

Fundy Albert Council Public Hearing

Council received a request from Birch Hill Construction Ltd. for a rezoning of the property located on Tingley Road and bearing PID 05036462 from Commercial-Industrial (CI) to the Intensive Resource Development Zone (IRD) to permit a rock quarry

Present: Mayor Campbell
Councillor Land
Councillor Jonah
Councillor Coates

Absent: Councillor Ward-Russell
Councillor Elderkin

Staff Present: Sean Wallace – Chief Administrative Officer
Kim Beers – Director, Legislative Services/Clerk
Jillian Hutchinson – Treasurer
Ian Barrett – Director, Operations

Guest: Phil Robichaud, Planner with Plan 360

CALL TO ORDER

Mayor Campbell called the meeting to order at 6:00 pm.

CONFLICT OF INTEREST DECLARATIONS

None declared.

PRESENTATION FROM PLAN 360

[Presentation](#) by Phil Robichaud, Plan 360 Planner
[PRAC](#) Recommendation

Phil Robichaud, Land Use Planner with Plan 360, presented the proposed rezoning application to change the zoning of PID 05036462 (Tingley Road, Caledonia Highlands area) from Commercial Industrial to Intensive Resource Development to permit a rock quarry and rock crusher. He explained that a similar quarry proposal had previously been approved through rezoning in 2013 when the property was located in a Local Service District; however, following the adoption of the Westmorland-Albert Rural Plan in 2022, the previous rezoning was repealed and the

property remained zoned Commercial Industrial, which no longer permits quarry operations. As a result, a new rezoning application is required.

Mr. Robichaud reviewed the property location, surrounding land uses, and planning considerations, noting the approximately 30-acre wooded site located off Tingley Road, a non-maintained public road, with the nearest residences approximately one kilometre away. He outlined that provincial consultation had occurred with several departments, including Environment and Local Government, Natural Resources, and the Department of Transportation and Infrastructure, and summarized key comments related to environmental considerations, potential species at risk, traffic impacts, road access, and coordination with the snowmobile trail network.

He advised that public notices had been issued to property owners within a 250-metre radius and posted on the municipal website, with two written submissions received to date. Mr. Robichaud concluded by noting that the Planning Review and Adjustment Committee recommended that Council proceed with the rezoning, subject to several conditions including obtaining an Approval to Operate from the Province, completing any required environmental or traffic studies, securing permits related to wetlands or watercourses, and confirming consultation with the snowmobile association.

He clarified that the purpose of the public hearing was to receive comments, and that Council would make no decision at the hearing, with the option to proceed with the by-law readings at a future Council meeting.

REVIEW OF WRITTEN SUBMISSIONS

Two (2) written submission was read for the record.

[Barbara Porter](#)

[Glenn McLaughlin on behalf of Margie McLaughlin](#)

COMMENTS FROM GALLERY

Mayor Campbell asked those in the gallery if anyone wishes to speak

Pearl Steeves, a lifelong resident of Fundy Albert, spoke in opposition to the proposed rezoning, noting that she and others had previously expressed concerns when the project was first considered in 2013. She advised that after researching the Intensive Resource Development (IRD) zoning designation, she remains concerned about the potential environmental impacts of allowing a quarry in the Caledonia Mountain area. Ms. Steeves highlighted the ecological importance of the region, including its mature Acadian forest and proximity to the Caledonia Gorge Protected Natural Area and watershed serving Riverside-Albert. She expressed concerns about potential effects such as habitat disturbance, blasting, dust and noise pollution, possible impacts on wells and groundwater, and increased heavy truck traffic. She also questioned the

overall benefit to the community, suggesting the quarry could negatively impact local roads, recreational use of the mountain, tourism, and the natural environment for future generations. Ms. Steeves urged Council to reject the rezoning request.

Eliot Hill expressed concern about the continued development and incremental loss of the Caledonia Mountain area. He cautioned that if development continues without careful consideration, much of the mountain could be lost over time. Referencing the song "Paradise" by John Prine, he drew a parallel to the environmental degradation experienced in Muhlenberg County due to coal mining. Mr. Hill emphasized the need for the community and decision-makers to carefully reflect on what constitutes true progress before allowing further impacts to the area.

Mark Steeves questioned what benefits the proposed development would bring to the community, particularly the Village of Fundy Albert. He raised concerns about whether the potential tax revenue would justify possible impacts on local roads, landowners, and tourism-related activities in the area. Mr. Steeves suggested that the current tax contribution from the property appears minimal and emphasized the importance of understanding the financial and community impacts before proceeding. He noted that an impact assessment outlining the potential benefits and costs would be helpful in evaluating the proposal.

Pearl Steeves asked whether landowners along Tingley Road would be consulted if road widening were required to accommodate the proposed development. She expressed concern that access to the site could impact several private woodlot properties along the road. In response, Mr. Phil Robichaud with Plan 360 advised that the current consultation relates specifically to the rezoning application through the public hearing process. Any road improvements would need to remain within the existing road right-of-way, and the developer would be responsible for undertaking any work required to accommodate traffic, stormwater, and recreational uses associated with the project.

Lisa Brown shared concerns regarding the potential increase in heavy truck traffic associated with the proposed development. She noted that a significant number of large trucks already travel the road daily and questioned whether the existing road infrastructure, particularly its width, turning capacity, and durability, is adequate to accommodate additional traffic and the resulting wear and tear.

QUESTIONS FROM COUNCIL

Mayor Campbell asked if there are any questions from Council.

Councillor Land noted that the snowmobile association currently has a lease arrangement allowing use of the road between April 15 and December 15. He indicated that the proposed development could affect this arrangement and acknowledged discussions with the snowmobile club regarding the matter. **Councillor Land** also expressed concern about the condition of the

roads in the Caledonia area and agreed with comments from residents that the potential impact on local road infrastructure should be carefully considered if the project proceeds.

Councillor Coates expressed concerns regarding the safety and condition of local roads in relation to heavy truck traffic. He noted that some roads in the area are not currently suitable for large trucks due to steep grades and existing deterioration. He referenced previous situations where roads required significant upgrades to accommodate industrial activity and suggested similar improvements may be necessary if development proceeds. **Councillor Coates** also noted that the proponent has held the property for several years and indicated that any development may still be some time away. He further observed that other companies have acquired land in the area for resource-related activities, which could also place additional pressure on local road infrastructure and require ongoing maintenance and upgrades.

Councillor Jonah noted that he had several points for further review but highlighted two primary concerns: the potential negative impacts on local roads and on outdoor recreational activities. He emphasized that Council has been actively working with community groups to support outdoor recreation and expressed concern about any development that could limit opportunities for ATV riders and other users. **Councillor Jonah** indicated these issues would require careful consideration moving forward.

Councillor Land suggested that, in other regions, dedicated haul roads are sometimes constructed for industrial operations to keep heavy truck traffic off public roads. He proposed that a similar approach could be considered in this situation, where government and contractors might explore the possibility of building a direct haul road from Caledonia Mountain through wooded areas to limit impacts on provincial roads.

Mayor Campbell noted his familiarity with the Caledonia Mountain area and acknowledged its natural beauty. He indicated that environmental considerations, including water and wetlands, would need to be addressed through the environmental assessment process. **Mayor Campbell** stated that Council would review the findings of that assessment once available and thanked those in attendance for participating in the discussion.

CONCLUDE PUBLIC HEARING

Mayor Campbell concluded the Public Hearing at 6:40 pm