

July 26, 2023

Mr. John Woodward

Director of Planning & Development

Municipality of Easy Hants

Box 230, Unit 170, 15 Commerce Court

Elmsdale, N.S.

B2S 3K5

Dear Mr. Woodford:

RE: Proposed Rural Use North (RU-2) Zone – PIDS 45127198 & 45127180

I am writing on behalf of Loran Davis Trucking Ltd, owner of the aforementioned properties and the licensed quarry located at [REDACTED]. The quarry is owned and operated by my parents, Loran and Phyllis Davis.

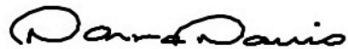
Thank you for taking the time to speak to me and my husband on July 5, 2023, regarding application of the proposed Rural Use North (RU-2) Zone to the quarry properties and other adjacent properties owned by my parents in Hillsvale within the Municipality of East Hants. Based on your email dated July 5, 2023 (attached), it is reassuring to know that the existing quarry, which is licensed by the Department of Environment, will be considered a “legally permitted use” under the new amendments to the East Hants Community Plan. The quarry has operated as a pit for over 50 years and since June 2, 2010, as a licensed quarry as per Approval # 2009-070042 under the Province of Nova Scotia Environment Act. As such, it is our understanding the quarry use will be permitted to continue and function as it has as per the DOE approval.

Further we discussed the status of existing structures on the properties, specifically the large garage building used to service equipment and the scale house within the quarry. You were going to confirm whether these will be considered “legally existing structures” or will be treated as non-confirming structures under the proposed amendments. We expressed concerns with proposed Policy AR 39 (g) which necessitates the use of a development agreement for structures related to a quarry or mineral extraction operations that are proposed to be closer than 1 km to the nearest non-resource related structure. We consider this requirement to be excessively onerous and unnecessary for structures that are buildings used to support quarry operations as they do not emit odors, noise, dust etc. that could impact nearby non-resource related uses. We understand this provision was meant to really apply to the location and operation of structures such as crushers, screening plants, asphalt plants etc. We request that consideration be given to finetuning the wording of Policy 39 (g), either now or as part of the next broader plan review process in 2026, such that it more accurately applies to the structures which really are of concern to abutting uses.

It would be appreciated if a copy of this letter is provided to the Warden and Municipal Councillors as part of the public hearing package for deliberation on July 27, 2023, and a copy retained on file at the East Hants municipal office as a record of acknowledgement of the Loran Davis Quarry existing and operating lawfully on and before July 27, 2023 on PIDS 45127198 and 45127180.

Again, thanks so much for taking the time to speak with us about our concerns and following up with reassuring emails.

Yours truly,

A handwritten signature in black ink that reads "Donna Davis". The signature is written in a cursive, flowing style.

Donna Davis/ Roger Wells

On behalf of Loran and Phyllis Davis, [REDACTED]

C.C. Warden & Municipal Councillors, Municipality of East Hants

Attachment: Email from John Woodford dated July 5, 2023