Public Consultation Meeting Notes
District #6 New Ross Fire Department
7 p.m. May 28, 2018

Attendance

Council:	Cllr. Marshall Hector Cllr. Tina Connors
CPAC:	Trevor Hume Debbie Reeves Mary Ellen Clancey
Staff:	Tara Maguire, Director of Planning Garth Sturtevant, Planner Carol Randall, Facilitator Heather Archibald, Development Officer Tammy Hamm, Administrative Coordinator
Gallery:	There were approximately 47 members of the public present.

Summary of Comments & Questions

QUESTION - A question was asked before and the answer was not available. Have you been able to confirm how many members on the committee were farmers?

ANSWER - None that we are aware of.

QUESTION - How can you then make informed decisions on farming regulations without a farmer?

ANSWER - We advertised for members of the committee and a selection was made to ensure representation of each district was present. There were no specific criteria that you had to have famers on the committee.

COMMENT - To make decisions on farmers one should have been consulted.

COMMENT – Debbie Reeves: I would consider myself a farmer and I was on the committee.

QUESTION - I come from 5 generations of farmers and I question the terminology used for farm animal units. If the cows have calves are they still part of the farm animal unit of the original 10?

ANSWER – We had not considered the birthing of farm animal units. This needs to be further discussed with the Committee and Council.

QUESTION - What about bulls? I see no mention of those.

ANSWER – We refer to animal units as cattle, bulls and cows would be included.

DRAFT

QUESTION - You need to define cattle/calves. Also, the lots in the forties were created narrow 40 yards. This might give some problems for future expansion of farming considering the required lot setbacks and could stifle future barn expansions. What about selling are there restrictions?

ANSWER – To sell and continue the existing use there would be no change. These regulations should not affect the potential for sale. If you are farming land you or a new owner can continue to operate as a farm.

COMMENT - ***Thank you to the Committee and staff for taking water and environmental safeguards to protect the water ways. This is especially import because of the levels of nitrogen and phosphorus. These changes will help to reduce that.***

QUESTION - Where do horses fall in the farm animal units? How long do you have to replace a horse?

ANSWER – One horse equals one farm animal unit. The time limit to replace an animal only applies if you are in an area that does not allow farm animals under the new regulations. If you had animals when the new rules come into effect and your new zone does not permit farm animals (or does not permit you to keep as many animals as you currently have), then if you lost a horse, you would have 6 months to replace the animal before the ability to keep a farm animal (non-conforming use) would be gone and you would need to meet with the new zone regulations.

QUESTION – Are these proposed regulations coming from the Province or Municipality?

ANSWER – These proposed changes are at the municipal level.

COMMENT - I want to support a healthy environment and ecology but does all phosphorous and nitrogen come from farm animals or can this be a result of fertilizers as well?

***COMMENT* – Setbacks and fencing for animals will help with this but fertilizes can also be problematic.**

COMMENT - I don't want animals to be seen as a scapegoat because of environmental and ecological concerns. Farming is a viable operation and proper consideration need to be considered. And these new rules will not prevent nitrogen and phosphorus from entering the water supply, there will still be fertilizer run off.

COMMENT - What about the new regulations and if an existing business does not meet those regulations.

ANSWER - Existing businesses will only become non-conforming if that type of business is not permitted in the new zone. There are very few zones that prohibit certain business types other than heavy industrial developments. If there was a situation that resulted in a non-conforming business, the business could continue as long as operation did not cease for 6 months. If the business ceased to operate for 6 consecutive months, the new regulations would apply. However, any new additions or expansions to the non-conforming business would be subject to the new regulations.

QUESTION - What is the feeling the plan will proceed as presented?

DRAFT

ANSWER - After 13 meetings there are parts of the plan that have had concerns raised; yards sales, farm animals and a some other hot topics. These are areas that need more discussion with the Committee and Council.

QUESTION - When will we know?

ANSWER – Following these public meetings, staff will produce a report to summarize the feedback and comments heard. The report will then be provided to the committee, who will have a chance to discuss the report and request changes be made to the documents. We hope to have a revised version for Council in the fall. These meetings are open to the public and advertised if you would like to attend.

QUESTION - When will the revision be available to the public? Could we come get copies of the document?

ANSWER - The revision will be on the website once it has been prepared. Yes.

QUESTION - After the revision will there be another meeting for public input?

ANSWER - There are currently no plans for future public meetings like this one. The changes made to the documents will be approved by the Committee and Council and will be available on the Municipal website. The revised draft documents will then require a Public Hearing to be held, where Council will vote to approve or reject the new documents. The Public Hearing is open to the public and members of the public can speak at the Public Hearing or submit written comments in advance to be considered by Council before holding the vote.

QUESTION - I have a horse barn. Currently this barn is used for storage. Should I want horses in a few years would this be permitted?

ANSWER - We would need to review the zone you are in. I think you might be in Mixed Use. Therefore farm animals units are permitted. 40,000 square feet or 4000 square meters are required to keep the first Farm Animal Unit and each additional FAU would require an additional 2000 square meters. You would be permitted to use the existing structure but any new manure piles would need to meet proposed setbacks.

QUESTION - Are records kept on the complaints? What is the process if you receive the same complaints over and over?

ANSWER - The complaint process does not change. We do keep records of complaints, if there is a violation found, we proceed with enforcement. If no violation is found, we have it recorded but it goes no further. Dangerous and Unsightly Premises complaints are dealt with under a separate by-law, by a Committee and do not fall under the Land Use By-law for enforcement.

QUESTION - What is your success rate?

DRAFT

ANSWER - Generally, we do correct the matter and work for full compliance. The success rate for land use violations is very high. This can involve a significant amount of research to determine whether a violation has taken place or not.

QUESTION - Can I have a junkyard on my property by a river? There is one on Stanford Lake and I'd like something done about it.

ANSWER - Unfortunately we aren't here to deal with unsightly matters, these complaints can be submitted to the Municipality and will be addressed through the Dangerous and Unsightly Premises By-law.

COMMENT - I lived on a farm all my life and I fully support setback on manure and potential run off into lakes and watercourses.

QUESTION - Will these regulations mean we will be getting town water or sewer?

ANSWER - These regulations do not impact that. If sewer is in an area or water we might need to change how we zone in the future due to the potential of higher possible density.

QUESTION - What about non-conforming seasonal rentals that only operate for 4 months?

ANSWER - We are aware of this concern. We might have to look at this "the season of the operation" therefore if you don't' open the next season new provisions will apply.

QUESTION - Would it not be easier to change to 18-month operation?

ANSWER - We will be reviewing and researching this further.

QUESTION - Will large tree lots and wood processing need to try and operate as sustainable forestry operations?

ANSWER - This is not an area we have authority to regulate.

COMMENT - Seasonal use could be considered from 6 months to 18 months with a seasonal registration. IF the use isn't registered then new regulations will apply.

COMMENT - It seems a lot of people want to control what neighbors do and they should work to control their own properties.

COMMENT - I have a petition Stop the Zoning is anyone is interested in signing

DRAFT