

# **Public Hearing**

**Wednesday, December 17, 2025**  
**Council Chambers**  
**Lloyd E. Matheson Centre**  
**7:30 pm**

***1. Application by Casey Concrete Limited.***

cc: Eleanor Roulston, Municipal Warden  
Norval Mitchell, Chairperson Planning Advisory Committee  
Kim Ramsay, CAO & Municipal Clerk  
John Woodford, Director of Planning & Development

**Warden:** Councillors, this evening we have one item on the public hearing agenda.

The purpose of this hearing is for Council to hear input from the public prior to making a decision on the proposal.

To the members of the public who have chosen to participate this evening, welcome. Please note that Council's Procedural Policy requires that you not cheer, boo, clap or otherwise disrupt this hearing. Everyone that wishes will have an opportunity to be heard.

Tonight, Council may approve, reject or defer its decision to a later date. Council approval is required for the proposal to proceed.

I will now ask the Municipal Clerk to outline when the public hearing advertisements were published.

**Clerk:** Madam Warden, a public hearing notice appeared in the December 3, 2025 and December 10, 2025 editions of the *Chronicle Herald*. The notices described the proposal, gave the date and time of the Public Hearing, and indicated that Staff Reports were available to the public.

**Warden:** Councillors, the public hearing item this evening is for a proposal by Casey Concrete Limited to enter into a development agreement.

I would now ask the Chair of the Planning Advisory Committee to present his report.

**PAC Chair:** Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

**Staff:** (Makes presentation)

**Warden:** **Does any member of Council have questions for Staff?**

(Councillors may or may not ask questions)

**Warden:** **I would now ask if the applicant has any comments or would like to make a presentation?**

**Applicant:** (applicant may or may not provide their comments)

**Warden:** **I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?**

(Comments and Questions from the public)

**Warden:** **Does any member of the public have any questions or comments through the live chat on YouTube?**

**Juliann:** Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

**Warden:** **Does any member of staff have any final comments?**

(Staff may or may not make final comments)

**I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.**

**PAC Chair:** Planning Advisory Committee recommends that Council give final consideration and approve entering into a development agreement for a pre-mix concrete batch plant use located on property identified as PID 45177128, 57 Lohnes Street, Hardwood Lands, signed within one year of Council's approval

As Chair of PAC, I so move.

**Warden:** **Are there any final questions or comments from the Municipal Councillors?**

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

**Warden:** **That concludes tonight's Public Hearings. Thank you for attending.**