

THE RURAL MUNICIPALITY OF SPRINGFIELD

PUBLIC HEARING

Tuesday, November 4, 2008

Present: Reeve Peter Skrupski
Councillor Bob Bodnaruk
Councillor Karen Lalonde
Councillor Brian Thompson
Councillor Ken Lucko
Councillor Lorne Vaags
Laurent Tetrault, CAO
Dan Doucet, Development Officer
Colleen Draper, Recording Secretary
Curwood Ateah, Landmark Planning

Reeve Skrupski called the meeting to order at 7:05 p.m. and welcomed everyone in attendance. An explanation of the process for the public hearing was read out. The Reeve introduced Bill Sawka, Provincial Planner and Curwood Ateah, Landmark Planning.

The Development Officer read out the intent of By-law 08-01 to create a new zoning by-law for the R.M. of Springfield and presented council with correspondence pertaining to written submissions.

Curwood Ateah, from Landmark Planning, explained the process in developing the By-law. He advised that he had been retained by the R.M. in 2004 after which a planning advisory committee was formed consisting of approximately 20 residents. They met numerous times and drafted the first zoning by-law 06-14 which was given 1st and 2nd reading. Provincial concerns with the proposed by-law led the newly elected council to abandon by-law 06-14 in 2006 and work on creating a new by-law to deal with the provincial concerns. By-law 08-01, being discussed tonight, was developed early spring of 2008. Council gave first reading to by-law 08-01 on August 6, 2008. The new zoning by-law will rescind the Springfield Town Planning Scheme 1959, By-law 1575 and the Springfield Zoning by-law 85-26 after 3rd reading.

Participants: Lesley Fuga
Chuck Chappell
Jacques Levesque
Janet Nylen
Peter Williams
John Holland
Rick Wilson

Lesley Fuga - Ms. Fuga advised she was part of the Planning Advisory Committee that developed the first draft of by-law 06-14. She questioned what the main areas of changes from by-law 06-14 to by-law 08-01 were.

Curwood Ateah advised that some changes included deleting some rural residential areas around Bird's Hill Park and throughout the municipality, Industrial Extractive Districts were added, some agricultural zones were removed and limited livestock operations areas were included around urban centres.

Ms. Fuga was also concerned with lot line setbacks for farm buildings whether they house animals or not and with the regulating of wall and pole mounted lights.

Chuck Chappell - Mr. Chappell advised that he was opposed to the current zoning assigned to the Prairie Grove community. The correspondence submitted requested an area within SE 3-10-4E to be changed from Rural Residential Zone to a Hamlet Zone. He advised that an application for subdivision has been filed for the proposed creation of 2 acre lots in the area.

Jacques Levesque - Mr. Levesque advised that he was opposed to the zoning in Anola. He noted that 50% of the town is zoned commercial. Vacant lots on Weiser Crescent that would be more suitable as residential are zoned commercial and not being used. He feels that it is important to increase the residential portion of Anola and then deal with bringing commercial to the area. He would like to see more affordable housing, rental properties and multiple dwellings in the area.

The Development Officer advised Mr. Levesque that a development plan amendment would be required to change the commercial zoning area to a residential zoning designation.

Janet Nylén - Ms. Nylén advised that overall she was pleased with the by-law proposed. She asked Council not to rush the process and would have liked to see more public input before the hearing was held. She noted that she had several minor concerns that she would forward to the Development Officer for comment. She counted over 200 changes from the previous by-law and noted a map showing existing zoning compared to the new proposed zoning would have been helpful. Ms. Nylén noted several concerns including:

- Oakbank parks and new lagoon not depicted on maps
- Floodway is now designated recreation district
- Temporary building and uses include concrete and asphalt plants
- Portable asphalt plants are now a conditional use which means no higher body to appeal to if council approves
- A manure management plan should be created simultaneously with the zoning by-law
- Home occupation now allows for hiring of employees, should be limited to the home owner
- Home industry is now allowed in rural residential areas which allows up to 2500 sq ft and up to 5

- employees, not suitable in a residential district
- Documents including application forms and checklist requirements should be created and standardized to assist the Development Officer and planning staff. Additional staff should be hired for all departments.

Peter Williams - Mr. Williams advised that he was opposed for two main reasons, lack of long term planning and the inconsistency between the zoning by-law and the development plan. He suggested that the zoning by-law should be put on hold until a development plan review can be completed. He noted that Oakbank parks should be zoned as park and recreation and not zoned under the residential zoning designation. That the municipality should develop a sector plan or concept plan to assist in planning of Oakbank and surrounding areas.

Curwood Ateah clarified that parks are a permitted use under the "RS" single family residential zoning and do not necessarily have to be zoned park. We followed the designations assigned within the development plan. He also noted that sector plans only relate to subdividing not zoning and would not be useful in this situation. The sector or development plans would be useful when council reviews their Development Plan.

John Holland - Mr. Holland advised that he had several concerns with the new by-law which included:

- the new by-law would restrict all billboard signs including restaurant, gas station etc., very restrictive
- outdoor furnaces would not be allowed within 1 mile out of any hamlet, seems restrictive
- allowing home occupations and home industries is up to the discretion of the development officer not whether or not it conforms to the zoning of the area; felt that council has lost that control.
- temporary second dwellings should not only be limited to occupation by elderly parents, some young couples may want to build a new home on the yard of an existing older house (reverse granny flats)
- zoning by-law could possibly have areas where livestock operations are not allowed and other areas specifically zoned to allow livestock

Richard Wilson - Mr. Wilson advised that he had concerns with the zoning of the Hillside Transfer Station and the possible contamination of ground water. He urged Council to consider a "good neighbour policy" so different industries and homes can co-exist in an area and maintain the quality of life. He noted that he feels the gravel industries are protected in a residential area but not the other way around. He felt that the hours for pit operation were not appropriate

in a residential area and questioned why pits are not fenced to help alleviate the all terrain vehicle problem.

Curwood Ateah clarified that the Hillside Transfer Station is zoned to keep it consistent with the development plan and that the hours of pit operation may be incorrect in the by-law and would be looked into.

The Reeve closed the public hearing and after some comments from the audience the Reeve re-opened the hearing and subsequently adjourned the hearing to Tuesday, November 18th at 7:00 p.m. at the Cook's Creek Columbus Community Centre.

Adjournment

The meeting was adjourned the time being 9:47 p.m.

Peter Skrupski
Reeve

Laurent Tétrault
Chief Administrative Officer