

**Lisa Schovanek**

---

**Subject:** FW: Public Hearing - Bylaw 1605/22 25032 Richfield Dr

Severed in line with section 17 of the FOIP Act

**From:** Kim & Lorne Okerman <**Sent:** Friday, January 13, 2023 11:59 AM**To:** Rebecca Schapansky <[rschapansky@sturgeoncounty.ca](mailto:rschapansky@sturgeoncounty.ca)>**Subject:** Public Hearing - Bylaw 1605/22 25032 Richfield Dr

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at [ISSupport@sturgeoncounty.ca](mailto:ISSupport@sturgeoncounty.ca)

Re Public Hearing - Bylaw 1605/22 25032 Richfield Dr

Good morning Rebecca,

My Name is Lorne Okerman. Our property borders the proposed lot to the northeast. We occupy Lot 19 on the same SW 36 1/4 section. We do not have an objection to the rezoning from agricultural to Country Residential District.

Our concern comes into the outstanding issue of encroachment on the northeast portion adjoining our property. Several years ago, the present occupant brought in or allowed the transfer of an extensive amount of fill onto the northern portion of the lot. The topography and drainage was changed significantly. A large portion of fill spilled onto our property. I spoke to Ray about this 4 or 5 years ago and he acknowledged that the surveyors discovered this and the real property report would note this issue. He indicated that the previous owners built the fence in the wrong location and the present owners allowed the fill to abut up to the encroached fence line. To this point nothing has been done to remediate this issue. We feel this issue should be addressed before this rezoning should take place.

We are under the assumption, that if the present occupant is seeking re-classification, that the eventual plan is to subdivide the portion on the north side of the ravine to create a new lot for residency. I would assume at some point during either the reclassification, application for subdivision or application for building permits Sturgeon County would insist on an extensive Geotechnical study to be conducted to determine stability, substructure and inspection for contamination. Especially because of the infill that took place and the history of this land belonging to a coal mining operation. In addition, with the proposed Star Key Hills subdivision to the south west, consideration should be given to the potential impact on the drainage through this property as the result of the alteration of topography. This should be a concern for Sturgeon County in consideration of responsibility once it is approved for residency. As a taxpayer I don't want our tax dollars spent on remediating inherited issues.

Lorne Okerman