ones over here and ones over there, so they rely heavily on the recommendation from staff. But you probably didn't have the time to get into it that much. To kind of see the impact it would have on the local residents short of venues like this. So I just wanted to have those pieces and you're at the front end of the process here and it's a process driven point. I'm trying to make not the outcomes, not the impact before it's about the process that you're in right now. And when I interviewed Stephen Horseman when

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he was running as a candidate, he was the MLA at the time. So Steven, like, the impact, the economic impact on the household. Phenomenal. And you're valuing houses, property drop and all that stuff. So how does that not enter into the equation? And his answer basically was that horses out of the barn. I can't do anything now, Dennis. So the horses and out of the barn here, here at the front end of it. Some of you may not even know what the area looks like. I just wanted to offer some thoughts about 15 or 20 shows personal impact, kind of interviews with people and it's all still there online and you can see it. The 20-minute documentary thing I did that involves the rock and what it's like when they go past the Senior Center at 80 or 90, you know? So I hope that helps. Thanks for the time.

Mayor Duplessis: I've been working for two years to try to get an alternate exit for at least half the trucks if they went in one way empty and another way out loaded. And I keep getting resistance from the city. I will never give up on it, while I sit in this chair, I will always keep working on it. It's it would take part of the stress off Estey's Bridge and why should Estey's Bridge have it all and no other street or whatever have any of that? That's it's not right in my books and the city is very difficult to deal with, but I will never give up on it. I may not get it done, but I will not give up.

Dennis Atkinson: Well, the committee's job is to do its best with all the plates that you have to spend. About the turtles. I came to do the research on who did the study on the turtles in that area and turned out it was a person that I knew from the university 30 years ago, Is this Maureen like from way back? Like. Yeah, it's me, I asked her about that study that she did on the impact on the Turtles, Nope, I can't talk about that. Which for me sends up flags, which maybe that's just me, but the flags. But something was off just to kind of legitimize what the neighborhoods been talking about. Anyway, good luck. Thank you.

Mark Schneider: I live on the Douglas and I've traveled over that countryside over here 50 years or more and it's nice country. But it seems to me that zoning bylaws are put in place to ensure they have good neighbors, that people in an area have compatible distance and they can live together well, and in this case, we're having a neighbor come in and asked to do something very destructive, something destructive to the land and to all the neighbors. So it's going against the very basic principle of land planning, and if we go about modifying it every time somebody comes to have something like this, there's no point in doing exercise in the 1st place. So let's say that it's just totally goes against the principle of planning to do this kind of stuff.

Gerry McQuinn: I can't speak so I'll show you – holds a dead wood turtle up.

Mayor DuPlessis: Is there anyone else that did not have a chance to speak?

Andreas: I live in Douglas. I know the area quite well. I felt like there was the permission of the local land owners and one of the things that we just heard about neighbors and we saw a rock. We know that rocks on the roads are not legal. And we know that we want to live with good neighbors. At the last meeting that we had, we heard a lot about we want to be good neighbors. But from what I see is that. Those people had over 10 years to be good neighbors and that does not seem to have worked at all.

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Interjection/Mayor DuPlessis: Let the person speak and finish speaking.

Andreas: And so I'm looking at a miracle of all of a sudden thing would change. I do not believe they do. I own a truck; I own a trailer. I get mulch. They don't even let me into their yard until I show them the tarp and they make sure that the tarp is on before I leave. Mira had 10 years to do the same with the trucks that leave their quarry. And as good neighbors they should. And they did not. And I do not believe that there will be any change in the future, thank you very much. Thank you

Blaine Nason: You know, I've been in Estey's Bridge for 50 years and I guess there's certain ways we got to really look at this. It is a permitted, there is guidelines on the environment and whether we agree with the level of guidelines there is or not. Nevertheless, as set by a federal/provincial law, municipality laws, MIRA exceeded all the laws as far as the rocks in the tires. By law, you only have to tarp loads that are 0 to 3/8 in size. I know that because I've been doing it for well, 35 years, so tarps don't have to be on large rocks. Those large rocks could come from tires. They come from anything they could fall off the truck as well, but that is up to the truck driver. I'm responsible for my load when I leave. Not MIRA, not anybody else, the same as the mulch. If you're hauling mulch, you're responsible for that as well. As far as being good neighbors, I volunteered a lot. And in Estey's bridge. I was the President of the REC Center down there. I'm sure Adrian was probably getting pretty annoyed at me calling him. He does help our community a lot and I mean a lot and people, one thing Adrian says. And I'm sorry for going against this Adrian, but MIRA don't advertise it because people think he's just doing it because of the quarry. He's not. He's doing it because he's part of the community. Our community. He's got jobs for people in central York. Central York is unique because look at the contractors we have in Zealand and all over. So it's not just the 80 jobs he has. We're talking hundreds of jobs indirectly. He passed the requirements. We're talking about promoting businesses. We set guidelines as permitted use. He met all of them. So how could you say no? But having said that, you cannot ignore the people that got to live with it. When I was with DTI, we tried to get speed limits changed. I think that's something that you guys could advocate as well to get the speed limit down to 60. There are over 7 businesses on the S turns, the only accidents that's been there has been passing vehicles. There have been no accidents with truck but how will we slow the trucks down? We can get digital radar lights. They're 10 grand for two of them, put one on each end. And as a truck driver, if I'm doing 60 coming from town, I do not need a jake break. And council would probably have the power to put up the sign to say no jake brakes, but it's just any vehicles or any other vehicles you're going to have good drivers, you're going to have bad drivers. You going to have ones that isn't going to respect you, and ones that will. So they're not all bad. But I do thank Adrian for what he has done for our community and our Community Center a lot, we wouldn't have the gym court that we have, we wouldn't have the walking trail we have without his support.

Mayor DuPlessis: Thank you Blaine. We are down to the final few moments here. Is there anyone else that hasn't had a chance to speak.

Glen Thompson: May I speak? Just to make an observation of the process. I'll be 30 seconds.

Mayor Duplessis: You spoke the lot, three or four times at Estes Bridge.

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Glen Thompson: It's just the point of interest and not to contribute more information but just to make an observation of the process. I'll be 30 seconds. There was a tour of the quarry that was done and I do credit counsel for trying to be very equal in how you allow people to talk. But you did tour of the Quarry, but I would suggest that perhaps before you make a final vote you tour neighborhood and see the impact it's having on people's lives.

Interjection/Councillor Rachel Downing: If I may, I have walked through in the field, I have visited Mr. McQuinn's home which I know other people have as well.

Interjection/Gerry McQuinn: Excuse me? Nobody darkened my door.

Interjection/Councillor Rachel Downing: Gerry, I have been in your home and had a conversation with your wife.

Interjection/Gerry McQuinn: Well that's not now, with this situation.

Glen Thompson: I just think it would be nice for everybody to get to see what it's like for people who live down there, if you're going to do one, just be fair and do the other one.

Mayor DuPlessis: Right. I think most of Council have been through the area. I know there was a couple or one that didn't make it that night at the tour and we've been to the stream. I guess we've covered much of the territory.

Dr. Bev Schneider: Just one more question, Mr. Chairman, I believe an environmental assessment has not been done. Is that correct?

Mayor DuPlessis: That's out of our hands and that that, I think that is the next process that MIRA has to go through, Am I my wrong on that. You have to go through the department environment of Environment.

Adrian Pembridge: Yes.

Mayor DuPlessis: There are so many things to go through, like we're one step of the process. There's many things that have to happen before and after this. So OK, we're going to, we're going to close it there. We'll call on our CAO to do the reading for us, please.

End of open session.