



PRAC MEETING
Valley Waters Municipal Building
July 15, 2025 10:00 am

Attendance:

Susan Northrup
 Harold Keith
 Nelson Ball
 Bob Bates
 Rick Horton
 Gordon Keirstead

Absent: Rick Horton

Public: (2) Dexter Construction

Staff:

Dillon Consulting – Stephen Stone
 Recording Secretary – Pam Kaye

Chair Susan Northrup the meeting to order at 10:00 am.
 Chair asked if there were any conflicts of interest? None declared.

Minutes for meetings on March 11 and June 26 were approved by Harold Keith and seconded by Gordon Keirstead. Motion carried (5-0)

Susan turned the meeting over to Stephen Stone to present the property information.

1. Property Information	
Applicant	Dexter Construction Company Limited
Property Identification Number	45213162
Location	Highway 10 Coles Island
Municipality	Butternut Valley (Coles Island)
County	Kings
Land Area	97,000 m

2. Proposal	

Proposed Land Use	Contractors Yard
Existing Land Use	Vacant
Approval Sought	Conditional Use

Recommendation:

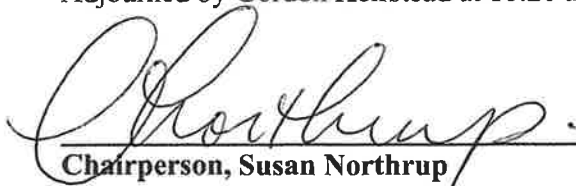
Staff recommends that PRAC consider applying the following conditions on the proposed application:

1. That the proponent delineate all wetlands on-site and obtain a Watercourse & Wetland Alteration (WAWA) permit before any earthwork begins, with no filling, grading, or stockpiling permitted within 30m of a delineated wetland edge unless specifically authorized by that permit.
2. That a detailed, scaled site plan – showing grading, drainage, stockpile limits, access geometry, fencing, lighting, and buffer areas – be submitted to and approved by staff prior to issuance of a Development Permit.
3. That the site provides either (a) a continuous 1.8m opaque fence or (b) a minimum 5 m-wide landscaped buffer along all lot lines visible from public highways, while preserving natural vegetation adjacent to wetlands, to screen the operation from view and mitigate off-site impacts.
4. That the proponent denote RAP & Aggregate Management Plan detailing dust suppression measures, maximum stockpile heights not exceeding 6m, and containment systems for runoff (stormwater management) on the Site Plan prior to receiving a Development Permit.
5. That all fuels, lubricants, and hydraulic fluids be stored in double-walled, bermed containers located at least 30 m from wetlands, and that a spill response kit be kept on-site at all times.
6. That the storage, handling, or dumping of toxic or hazardous materials on the site be strictly prohibited.
7. That the approval excludes higher-impact industrial uses without additional review.
8. That all exterior lighting, if applicable, be full cut-off and downward-directed, and any signage comply with Section 5 of the Rural Plan, to avoid glare and maintain rural character.
9. That the applicant obtain and satisfy all conditions of a Department of Transportation & Infrastructure (DTI) access permit for the existing highway connection prior to site occupancy.
10. That within 12 months of ceasing operations (site closure), the proponent remove all equipment and stockpiles and stabilize disturbed areas unless a renewed approval is granted.

**Bob Bates made a motion to approve the recommendations, seconded by Nelson Ball.
Motion carried (5-0)**

Next meeting is scheduled for August 19, 2025

Adjourned by Gordon Keirstead at 10:20 a.m.


Chairperson, Susan Northrup


Recording Secretary, Pam Kay