

March , 2022

RM of Springfield Council
c/o Dan Doucet, Development Officer email: ddocet@rmspringfield.ca
Planning and Development
Unit 1 - 686 Main Street
Box 219
Oakbank, MB R0E 1J0

Re: By-law No. 22-08 Text amendment to the Springfield Development Plan

I would like to register my objection to this proposed Development Plan Amendment.

The Development Plan carefully sets out a number of Objectives and Policies that are intended to serve as the long-range plan that would help direct development and manage change in Springfield in sustainable manner. It states that decisions related to land use and *development* “*will be based on the goals, objectives and polices of the Development Plan*”.

Proposed text change: (current wording is highlighted)

6.2.1 To ensure that residential development occurs in a planned and contiguous manner, leapfrog development will not be allowed.

Proposed added wording; “excluding all those lands indentified within the Oakbank South Secondary Plan and the West Pine Ridge Secondary Plan areas”.

The intent of By-law # 22-08 is to alter one of the key planning principles encouraged for good municipal planning which is that development should occur in an orderly and contiguous manner, thus reducing the importance of restricting premature development, over-sizing of municipal services and as well as minimizing related costs. Although this policy would still apply to the rest of Springfield it is unclear why the same principles should not apply to the two Secondary Plan areas and no explanation has been provided.

Background

This Council driven amendment, is thought to be related to the application by Kothari Group (By-law # 21-29) to develop 150 residential lots on an 80 acre parcel of land that is situated on the west side of PR # 206, one half mile south of Springfield Road. Between Springfield Road and Cedar Lake Road, other than a few homes on acreages along Springfield Road, the rest of the half section of land as well as the proposed development land, are currently being farmed. The extension of services to this property such as roads, sewer, water, hydro, telephone etc. for at least one-half mile will be very costly and it is not clear who or how these costs would be covered. The Province objected to by-law # 22-08 on the basis of access issues. However on January 27th, Council proceeded to give second reading to the by-law, which now waits for final approval.

The proposed amendment to the Development Plan by By-law # 22-08 appears to relieve only one obstacle for non-contiguous development to proceed. The **Development Plan also includes a number of other relevant objectives and policies** that make this amendment appear contradictory and impractical. Such as:

6.1 Residential Objectives

6.1.3 To ensure that all residential development is healthy, safe, of acceptable quality, and is planned in an orderly, cost effective manner.

6.1.8 To ensure that residential development occurs in a sustainable manner, and protects the agricultural industry by limiting non-farm residential development to designated areas.

6.1.9 To ensure that municipal servicing costs are minimized

6.2 General Residential Policies.

6.2.2 Future housing developments will only be considered when the supply and location choice of vacant lots cannot, in the opinion of Council, reasonably meet the anticipated demand in the subsequent five years.

6.2.5 Residential development will not be approved if it necessitates the premature expansion of municipal services.

6.3 Urban Settlement Centre Residential Policies

6.3.4 Moderate and high-density residential developments shall be located in areas in which the use can be adequately supported by existing infrastructure and services;

a. Sufficient capacity within the water distribution and wastewater collection systems;

b. Proximity and appropriate access to arterial roads and major collector streets;

For these reasons the proposed amendment to the Development Plan should not be approved and By-law # 22-08 should not be passed.

Respectfully

Name (printed)

Signature

Civic Address

Mailing Address

Email Address

Phone number

I am a resident of Springfield and I am qualified to vote.