

RIVERDALE MUNICIPALITY

PUBLIC HEARING

DATE: May 7th, 2019

TIME: 6:05 pm

LOCATION: Riverdale Municipal Council Chambers, Rivers MB

A Public Hearing was held to present proposal for

1. By-Law No. 2019-04 being an AMENDMENT to the Riverdale Municipality Development Plan By-Law No. 14-01, as amended

Mayor Gill called the Public Hearing at 6:05pm with the following members of Council in attendance:

Councillor Dave Falkevitch
Councillor David Creighton
Councillor Ken Tait
Councillor Alastair McFadden
Councillor Ian Dyer
Councillor Everett Smith

Chief Administrative Officer Kat Bridgeman recorded the minutes.

The following ratepayers were in attendance:

Ruth Pryzner	Elizabeth Smith
Ernie Fast	Pat Vreeman
Peter Anderson	Roger Lepp
Samantha Lepp	

Opening Remarks

Mayor Gill made an opening statement outlining the Conduct of the Public Hearing. The Mayor made note that should the hearing extend past 1 hour, the hearing would be adjourned to the following Tuesday, May 14th at 6:00pm and that no further notice would be given.

Mayor Gill addressed the CAO to confirm proper notice was give.

CAO K. Bridgeman confirmed the following:

- Public Notice was posted on both the North & South Quarters of 33-12-20WPM on April 3rd, 2019
- Notice was emailed to all surrounding municipalities & planning districts
- Notice was published in the April 5th & April 26th editions of the Banner.

All proof copies were made available

Mayor Gill introduced registered speakers in opposition of the amendment

- 1) Ms. Ruth Pryzner
 - a. Objection 1 – passage of Resolution No 29-19 in February 2019
 - b. Objection 2 – development on High Quality Aggregate Resources
 - c. Objection 3 – Drainage, Ag lands and water quality – protection of prime ag lands as a priority
 - d. Objection 4 - Lack of notice is disrespectful to First Nation and Aboriginal Rights
 - e. Objection 5 – Applicant has not provided adequate evidence on water Quantity and Quality

- f. Objection 7 – Proposed land use is within the Designated Rivers Water Reservoir Area
- g. Objection 8 – Road Construction and Servicing – impact on drainage patterns and service in lower density areas

2) Ms. Elizabeth Smith

- a. Concern on Septic fields on 25 lots at the top of the hill when she is down hill and lake front
- b. Concern that a developed road would encourage further roadside wildlife hunting
- c. Concern for the quality of water
- d. Safety with excess traffic

3) Ms. Pat Vreeman

- a. Concern for the 12 lots along Aspen Rd and the “community”
- b. Concern for additional activity of the lake
- c. Additional Activity on Roads
- d. Activity on trails
- e. Concern on seasonal/full time resident status

4) Mr. Roger Lepp

- a. Concern on the standard of development
- b. Concern on the extra traffic on Aspen Drive which is already heavily utilized with the gravel pit
- c. Hesitant of first time developers and the standard of development

Mayor Gill introduced Mr. Peter Anderson, Community Planning

Mr. Peter Anderson – reviewed the comments circulated to various governmental departments, together with the recommendations of Community Planning.

Highlights: MB Agriculture concerns – does not recommend proceeding based on impacts to livestock operation and inconsistencies with PLUPs and Riverdale Development policies.

MB Historic Resources Branch – No objection but future development would require a Heritage Resources Impact Assessment (HRIA)

Community and Regional Planning – would ask that council consider re-designating other lands back to agricultural to offset this new development

2 written objections were filed with the Chief Administrative Officer during the Public Hearing.

The Public Hearing was adjourned at 7:10 pm.