

Lubber's subdivision - notes about the Public Meeting, January 20th, 2009

Some notes about the Public Meeting about the proposed Lubber's subdivision on January 20th, 2009 (complete notes of the meeting will be prepared by Mississippi Mills).

The members of the public included about 6 Appleton residents and 4 members of the Mississippi Valley Field Naturalists.

1. Gordon MacNabb represented the Appleton Community Association (ACA). Here are the points from his presentation:

Earlier comments on this Plan of Subdivision as submitted to the Country were based on a very small scale map. Now, with access to a proper map, the concerns with regard to the high water mark no longer apply but he shares the views of the Appleton Community Association as set forth in our brief.

The map upon which the subdivision plan is presented has significant errors as regards the boundary of the Hamlet of Appleton, errors that have been brought to the attention of the previous planner on numerous occasions. The ACA asks that all municipal maps be corrected to reflect the proper borders.

Approximately 50% of lots 1, 2 and 3 of the proposed subdivision consist of the Provincially Significant Appleton Wetlands. The ACA seeks clarification of what development, if any, can take place within those wetlands when they are included in urban lands. In addition to the recommendation that the ACA made regarding formal notification of the lot owners of the limitations that apply to the wetlands, the ACA supports the recommendation of Mississippi Conservation Authority (MVC) that the wetlands not be part of the subdivision (see below).

Finally, the ACA notes the provision of a road access leading from the proposed subdivision to the prime agricultural land between Hillcrest Drive and the Appleton Side Road. The ACA strongly recommends that such a road allowance be removed from the subdivision plan as it is obvious that its only value would be to serve further urban spread into that prime agricultural land. The Official Plan contains provisions for the protection of such land and Council should not approve plans of subdivision that clearly disregard such provision.

MVC recommendation related to the Provincially Significant Wetland (the entire MVC submission to the Public Meeting can be seen on the Mississippi Mills web site as part of the agenda package for the Planning and Economic Development Committee meeting, January 20th, 2009): "The Section 2.1.3 (b) of the Provincial Policy Statement (PPS) states that Development and site alteration shall not be permitted in significant wetlands (i.e., PSWs). The definition of development in the PPS includes lot creation. Therefore we would recommend that the lot lines for Lots 1, 2 and 3 be revised to not extend into the Appleton Wetland."

2. Michelle Niefer presented the results of the research she has completed so far about ground water and well water on Hillcrest Drive. When the first houses were built on Hillcrest, there was no sulfur in the well water. After the last 10 houses were built, sulfur began to appear in the well water. One of the wells on Hillcrest has run dry. Some other chemical concentrations have also shown increases.

3. The Mississippi Valley Field Naturalists have just started investigating the issues. They are concerned about development interfering with the Provincially Significant Wetlands.

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