

THE RURAL MUNICIPALITY OF SPRINGFIELD

PUBLIC HEARING

Tuesday, November 18, 2008

Present: Reeve Peter Skrupski
Councillor Bob Bodnaruk
Councillor Karen Lalonde
Councillor Ken Lucko
Laurent Tetrault, CAO
Dan Doucet, Development Officer
Colleen Draper, Recording Secretary
Curwood Ateah, Landmark Planning
Bill Sawka, Community Planner

Absent: Councillor Brian Thompson
Councillor Lorne Vaags

Reeve Skrupski reconvened the meeting and welcomed everyone in attendance. An explanation of the process for the public hearing was read out. The Reeve advised only new items would be heard.

Curwood Ateah, from Landmark Planning, explained the process in developing the by-law, a description of the by-law as well as the process after Council closes the public hearing.

Participants: Al Burpee
David Christie
Tim Pedden
Ken Stuebing
Rick Wilson
Rick Kaletzke
Tangi Bell
Horst Backe
Allan Ciekiewicz
Barb Rutherford
Gary Semft
Lesley Fuga
Darryl Speers
Janet Nylen

Al Burpee - Mr. Burpee advised he is a resident on Cook's Creek Road and commented on several issues:

- happy to see less sign pollution on highways
- questioned if Cook's Creek was a hamlet and was advised that it is not
- feels fines and penalties should be tightened up
- does not see the need to restrict horses in the front yard
- should strengthen the requirement to have commercial operations protect the groundwater
- is happy that neighbours are notified of a public hearing when activity taking place
- strengthen requirements for culvert applications
- offensive uses should be addressed such as dirt bike tracks and off-road vehicles

David Christie - Mr. Christie advised that he is concerned with:

- water issues and feels the by-law should be strengthened to protect the water supply (Bill Sawka suggested that the by-law could restrict certain uses near water supplies)
- larger operations should have to supply yearly water tests. Mr. Christie was advised that existing operations follow the development plan and are an allowable use
- Fire arms - What are the restrictions? Mr. Christie was advised that Police Services could provide him with fire arm restrictions
- Restrictive Agriculture - What is the definition? Large livestock operations are not allowed. Up to 50 animal units allowed

Tim Pedden - Mr. Pedden spoke on behalf of the Springfield Chamber of Commerce. The chamber would like to meet with business owners in Springfield and then with Council afterwards before the by-law is passed.

Ken Stuebing - Mr. Stuebing questioned whether rights (grandfathering, variances etc.) stay with the property? Grandfathering rights were clarified for Mr. Stuebing.

Rick Wilson had several concerns including:

- Development Permits - no resident input if a permitted use is not required
- Water Management Plan - All operators should be required to submit a water management plan
- Ground water recharge - Uses that could be harmful to sensitive areas should not be allowed at all. A plan or consultant showing that an operation is in compliance with the Environment Act should be required
- Old municipal dump may be contaminating the water supply
- Concerns with gravel pits including operation hours, off road vehicles in pits and pit rehabilitation

Rick Kaletzke - His land cannot be subdivided because it doesn't conform with the development plan. He was informed that he can apply for an amendment to the development plan.

- *Short Break* -

Tangi Bell - Ms. Bell had concerns regarding livestock operations and water protection.

Horst Backe - Mr. Backe spoke on behalf of Concerned Citizens of Springfield with the following main concerns:

- Rural Residential zoning districts proposed in the areas surrounding Birds Hill Park
- Outdoor lighting needs a clearer definition
- Revision of the regulations regarding residential related farms
- Planned unit developments be removed as a use in Rural Residential zoning districts

Allan Ciekiewicz - Mr. Ciekiewicz urged Council to proceed with the required review of the Development plan prior to passing the zoning by-law. He does not feel that the proposed zoning by-law will be appropriate or even valid attempting to meet the conditions of an incomplete development plan.

Barb Rutherford- Ms. Rutherford would like to see the rural character of the municipality maintained.

Gary Semft - Mr. Semft feels that restricting horses in the front yard should not be in the proposed by-law.

Curwood Ateah noted that the Planning Advisory Committee had suggested the restriction of horses in the front yards but perhaps it could be revisited in the Rural Residential area.

Mr. Semft noted Section 50.0 2(b) "The keeping of animals on a site: shall not interfere with the use and enjoyment of adjacent land uses." He feels that if one person objects to animals on a site it could be denied and doesn't think that is fair.

Lesley Fuga - Ms. Fuga stated that Springfield is a unique community and the by-law needs to be creative. She feels that many people support the passing of the by-law so that the development plan review can get started and the zoning by-law can be amended if required afterwards.

Darryl Speer - Mr. Speer noted his concerns with the gravel pit operations including:

- setbacks
- site cleanliness
- use of roads (mud and dirt on the roads is a hazard to residents)

He also feels that asphalt plants should not be allowed on the aquifer and that it shows a lack of regard to the residents and water safety. He submitted a petition to deny any application for the erection of any and all temporary or permanent asphalt plants in the Pine Ridge Pit (Hillside Road and Pineridge Road).

Janet Nysten on behalf of Linda Hansen attended in objection to the by-law.

Ms. Hansen's main concerns were:

- no open house held for residents to ask questions
- list of changes from previous by-law should have been available for comparison
- Public hearing location in Cooks Creek not a convenient location
- Confusion about the conduct of the public hearings
- not all council members present at second hearing

Reeve Skrupski closed the Public Hearing.

Adjournment

The meeting was adjourned the time being 10:45 p.m.

Peter Skrupski
Reeve

Laurent Tétrault
Chief Administrative Officer