

Municipal Council held a **PUBLIC HEARING** at 7:00 p.m. in the Blockhouse Fire Hall on the above date. The following were in attendance:

Warden Jack Wentzell - District 7
Deputy Warden Elmer Garber - District 4
Councillor Diane Tanner - District 1
Councillor Sherman Palmer - District 2
Councillor Donald Zwicker - District 3
Councillor Milton Countway - District 5 (Blockhouse AAC Member)
Councillor Sandra Statton - District 6
Councillor Cathy Moore - District 8
Councillor John Veinot - District 9
Councillor Arthur Young - District 10
Councillor Lee Nauss - District 11
Councillor Martin Bell - District 13

Absent were:

Councillor Cathy Moore - District 8
Councillor Karen Dempsey - District 12

Blockhouse Area Advisory Committee Members in attendance were:

Martin Brodmann, AAC Vice Chairman
Paula MacDonald

Municipal Staff in attendance were:

Tammy Wilson, Chief Administrative Officer
Ed Curran, Director of Planning and Development Services
Jeff Merrill, Planner
Heather Whynott, Administrative Assistant

PURPOSE OF
PUBLIC HEARING -
BLOCKHOUSE
SECONDARY
PLANNING
STRATEGY & LUB

1. CALL TO ORDER

Warden Wentzell called the Public Hearing to order at 7:05 p.m.

2. OPENING REMARKS

Warden Wentzell reported that the purpose of this Public Hearing is to present the proposed Blockhouse Secondary Planning Strategy and Land Use By-law and to receive submissions from the public, either written or verbal.

Introduction of Council Members, Staff and Blockhouse AAC Members

Councillors, Staff and members of the Blockhouse Area Advisory Committee were introduced by Warden Wentzell.

Review of Agenda and Rules of Conduct

Copies of the Agenda were circulated to Councillors, and copies were available for the public.

Warden Wentzell reviewed the Rules of Conduct which were listed at the bottom of the Agenda (copy attached to original Minutes).

3. REPORTS AND PRESENTATIONS BY PLANNING STAFF

Mr. Merrill provided a PowerPoint presentation to provide the highlights of the main changes to the Blockhouse Secondary Planning Strategy and Land Use By-law (copy attached to original Minutes).

4. WRITTEN AND ORAL PRESENTATIONS

Review of Written Submissions

Ms. Wilson reported that no written submissions were received at the Municipal Office regarding the proposed documents.

Presentations by the Public

Warden Wentzell asked if there were any presentations or comments from members of the public.

Bill Murphy, Blockhouse - He asked for a definition of "livestock unit". He thinks, from what he read in an earlier document, that one goat would be considered one animal unit; one sheep would be one animal unit; and one cow would be considered one animal unit. He believes that an animal unit, through the Department of Agriculture, is defined according to manure output. He doesn't know how much manure it takes to make one unit. If that is how it's determined, he feels it's wrong that one goat should be considered one animal unit.

Mr. Merrill reported that the livestock table has been amended based on the Department of Agriculture 2006 manure guidelines. The number of goats to make one unit is now 17.5; a dairy cow is 1.5 units and a beef cow is 2 units.

Mr. Murphy also asked for some clarification about the 20% slope. He said he has some land that would have a slope in excess of 20%. It's his understanding that he would have to go through some motions if he wanted to develop that property. He asked if there are any restraints on ploughing that property, or if he wanted to build a building or put a mobile home on it.

Mr. Merrill said the erosion control standards only apply to development, which is building a structure. If you're ploughing a field, they don't apply.

Mr. Murphy asked, if he wanted to upgrade an existing hauling road, does he have to go through anything?

Mr. Merrill said he wouldn't have to go through anything as long as he's not building a house.

Mr. Murphy commented that he's not distrustful with what he sees. He's just concerned with what he doesn't see. He referred to an example when the Assessment Office changed the use of a piece of land he owns. It had always been assessed as "forestry" and they changed it to "residential", even though it doesn't have a residence on it. This is why he is a little apprehensive.

Hearing no further comments, Warden Wentzell asked three times if there was anyone else in the audience who would like to make a verbal presentation. Hearing none, he then reviewed the approval process.

5. REVIEW OF APPROVAL PROCESS

Warden Wentzell read the information printed on the agenda with regard to the approval process to be followed by Council and the procedure that will now take place (copy attached to original Minutes).

6. CLOSING OF THE PUBLIC HEARING

_____Warden Wentzell declared the Public Hearing closed at 7:30 p.m.

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WARDEN JACK WENTZELL, CHAIRMAN

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TAMMY WILSON, CHIEF ADMINISTRATIVE OFFICER