

RM OF SPRINGFIELD PLANNING MEETING AUGUST 29, 2019

WITHOUT PREJUDICE (E&OE)

<https://www.facebook.com/WildernessCommitteeManitoba/videos/352250018990357/?t=63> This is the link to the Leaders Debate organized by several environmental groups that was held the evening of September 5th. MR. PALLISTER GAVE HIS REGRETS EARLIER IN THE DAY AND DID NOT ATTEND. To me this is indicative of his Party's lack of interest in the current global warming crisis. The recent Silica Sand mining exploration and extraction by an Alberta based company were one of the issues addressed.

NEWS FLASH - Chief Kane has left the Springfield Police Service suddenly after lobbying Council for a building on Main Street in Oakbank to increase the visibility of our community police and causing the expenditures of even more tax dollars on unnecessary vehicles with detainee capabilities when the Service does not have the facility for housing prisoners or conducting breathalyzer tests. In the wake of his departure, he has saddled us with two former railroad police under the direction of a Sargeant whom he promoted with a mere three years of policing experience and that in Ste. Anne and Springfield, not in a major police force. The cadet program apparently has been cancelled and we have two Auxiliary that are doing policing without any qualifications. The R.C.M.P. stopped the practice of putting their auxiliary in uniforms and allowing them to participate in policing activities because of liability issues. Until the election, Chief Kane was doing what is required of a community police service but subsequently he tried to emulate and provide a primary force which I can only imagine was not well received by our Provincial service, the R.C.M.P. When I asked the Mayor to verify Chief Kane's departure at the Council meeting September 3, 2019, she said she would not answer Human Resource questions at the meeting which more or less confirmed that he has left. Subsequently Kane himself confirmed it in a text to me. While I did not ask these questions of him, this does raise some questions in my mind such as: did he give notice; is it true that he was on a 2 week vacation at his home in Calgary and drove the Dodge Durango he had arranged to purchase for the Police Department from the Dodge dealership in Canmore to Springfield at the end of his vacation; if so, was his flight home for the holiday and motels and meals en route paid for by taxpayers; and what are Council's thoughts on the cost effectiveness of the continuation of a Springfield Police Service. We have bought a building primarily because the Chief felt the Springfield Police Service should be visible on the main street of town, we have purchased 2 Police Vehicles this year, we spent entirely too much on the black response vehicle with the lockup area, and added another member to the force. What are we receiving in return? What is the cost effectiveness of the service and is it worth continuing? There is a Police Board meeting on Wednesday, September 11, 2019 at 7 p.m. Should be interesting as at the last meeting Chair Wowchuk delegated the responsibility of the Board's mandate to Chief Kane and let him run the meeting. She is now without her "wing man".

WHILE MR. ZERUCHA OF THE CLIPPER WAS NOTICEABLY ABSENT, A REPORTER FROM THE CBC WAS PRESENT AND SAT THROUGHOUT THE ENTIRE PLANNING MEETING RECORDING THE EVENT. HE LATER CONDUCTED INTERVIEWS OF THE VICE PRESIDENT OF TERVITA, MR. ERICKSON (No relation to me), AS WELL AS A BUSINESS OWNER IN THE INDUSTRIAL PARK AND SOME RESIDENTS. IT HAS NOT GONE UNNOTICED THAT THE CLIPPER SELDOM IF EVER REPORTS ANYTHING NEGATIVE ABOUT MAYOR FELL. IT IS NOTED THAT KIM MCAULEY, THE ORIGINAL OWNER AND EDITOR OF THE WEEKLY WHEN IT MOVED TO BEAUSEJOUR, HAS RECENTLY SOLD HER INTEREST TO MR. BUSS WHO WAS CO-OWNER AND EDITOR. SHE HAS BEEN NOTICEABLY QUIET FOR SEVERAL YEARS NOW.

Mayor Fell called the meeting to order and in answer to a hand up in the audience when approving the agenda, she stated "again, it is not open to the public".

ADOPTION OF THE MINUTES - Mayor Fell - Is there any changes other than that slight change that was made earlier today.
Councillor Williams - What was that change? (seems even he missed the change of which she is speaking) **Mayor Fell** - We had a constituent e-mail in, it was to clarify the process when we met with Tervita last meeting so that amendment has been made.
Councillor Williams - I had just a typing error but I can't find it now. Could it have been "deferred" instead of "defined". **NOTE:** Actually, it was "deferred" rather than "differed" on item 4.1.1 and I think that is a spelling error, not a typing error. Further the formatting of the Planning Minutes has those In Attendance preceding the actual application, i.e. 4.1.1 By-law 19-13 - Development Plan Amendment. That makes reading the Minutes very difficult to follow. Those in attendance and speaking for Information, For or Against should follow the application, not precede it. I would have mentioned that at the meeting but "again, it is not open to the public". Further here we have Council and the CAO altering the Draft Minutes after they have been posted on the website the previous Friday with the Agenda package. I do not think this is proper procedure. At the actual meeting the change should be read aloud for the public to hear and to become part of the record of the meeting. If a member of the audience is the one that notices the error or omission, just as with a member of the Council, they should be allowed to bring it to the attention of the gathering because in actual fact, all Council meetings, including Planning ones, are open to the public, not as the Mayor suggested at the beginning of this meeting. The change was not slight, the Tervita public hearing had closed and then apparently was re-opened by Council vote which is major. If you listen to the audio file

between 4:08.07 to 4:08.22, faintly behind all the noise of people leaving and talking, you can hear a faint conversation between the Mayor and the CAO and a vote being taken but no other voices or confirmation of the vote. The original minutes, ostensibly done by the Executive Assistant, did not reflect this change and she was right at the Council table. This is not TRANSPARENCY. The Planning Officer, as he confirmed the public portion of the meeting was closed, stated no further notification would be sent to those wishing to speak to the issue and no further notification was sent. It was myself who messaged Tervita was on the Agenda of this meeting. Minutes once posted should not be changed except during a meeting process when the amendment is announced and approved by resolution.

PLANNING MATTERS/PUBLIC HEARING

APPLICATIONS FOR VARIANCE - One was deferred, **Var. 19-53 Allen Schiller** to reconsider the placement of a detached garage. to the September 3, 2019 regular Council Meeting. **NOTE:** Council made a point, at the recommendation of the previous CAO, Russ Phillips, to separate meetings into regular Council meetings and Planning meetings. If this was deferred, it should have been deferred to the next Planning Meeting. Again, a divergence from policy and procedure. As it turned out, there was no further discussion at the council table during the regular meeting so it could have been approved at this meeting.

Var. 19-50 Loic & Shirley Feuillatre deferred to consider policy regarding communication towers. In the case of the second one, there apparently had been some complaints due to the number of "derelict" vehicles on his property and a Seacan. However the Springfield Police attended and Mr. Feuillatre provided registration and licenses for all 6 of the vehicles and the SPS said they are not in contravention. Mayor Fell had a look at the property herself and felt it was not overly appealing and the yard should be cleaned up. Williams, Ralke, Bredin and Fuhl felt they should approve with conditions. Wilson felt the vehicles might obstruct the view as property is right at an intersection and feels he should be required to come back with a solution for storage of the cars. The one complaint is someone who lives in the RM of Tache. Mr. Feuillatre said the Mayor had mentioned safety as being an issue and he said he had been calling Councillor Fuhl for months about signs about Children Playing which had been removed. Mayor Fell said they were working on a policy in that regard. **Carried 6-0 Dan Doucet** - Added the building permit would not be issued until some of the vehicles were moved.

APPLICATION FOR CONDITIONAL USE

19-18 Tervita Corporation c/o Andrea Snodgrass & Neil MacDonald, 999 Redonda - Dan Doucet - First brought to Council July 25, 2019. At that meeting, a number of people spoke in opposition, one in favour. He received a number of letters of opposition, including from David Bowles for Genstar. All written letters of either support or opposition should be read into the meeting unless requested not to be made public. He recommended 8 conditions should Council approve the application. Ms. Snodgrass has now prepared an Audio Visual presentation which was attached to the Agenda and which she asked permission to present emphasizing their attention to environmental safeguards and good safety record. It was not to have lasted long, according to her but in actual fact, it was lengthy as she read all the narrative on it aloud as well as elaborating. I personally felt that as it was attached to the agenda, there was no need to show it at the meeting. While they were setting up, **Mayor Fell** asked if there was anyone there for information and **Edwin Giesbrecht** signed in and cited a number of current litigations ongoing and that there should be intermittent and frequent environmental inspections conducted due to the potential for contamination to the Floodway and subsequently the river and lake and suggested a significantly large bond be part of the conditions. **Mayor Fell** - Also instructed Ms. Snodgrass to limit the presentation to no longer than 15 or 20 minutes but it was longer than that and it was not interrupted and stopped. **Actual Length - 34 minutes.** **NOTE: I feel this was a strategy to test the patience of those who had come to speak to this issue in particular. It was totally unnecessary, time consuming, and the lady did not have to read every line, the audience could see it on the slide presentation. It was a delaying tactic, in my opinion. They had signatures obtained from local business owners who were, it was mentioned later, not aware of what exactly they were signing and regretted signing it.** **IN FAVOUR:** **Michael Erickson** - Vice President of Tervita. Said the record of these type of companies has improved since the 60s and 70s. At no time do we PLAN to create an environmental disaster at the Redonda site. They are accountable and care. **Jessie Eads(?)** - Business realities and fairness. XPotential has been refused several times when they approached Council to start up businesses. Auto repair shops are equally as environmentally unfriendly. Two actors who are owners of nearby businesses have conducted a campaign to mislead Council and thwart XPotential citing safety and environmental concerns and tried to scare people. These people have an axe to grind and are doing what amounts to sabotaging XPotential and attempting to weaponize this public approval process using unethical tactics. **IN OPPOSITION:** **Man who did not announce his name.** He owns property in the Industrial Park and what he had just heard concerned him even more than before he came. Listening to the amount of restrictions and safeguards that are required to enable this endeavour really worries him. He lives 1/4 mile away from the site in question and just heard about it yesterday. He is in heavy industry himself and did a survey of the people in the area. He said they did not have a clue what they were signing when Mr. MacDonald came around with his petition and were appalled when they discovered what they had signed. He would not have located his building in the industrial park where he leases out 5 bays currently but feels when it is known that this type of business is being done close by, he will not be able to lease his property which will now be devalued. Lot of misinformation

here. His friend in Unity, Saskatchewan says it was not a small issue, people's health was seriously affected and the facility is 2 miles outside of the town, not in it. **Heather Erickson** - Brought in a folder with background information about 999 Redonda St. and XPotential and General Scrap and the Lazarek family with respect to major fire incidents that have occurred there since 2002 and presented it for the information of the newer Councillors who might not be aware. She was asked to give it to Dan Doucet, Director of Planning and as of Saturday, I understand no Councillor has as yet seen it. It is thought that fires were caused from sparks from the train spur line adjacent to the property. This is not the right place for a facility of this kind. **Vic Gerbasi** - Felt an inadequate response was given to the Altona situation. **Mayor Fell** - We will ask that question when we are done. **Ray ?** - I own a business right across the street. I was one of the people belittled by the gentleman. Mentioned having to shut down his business due to the recent fire in the Asphalt plant. If there is any kind of toxic smells, it would affect his employees who would no longer want to work there. He received a letter about the expansion on Christopher Street but did not get any notice of 999 Redonda. I spoke against it a month ago and am speaking against this application again. I am totally against it. **Raymond Leckie?** - Wife and him reside on the 1100 block of Redonda and have lived there for 40 years. The potential environmental effects of this business may require them to move. He is against it. **Sue Ziemski** - If you do plan on approving this Conditional Use for Tervita, could I respectfully ask that you make certain things in the development agreement whereas specific conditions and to be as specific in those conditions as possible. For example, could we designate routes for the transfer to and from the business, could we ask for a pre-site inspection and contamination determination so as to set the basis for further inspections so we'll have ground floor basis for what is there right now, request a written report of the number of wells and the condition of the wells on the site and require that any abandoned wells be sealed off as per Provincial standards, make sure that we obtain all the necessary provincial licenses, have a fire and contamination incident plan approved by the Province and I guess the Office of the Fire Commissioner and Fire Chief for the fire issue, and ensure that we have Tervita carry liability insurance coverage in the event of an accident or incident, and to remind everybody here that there's further conditions that should be taken from our recently adopted Development Plan, under the section called Groundwater Protection policy where it states on Page 10 of that under 3.5.3 Development or Activities that could cause an impact on groundwater may not be allowed unless 1. It can be proven by adequate engineering or hydrogeological investigation that the proposed activity will not cause pollution of our groundwater supply and/or be appropriate measures have been or will be taken to sufficiently mitigate the risk of endangering the potability of the groundwater supply. That's it for me. Thank you. **Darryl Speer** - I guess my first question is to the Development Officer. Who exactly was notified and in what proximity to this proposed business? **Dan Doucet** - As per the Planning Act, we notified the surrounding neighbours (100 meters). **Darryl Speer** - That is not sufficient for a hazardous waste containment facility. **Mayor Fell rudely is heard speaking while Mr. Speer is talking.** She said he followed the Planning Act and that is the answer. Do you have another question, Darryl? **Darryl Speer** - What is the end for the hazardous material that is being processed? **Mayor Fell** - I don't know if anybody is going to be able to answer that question. They've already answered that. They're **Darryl Speer** - I'd like to have them answer the question. **Mayor Fell** - Would you like to answer that question? **Andrea Snodgrass** - Do you mean the facility? **Darryl Speer** - The product. I mean what is the end product...where does it go? **Andrea Snodgrass** - So depending on what type of waste, or what type of recyclable, depends on the facility that it would go to. I can provide you an example, Miller Environmental in St. Jean, Manitoba is a facility that we frequently use. Other than that, depending on the criteria of the waste, it could go to a landfill or other recycling facilities. **Darryl Speer** - Ok, Miller Environmental.... **Mayor Fell** - Interrupting. You need to direct your questions to the Chair, Darryl. **Darryl Speer** - Miller Environmental is located outside an urban area. My recommendation is as was brought forward before that the same apply to this application, outside the urban area. I talked to Miller Environmental. They do not know these two people. They have no idea who they are. So my question is what are their credentials to front this proposal, Dr. of Engineering, what? **Mayor Fell** - So I believe you are the Director of Environmental Services is what you said. **Andrea Snodgrass** - I am an advisor. **Mayor Fell** - And you are the.... **Neil MacDonald** - Area Manager for Central Canada. **Darryl Speer** - **CREDENTIALS,** not posts. **Mayor Fell** - We're not going to answer those questions in public, if you would like to know the credentials of Tervita employees...the CAO told me we are not going to answer that question. **NOTE: Why would revealing professional qualifications be something that is private and not to be stated in public? That is a perfectly fair question in my opinion.** **Darryl Speer** - As was mentioned before, I think there should be a ground level investigation of the current site to make sure that there are no issues related to water or soil contamination based on previous history and also I feel they should have a significant bond posted for anything that relates to their operations at this location. **Unidentified Male** - We own a number of properties within that industrial park. I was only informed about this about 24 hours ago. Our properties are outside the buffer but for something like this, I thought we would have had a little more notice. This is something significant. My second concern is odor. We have a number of employees that have sensitivities and we would be worried if there is an odor emitting from this facility, that would affect our livelihoods. **NOTE: It is to be expected considering that hazardous industrial waste will be processed in large open pits.** Third, I was curious to know the amount of traffic on Gunn Road and Redonda intersection especially now that the Fire Department is right there. How would that affect fire access if there is increased truck traffic at an already busy intersection. **Mayor Fell** - So our Fire Chief worked with them so that was not a concern of his. She consulted with Snodgrass who said 8 trucks a day. **Same Unidentified Male** - I am concerned if there is any potential run-off risks. All the properties within the area are serviced by wells and if there is a potential contamination hazard. I am concerned about fire risk. A risk such as the recent one at the Husky emulsion plant which required the assistance of 17 Wing and the Winnipeg Fire

Service would be horrible in our industrial park. Our group has invested millions of dollars into the RM of Springfield and if this were to go forward, we would question investing more capital into the RM of Springfield because potentially it could affect our property values. **Another Unidentified Male - NOTE: How is it that Mayor Fell requires regular attendees to identify themselves by name and actual address but does not require casual attendees to do the same? They do have to sign in but that does not help those in the audience to identify them, only the Planning Officer.** I am here to read a letter from the **former Reeve, Bob Bodnaruk**, as he was unable to attend. *"One of the most important considerations in our strategic plan is the health and safety of our residents. The only supply of water to businesses in the industrial area is from their own private wells. There is little ability to pipe in treated water in this area. The City of Winnipeg cannot provide water to Springfield due to the agreement with Shoal Lake Bands 40 and 41. We must maintain a zero tolerance in order to protect our most valuable resource. As indicated in the documentation previously provided to council by Gerald Matheson, Tervita has a very poor track record in environmental practices. They have had numerous environmental infractions which should disqualify them from receiving approval for this Condition Use application. Some of these infractions are: The town of Virden sued Tervita claiming soil and ground water at risk; the city of Unity, Saskatchewan claimed their residents became sick and poisoned because of a strong odour from an oil patch disposal site owned by Tervita; Mysterious odour in Saskatchewan Oil facility contained waste not approved for disposal; Tervita's Rostraver sanitary landfill fined \$160,000. for bad odours. The Mayor and Council have a moral obligation to protect the residents of the municipality. The best indication of future performance is past performance. If Council has in fact read all of Mr. Matheson's report on this company's past performance, there can only be one unanimous decision - to DENY Tervita's Conditional Use application. Signed. Bob Bodnaruk, Springfield."* I have a short little comment myself. I am in a shop on Redonda right across the street. I do not believe this facility will positively benefit the area for any number of reasons, the toxic smells from thinners, paints, solvents being handled and stored, toxins in the air due to asbestos, asphalt, etc. being handled and stored, we do not know the long term effects they may have, possible hazardous spills on the site. It also poses the threat of an off-site spill during transport, having numerous hazardous and flammable chemicals with the potential for fire. Being located by a rail line increases the potential for fire. Another concern is lawsuits. Rather than inviting business, it will be driving it away. **Don Matheson** - Very concerned. New subdivision close by. Great presentation but back history is not good as presented by his son, Gerald, at the last meeting. Soil and air contamination is a concern. People have become sick from such facilities. This has to be stopped. **Councillor Williams** - In about the year 2000 you applied for a license to operate a similar facility in the RM of St. Andrews and that application was withdrawn. Do you remember why? **Neil MacDonald** - Not sure but assumed zoning issue as probably zoned light industrial. **Councillor Williams** - I have some comments and I am pretty much in total agreement with Susan, if we do decide on this Conditional Use, we do need to have some terms that give at least some sense of confidence that this is not going to be a problem for us. Doesn't have much faith in Province doing proper oversight in monitoring and it is my understanding that the license requirements are that you submit an annual report. Did you indicate there were interim reports to the Province also? **Andrea Snodgrass** - Yes, they request either monthly or quarterly as well. In St. James, they reported monthly. **Councillor Williams** - Would like an environmental consulting firm to review these reports so that we get a sense of comfort. **Andrea Snodgrass** - I would like to clarify the types of reports we submitted. They are waste inventory only. The environmental reports are to be submitted with our application to Sustainable Development prior to start up and then after closure to ensure no environmental impacts occurred while there. **NOTE: In my opinion, the Province should be requiring frequent environmental inspections of a facility that is dealing with hazardous waste, particularly in such a heavily populated area and above a vital aquifer.** Facility will be constructed as shown in the presentation with monitoring wells to detect any contamination before it reaches the groundwater which are monitored weekly and monthly in the sludge pits. Entire facility will be bermed to prevent run off and on. Containerized waste will be stored in the current building at 999 Redonda but in the event it was to be stored outside, proper containment would be provided. Engineering firm and Sustainable Development will assess if sufficiently safe and contained. **Councillor Williams** - In 7 years at current location, there were only 3 reported incidents and were reported to Sustainable Development. Still feels health and safety of staff and residents important. Would like to ensure stringent conditions imposed if approved and independent inspections. **Councillor Ralke** - First thanked them for answering all the questions. I want to double check with you about your response to the Altona situation. **Andrea Snodgrass** - This may be confused with a situation in Virden. According to **Neil MacDonald**, it is still in the discovery phase. **Councillor Ralke** - Questioned the process of obtaining the 30 signatures. **Neil MacDonald** - Presented business card and a 22 page pamphlet was presented to signers and they were told Tervita doesn't do any disposing on site. **Councillor Ralke** - So am I to understand you made it clear your hazardous waste will be coming to you in a sealed unit, you will only need to transport that liquid into another sealed unit through a hose or pipe. **Andrea Snodgrass** - Clarified that Bulk waste involves separating liquid from solid waste through hose system to our pit and then we have our containerized waste which comes on the truck in a sealed container bin where what is in it is re-verified and then resealed and shipped elsewhere. **Councillor Ralke** - Then questioned the list of businesses in the area provided them that are generators of hazardous wastes. (provided by Sustainable Development) **Andrea Snodgrass** - As little as 20 litres of used oil collected at a business gets a business on this list. **Councillor Ralke** - **WOW!** Other than that, **I have a statement that I will read at the end.** **Councillor Bredin** - Mentioned tour. Said no complaints where they were from what he could find, not being well versed on the computer. He said as a farmer and businessman, he was a generator of hazardous waste but not regulated. We live in hazardous waste. As a simple farm boy, he

thinks they are a safer facility than the average farm or residence or the RM at hazardous waste day at the Hillside Transfer station. Had he tipped over his grain truck, he would have spilled diesel fuel. He feels we are surrounded by trucks with skull and crossbones on our roads and hazardous waste at all our businesses and residences and someone has to deal with these substances. **Councillor Fuhl** felt it should be in an area separated from urban development like St. Jean. **Councillor Williams** - Pointed out we store hazardous waste at our transfer station until it is a sufficient amount to be taken away. **Councillor Wilson** - Concerned on a process level that as the approving authority responsible for the safety of people and businesses, and regardless of conditions, enforcement is dependent upon the Province in which he lacks confidence. Dismayed at the countless mulligans granted to business by regulators and the regulatory processes. Worried due to past history of fires and proximity to rail spur line. Concerned re pushback from businesses in area and residential developer nearby. Traffic and transport another concern. Not in best interests of the other businesses in the area and should be directed to a more appropriate site removed from business and residential development. Think all effort should be directed to converting the industrial park to more greenfield type business endeavours. **Councillor Ralke** - **Reading from a prepared statement**, I had a chance to talk to a Professor of Environmental Studies at the University of Winnipeg and the way the world is turning currently, we will all be mandated to clean up our messes and all the hazardous wastes that are coming our way because of the huge climate change and issues that we are now facing as on a global level. We will be going to many, I guess, conventions and hearings and things in this regard, and I think it is the best area to be in because you have so many generators of waste and hazardous waste in that area that maybe some of them could definitely take some heed and start maintaining some of their waste. Waste management highlights the need to move practices away from land disposals and we have already been told to do that. We already as a municipality have been informed that we must reduce our landfill disposals and that we must prevent and prepare to reuse, recycle, and reduce. So instead of us waiting for years to be mandated and told to do this, we need to be proactive for our municipality and lead the way. The advantages of waste management keeps the environment clean and fresh, it saves the earth, conserves energy and reduces environmental pollution. At no point in which time that we ever heard from you or saw your information did you ever experience an explosion such as that of XPotential's previous issue. Do you think that could ever happen with what you contain currently that you would have an explosion of that level? **Andrea Snodgrass** - I don't believe that we've had any explosions or fires (**difficult to hear because Ralke starts talking while Snodgrass is talking**). **Councillor Ralke** - **Municipal World** is a magazine we as councillors all are given an opportunity to read and there's an entire book dedicated to environmental responsibility of communities and municipalities. Every facet of the government is stressing the importance of waste reduction and each and every person's responsibility to reduce waste as on an individual level. So thank you for helping out. Thank you for trying to make us better. And thank you for reducing our garbage and our hazardous waste. Thank you. **NOTE: This from the woman who at the last meeting when they presented asked if she could bring her personal waste to them and who does not seem to realize we are getting waste from who knows where and that this is a business, not a public service. I do not feel Councillor Ralke quite realizes what she is saying and the potential consequences to her reputation in future.** **Councillor Williams** further questioned the issue of smell, groundwater, and soil contamination. **Andrea Snodgrass** - Minimized this concern by saying that mainly occurs in the oil & gas industry because scents are added to petroleum products to make them more noticeable and that is not going to be the case here as waste contained and no issue at St. James location. Unlikely groundwater contamination will be a concern. Landfill is not part of their plan. Questioned the legal suits filed but they are to do with landfills and disposal sites. **Councillor Wilson** - You can put in all the regulations you want on these types of facilities but when something goes wrong, it is all you can do to fix the problem as the heat is so intense. Accidents happen in spite the best intentions and to locate this facility in our premier industrial area increases risk and reduces land values and ability to sell. **Mayor Fell** - Closed the public hearing yet again as it had been closed at the previous meeting although they changed the minutes to reflect otherwise due to a less than noticeable change of direction at the previous meeting that even the person doing the Minutes did not notice where a resolution was passed to negate the closure. She then added some additional conditions she initiated on her own, including annual inspections without notice, verify the capping of the existing wells by an independent third party, and that the approval is conditional for a period of 4 years. While that may give relief to some, it just simply does not make sense. No business is going to invest money in an enterprise that might not be reapproved in 4 years. She felt by chance if it didn't work out, they could then not re-approve it. If it doesn't **WORK OUT**, that implies there were problems such as smell or other even worse incidences. **BY THAT TIME THE DAMAGE WILL HAVE BEEN DONE**. These were added as 3 councillors concurred with her. Vote taken. **CARRIED 4-2 with Fuhl and Wilson opposed**.

Mayor Fell then called for a 5 minutes recess in spite of the fact that the last item of business, **Var. 19-40 Floating Leaf Fine Foods obo M & K Ventures** had been sitting in the audience for the majority of the meeting. **NOTE: Perhaps this is due to the fact she needed a washroom break as she seems to be carrying her 10th child in addition to the two children she and her husband foster**. This was deferred from previous Planning Meeting because it exceeded the lot coverage according to regulation of the Development Agreement. If there was a fire, there is potential for damage to the building next door although there is access to fight the fire from a different road. **Dan Doucet** did not have an answer as to whether this would affect the insurance premiums of the building owner next door but he did have an answer to the fire rating wall mitigations. **CARRIED 6-0**

In Camera

ADJOURNED