

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

WEDNESDAY, August 1st, 2007

Present: Reeve Peter Skrupski
Councillor Bob Bodnaruk
Councillor Karen Lalonde
Councillor Brian Thompson
Councillor Ken Lucko
Councillor Lorne Vaags
Laurent Tetrault, CAO
Anne Burns-Bensch, Manager of Administration
and Finance
Dan Doucet, Development Officer

Reeve Skrupski called the meeting to order at 6:30 p.m.

AGENDA

07-407 SKRUPSKI BE IT RESOLVED THAT the Agenda be amended as follows:
LUCKO Add: LSL Discussion
Hergert Family Benefit Night
EDP Committee Resolutions
- Office Folder/Inserter
- Subdivision 4189-05-5068 removal of
conditions
Anola Water and Sewer
CARRIED (6-0)

MINUTES

07-408 SKRUPSKI WHEREAS the minutes of the meeting held July 25, 2007
LUCKO have been previously distributed to Council;
BE IT RESOLVED THAT the same be and are hereby amended
as follows:
Resolution 07-403 vote should be 5-1
CARRIED (6-0)

REPORTS

Councillor Thompson reported on complaints he has received about trucks damaging Park Road. He also reported on his attendance at golf tournament in Beausejour.

Councillor Bodnaruk reported on his attendance at a Floodway meeting.

Councillor Vaags reported on his attendance at a Floodway meeting and an Economic Development and Planning Committee meeting.

Reeve Skrupski reported on the following: Drainage at PR 206 and Hwy 15, Iders Incorporated Plant Tour, random checks of aggregate lease activities, Springfield Road Oakbank water plant upgrade and Saunders Road future satellite fire station.

CAO, Laurent Tétrault gave a verbal report.

UNFINISHED BUSINESS

Pineridge Wildlife - Item was deferred to August 8th council meeting to obtain additional information.

CONSENT AGENDA

07-409 VAAGS
SKRUPSKI

WHEREAS a consent agenda has been submitted consisting of 12 items;
BE IT RESOLVED THAT the said consent agenda be amended as follows:

Remove item 8.7 to New Business

CARRIED (6-0)

NEW BUSINESS

Seine-Rat River CD Golf & Dinner - Received as information.

Dugald Flooding

Councillor Vaags reported that the drainage problems are throughout the entire village of Dugald. He has met with one person but would like to hold a meeting with all the landowners regarding drainage solutions. CAO to respond to petitioners.

PUBLIC HEARINGS UNDER THE PLANNING ACT

Variance 07-28 - Ross Owens on behalf of Allan Owens - SW 36-11-4E

Purpose: To permit a temporary second dwelling (mobile home) on an existing yard site for Mr. Ross Owens to provide care & assistance to Mr. Allan Owens, within the "A" Rural District.

Representations: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-410 BODNARUK
VAAGS

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Ross Owens on behalf of the owner Allan Owens for a variation under the Rural Municipality of Springfield Town Planning Scheme 1959 and amendments thereto;
AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 28 be granted subject to the following conditions:

1. That immediate family member, Mr. Ross Owens, shall only occupy the temporary second dwelling.
2. That the temporary second dwelling be removed from the site, when no longer occupied by Mr. Ross Owens.
3. That the temporary second dwelling be serviced by a holding tank for sewage disposal and approved by Manitoba Conservation.
4. That the applicant obtains a building permit for the mobile home and the permit fees are doubled.
5. That this order shall expire and become null & void December 31, 2012.

CARRIED (5-1)

Variance 07-30 - Rob and Linda Hawley - 29 Kyra Bay

Purpose: To permit a "body sugaring" business on the Land as a "Home Occupation" within the "RA" Suburban District, within a portion of the basement of the existing single-family dwelling.

Representations:

In Support: Rob and Linda Hawley
In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-411 LALONDE
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Linda Hawley on behalf of the owners Rob & Linda Hawley for a variation under the Rural Municipality of Springfield Town Planning Scheme 1959 and amendments thereto; AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 30 be granted subject to the following conditions:

- 1 Business activities shall be limited to the hours of 9:00 a.m. to 7:00 p.m., Tuesday to Saturday (excluding Public Holidays).
2. All business activities shall be conducted in the portion of the basement within the existing single-family dwelling.
3. This order shall expire and become null and void on the date the land is transferred by the applicant or business ceases to be in operation.

CARRIED (4-2)

Variance 07-31 - Dwight & Joyce Lavallee on behalf of Pauline Fortier & Henry Wiebe - NW 14-11-6E

- Purpose:
1. To permit a temporary second dwelling (mobile home) on an existing yard site, owned by Ms. Pauline Fortier & Mr. Henry Wiebe, providing care for the daughter of Ms. Fortier, son-in-law & family, and
 2. To permit a temporary second dwelling (mobile home) having a West side yard setback of 100 feet instead of the required 125 feet, within the "RR5" Rural Residential District.

Representations:

- In Support: Pauline Fortier & Henry Wiebe
 In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-412 VAAGS
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Dwight & Joyce Lavallee on behalf of the owners Pauline Fortier & Henry Wiebe for a variation under the Rural Municipality of Springfield Zoning By-Law No. 85-26 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 31 (Revised) be granted subject to the following conditions:

1. That immediate family member, Mr. Dwight & Joyce Lavallee & family, shall only occupy the temporary second dwelling.
2. That the temporary second dwelling be removed from the site, when no longer occupied by Mr. Dwight and/or Joyce Lavallee and family.
3. That the temporary second dwelling be serviced by a holding tank for sewage disposal and approved by Manitoba Conservation.
4. That this order shall expire and become null & void December 31, 2012.

CARRIED (6-0)

Variance 07-35 - Jack & Linda Kelly - NE 7-11-7E

- Purpose:
1. Proposed Lot 1 - To permit a site area of 12 acres instead of the required 80 acres,

2. Proposed Lot 2 - To permit a site area of 27.6 acres instead of the required 80 acres, as shown on Deposit Plan No. 148/2007, within the "A" Rural & Agricultural District. (re: subdivision 4189-05-5068)

Representations:

- In Support: Jack and Linda Kelly
Ronald Grapentine
In Opposition: Alfred Jakob

The Development Officer read the report.

The Reeve closed the public hearing.

07-413 LUCKO
SKRUPSKI

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Jack and Linda Kelly for a variation under the Rural Municipality of Springfield Zoning By-Law No. 85-26 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 35 be granted subject to the following conditions:

1. This Order shall come into force and take effect on the date of registration of a final certificate of approval on the matter of subdivision application no. 4189-05-5068.

CARRIED (6-0)

Variance 07-36 - David & Josephine Futros - SE 1-10-5E

- Purpose:
1. Lot 1 - To permit the maintenance of a single-family dwelling having an East front yard setback of 123.95 feet and a South side yard corner of 110.65 feet instead of the required 125 feet respectively;
 2. Lot 1 - To permit the maintenance of an existing 30.5'x 44.8' Quonset (fabric-covered building) having a North side yard setback of 20.95 feet instead of the required 25 feet;
 3. Lot 1 - To permit the maintenance of an existing 60.4'x 32.25' garage having a West side yard setback of 22.35 feet instead of the required 25 feet; and

- 4. Residual Land - To permit a site area of 74.5 (+/-) acres instead of the required 80 acres; within the "A" Rural & Agricultural District (re: subdivision 4189-06-5106)

Representations:

In Support: David Futros

Letters of opposition were received by Dave & Debbie Nickie, John & Vicki Stefkovic and John & Katherine Kaye.

The Development Officer read the report.

The Reeve closed the public hearing.

07-414 VAAGS
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by David Futros on behalf of the owners David & Josephine Futros for a variation under the Rural Municipality of Springfield Zoning By-Law No. 85-26 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 36 be granted subject to the following conditions:

- 1. This Order shall come into force and take effect on the date of registration of a final certificate of approval on the matter of subdivision application no. 4189-06-5106.

CARRIED (5-1)

Variance 07-37 - David & Sandra Futros - SE 1-10-5E

Purpose: To permit the expansion of an existing operation of maintenance & storage of a plumbing & excavating contractor's equipment business on the land within the existing 32.25'x 60.40' garage and the proposed addition of 26'x 55' having a North side yard setback of 15.7 feet; and a proposed addition of 20'x 32' having a West side yard setback of 22.0 feet instead of the required 25 feet respectively, as a "Home Occupation" within an "A" Rural & Agricultural District.

Representations:

In Support: David Futros

Letters of opposition were received by Dave & Debbie Nickie, John & Vicki Stefkovic and John & Katherine Kaye.

The Development Officer read the report.

The Reeve closed the public hearing.

07-415 VAAGS
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by David Futros on behalf of the owners David & Sandra Futros for a variation under the Rural Municipality of Springfield Zoning By-Law No. 85-26 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 37 be granted subject to the following conditions:

1. All the conditions within variation order 88-16 shall remain in effect
2. This order and variation order 88-16 shall expire and become null and void on the date the land is transferred by the applicant or business ceases to be in operation.

CARRIED (6-0)

Variance 07-38 - Herb & Tyler Harz - 646 Pine Drive

Purpose: To permit the construction of a two (2) family dwelling (duplex unit) having a site width of 60 feet and a site area of 9,000 sq. ft. instead of the required 80 feet and 12,000 sq. ft., within the "RA" Suburban District.

Representations:

In Support: Herb & Tyler Harz

In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-416 LALONDE
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Herb Harz on behalf of the owners Herb Harz and Tyler Harz for a variation under the Rural Municipality of Springfield Town Planning Scheme 1959 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 38 be granted subject to the following conditions:

1. The owner's shall be responsible and incur all related costs for the installation of a new private well on the subject site.
2. The owner's shall be responsible and incur all related costs for the proper decommissioning of the existing shared water line on their property.
3. That driveway access to the subject site is limited to only the existing back lane.

CARRIED (6-0)

Variance 07-39 - Paul & Lynn Lafreniere - SW 28-11-4E

Purpose: To permit the construction of a 30'x 36' accessory building (shop) having an East side yard setback of 5 feet instead of the required 25 feet, within the "A" Rural District.

Representations:

In Support: Paul & Lynn Lafreniere
In Opposition: Mike Fry

The Development Officer read the report.

Reeve Skrupski reserved the right to defer a decision.

Council took a short break.

Variance 07-40 - David & Marianne Matwychuk - SW 30-11-6E

Purpose: 1. Proposed Lot - To permit a site area of approximately 5.8 (+/-) acres instead of the required 80 acres;
2. Residual Lot - To permit a site area of approximately 64.9 (+/-) acres instead of the required 80 acres; and within the "A" Rural & Agricultural District. (re: subdivision 4189-06-5126)

Representations:

In Support: David & Marianne Matwychuk
In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-417 VAAGS
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by David and Marianne Matwychuk owners for a variation under the Rural Municipality of Springfield Zoning By-Law No. 85-26 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 40 be granted subject to the following conditions:

1. This Order shall come into force and take effect on the date of registration of a final certificate of approval on the matter of subdivision application no. 4189-06-5126.

CARRIED (6-0)

Variance 07-41 - Sandra Bonneteau & Conrad Schreyer - SW 34-10-7E

Purpose: To permit a second dwelling (mobile home) on an existing yard site providing for staff to assist with farming operations, within the "A" Rural & Agricultural District.

Representations:

In Support: Sandra Bonneteau & Conrad Schreyer

In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-418 LUCKO
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Sandra Bonneteau on behalf of the owners Sandra Bonneteau and Conrad Schreyer for a variation under the Rural Municipality of Springfield Zoning By-Law No. 85-26 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 41 be granted subject to the following conditions:

1. That the second dwelling shall only be occupied by staff and or family members assisting with farming operations.

- 2. That the second dwelling be removed from the site, when no longer occupied by staff and or family members assisting with farming operations.
- 3. That the second dwelling be serviced by a holding tank for sewage disposal and approved by Manitoba Conservation.

CARRIED (6-0)

Variance 07-42 - Wayne & Irma Barnett - NE 13-12-5E

- Purpose:
- 1. To permit the construction of a 30.2' x 50.5' addition to the existing agricultural building (barn);
 - 2. To permit the construction of a 72' x 150' riding arena (fabric arch building);
 - 3. To permit a dressage training & boarding establishment on the land as a home occupation, having a site area of 19.88 acres and site width of 330.08 feet instead of the required 20 acres and 660 feet respectively, within the "A20" Limited Agricultural District.

Representations:

- In Support: Wayne Barnett
C. Thompson
- In Opposition: Donna Wardell

The Development Officer read the report.

The Reeve closed the public hearing.

07-419 THOMPSON
SKRUPSKI

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Wayne Barnett on behalf of the owners Wayne Barnett and Irma Barnett for a variation under the Rural Municipality of Springfield Zoning By-Law No. 85-26 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 42 be granted subject to the following conditions:

- 1. No livestock other than horses shall be permitted on the land.
- 2. No livestock shall be permitted on the land other than up to a maximum of 8.0 livestock waste units, which are to be kept no closer than 100 feet to any well or septic field.
- 3. No horses shall be permitted or be allowed to remain in the front yard limits of the land.

4. Variation Order 07-42 replaces Variation Order 97-56.

CARRIED (6-0)

Variance 07-43 - Norman & Patricia Newton - SE 14-12-5E

Purpose: To permit the construction of an accessory building (20'x 31' barn) and the keeping of 1.5 Livestock Waste Units (three (3) horses) having a site area of 10 acres instead of the required 20 acres within the "A20" Limited Agricultural District.

Representations:

In Support: Norm Newton
In Opposition: None

For Information: Bill Chuckry
George Chuckry

The Development Officer read the report.

The Reeve closed the public hearing.

07-420 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Norman Newton on behalf of the owners Norman Newton and Patricia Newton for a variation under the Rural Municipality of Springfield Zoning By-Law No. 85-26 and amendments thereto;

AND WHEREAS Sections 94, 96 and 97 of The Planning Act requires Council to make an order rejecting the application; or varying the application of the relevant zoning by-law or planning scheme, subject to such conditions as Council considers necessary or desirable to maintain the intent and purpose of the by-law or scheme;

BE IT RESOLVED THAT Variation Order No. 07 - 43 be granted subject to the following conditions:

1. No livestock shall be permitted on the land other than up to a maximum of 1.5 livestock waste units (three(3) horses), which are to be kept no closer than 100 feet to any well or septic field.
2. No hogs shall be permitted on the site.
3. All livestock animals are to be owned by family members for personal use.

CARRIED (6-0)

BY-LAWS

By-Law 07-17 - 4042492 Manitoba Ltd. - NE 11-10-4E

07-421 BODNARUK VAAGS BE IT RESOLVED that second reading be given to By-Law No. 07-17 being a By-Law of the Rural Municipality of Springfield to amend By-law No.1575, being the Rural Municipality of Springfield Planning Scheme 1959, as amended. A zoning agreement, subject to approval of council, must be entered into prior to third reading.

CARRIED (6-0)

By-Law 07-20 - Marjan & Dianna Domareski - SE 5-11-7E

07-422 LUCKO THOMPSON BE IT RESOLVED that second reading be given to By-Law No. 07-20 being a By-Law of the Rural Municipality of Springfield to amend By-Law 85-26, as amended, being the Rural Municipality of Springfield Zoning By-Law.

CARRIED (6-0)

07-423 LUCKO THOMPSON BE IT RESOLVED that third and final reading be given to By-Law No. 07-20 being a By-Law of the Rural Municipality of Springfield to amend By-Law 85-26, as amended, being the Rural Municipality of Springfield Zoning By-Law.

For Against Absent Abstain Reason

Reeve x
Ward 1 x
Ward 2 x
Ward 3 x
Ward 4 x
Ward 5 x

CARRIED (6-0)

Subdivision No. 4189-03-4866 - Paul Sherby on behalf of Peter Sherby - SW 2-12-5E

Intent: Realignment of property boundaries by subdividing a 4.54-acre parcel (existing yard site) from the existing 39.1 acres, and consolidate the residual with the adjacent 4.8-acre parcel (existing yard site). There are no additional lots being created.

Representations:

In Support: Paul Sherby
In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-424 VAAGS
BODNARUK

WHEREAS Paul Sherby on behalf of the owner Peter Sherby has applied for a realignment of property boundaries by subdividing a 4.54-acre parcel (existing yard site) from the existing 39.1 acres, and consolidate the residual with the adjacent 4.8-acre parcel (existing yard site). There are no additional lots being created, in an area designated Rural and Agricultural;
BE IT RESOLVED THAT application for subdivision No. 4189-03-4866 be approved subject to the following conditions:

1. Payment of requisite Administration Fees;
2. A Surveyor's Building Location Certificate is required to verify the location of buildings on site in relation to proposed property boundaries;
3. Site area Variation Orders required for Lot 1;
4. Any other Variation Orders required as a result of Surveyor's Building Location Certificate are obtained.

CARRIED (6-0)

Subdivision No. 4189-07-5160 - Wilma Holland -
NW 26-12-5E

Intent: To subdivide the existing 40 (+/-) acre holding creating two (2) 20 (+/-) acre parcels for rural residential purposes.

Representations:

In Support: Wilma Holland
In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-425 THOMPSON
LUCKO

WHEREAS Wilma Holland has applied to subdivide the existing 40 (+/-) acre holding creating two (2) twenty (20) (+/-) acres parcels for rural residential purposes in an area designated Rural and Agricultural;
BE IT RESOLVED THAT application for subdivision No. 4189-07-5160 be approved subject to the following conditions:

1. Payment of requisite fees (Administration Fee, Capital Lot Levy, Land Dedication Fees);
2. A Surveyor's Building Location Certificate be prepared showing all existing buildings and structures, including the onsite wastewater system, in relation to the proposed property lines;
3. That any variation orders be obtained, if required, for site width and site area and also as a result of the Surveyor's Building Location Certificate ;

- 4. That the site be rezoned from 'A' Rural & Agricultural District to 'A20' Limited Agricultural District;
- 5. That a Lot Grade Plan be prepared for and approved by, the Public Works Department, showing localized runoff for this development, and any drainage improvements shall be constructed prior to the issuance of any building permits for the property.

CARRIED (6-0)

Subdivision No. 4189-07-5161 - Gary Schwartz on behalf of Shirley Bukowski - SE 24-12-5E

Intent: To subdivide the existing holding of approximately 38.2 acres for the creation of two (2) rural residential sites.

Representations:

- In Support: Gary Schwartz
Shirley Bukowski
- In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-426 THOMPSON
LUCKO

WHEREAS Gary Schwartz on behalf of the owner Shirley Bukowski has applied to subdivide the existing holding of approximately 38.2 acres for the creation of two (2) rural residential sites in an area designated Rural and Agricultural;

BE IT RESOLVED THAT application for subdivision No. 4189-07-5161 be approved subject to the following conditions:

- 1. Payment of requisite fees (Administration Fee, Capital Lot Levy, Land Dedication Fees);
- 2. A Surveyor's Building Location Certificate be prepared showing all existing buildings and structures, including the onsite wastewater system, in relation to the proposed property lines;
- 3. That any variation orders be obtained, if required, for site width and site area and also as a result of the Surveyor's Building Location Certificate ;
- 4. That the site be rezoned from 'A' Rural & Agricultural District to 'A20' Limited Agricultural District;
- 5. That a Lot Grade Plan be prepared for and approved by, the Public Works Department, showing localized runoff for this development, and any drainage improvements shall be constructed prior to the issuance of any building permits for the property.

CARRIED (6-0)

Subdivision No. 4189-07-5168 - Richard Hnatishin - SW 6-11-7E

Intent: To subdivide the existing 0.96-acre lot into two (2) parcels for residential purposes.

Representations:

In Support: Richard Hnatishin
Gerald Hnatishin

The Development Officer read the report.

The Reeve closed the public hearing.

07-427 LUCKO
SKRUPSKI

WHEREAS Richard Hnatishin has applied to subdivide the existing 0.96-acre lot into two (2) parcels for residential purposes in an area designated Residential; BE IT RESOLVED THAT application for subdivision No. 4189-07-5168 be approved subject to the following conditions:

1. Payment of requisite fees (Administration Fee, Capital Lot Levy, Land Dedication Fees);
2. That a development agreement be completed regarding lot grades, drainage, utilities, and any other public works deemed necessary by council;
3. That a lot grading plan be prepared by a professional engineer for this development will be accommodated.
4. The proposed development shall be serviced by municipal water and sewer.

CARRIED (6-0)

Subdivision No. 4189-07-5170 - Lilyfield Development Inc. c/o Dan Lester - SE 6-12-5E

Intent: To consolidate the three (3) existing parcels totaling approximately 80.1 acres, then subdivide the 80.1 acres into six (6) lots for industrial / aggregate purposes.

Representations:

In Support: Dan Lester
In Opposition: None

The Development Officer read the report.

The Reeve closed the public hearing.

07-428 BODNARUK
LALONDE

WHEREAS Lilyfield Development Inc. c/o Dan Lester, President has applied to consolidate the three (3) existing parcels totaling approximately 80.1 acres, then subdivide the 80.1 acres into six(6) lots for industrial/aggregate purposes in an area designated Aggregate;

BE IT RESOLVED THAT application for subdivision No. 4189-07-5170 be approved subject to the following conditions:

1. Payment of requisite fees (Administration Fee, Capital Lot Levy, Land Dedication Fees);
2. A Surveyor's Building Location Certificate be prepared showing all existing buildings and structures, including the onsite wastewater system, in relation to the proposed property lines;
3. That any variation orders be obtained, if required, for site width and site area and also as a result of the Surveyor's Building Location Certificate ;
4. That the developer enter into a Development Agreement with the Municipality;
5. That a Drainage Plan be prepared for and approved by, the Public Works department, showing localized runoff for this development, and any drainage improvements shall be constructed prior to the issuance of any building permits for the property.
6. All outstanding property taxes be paid in full prior to entering into an agreement.

CARRIED (6-0)

Second Driveway - Raymond & Donna Hourd - NW 9-11-7E

07-429 LUCKO
THOMPSON

BE IT RESOLVED THAT the application by Raymond and Donna Hourd to construct a second access at Cedar Lake Rd. 62N (NW9-11-7E) be approved conditional to the approach being installed to the satisfaction and specifications of the Public Works Department.

CARRIED (6-0)

NEW BUSINESS CONT'D

Emergency Rescue Response Services

Decision deferred. CAO to investigate and report.

Hnat's Landing Agreement

Development Officer has not begun agreement. Decision deferred.

Land Surveyor's Act - Item received as information.

LSL - Extension of Hours

Further investigation required.

Culvert Installation - Reid

07-430 VAAGS SKRUPSKI BE IT RESOLVED THAT Council accept the revised recommendation of the Public Works Department and authorize the installation of 1 culvert through Suthwyn Road as requested by Charles Reid, Municipal cost not to exceed \$2,000.00 and expenses to be charged to Ward 5 appropriations. CARRIED (5-1)

Iders Incorporated

Reeve Skrupski reported on his tour and will be arranging a tour with all council members and Dugald citizens.

Meeting Extension

07-431 SKRUPSKI THOMPSON BE IT RESOLVED THAT the council meeting be extended to 11:30 p.m. DEFEATED (3-3)

Municipal Board Hearing

07-432 SKRUPSKI LUCKO BE IT RESOLVED THAT Councillor Bodnaruk be delegated to attend the Municipal Board Hearing on August 8th, 2007. CARRIED (6-0)

Subdivision 4189-05-5068 - Kelly

07-433 SKRUPSKI THOMPSON BE IT RESOLVED THAT Conditions No. 7 and No. 8 of subdivision 4189-05-5068 (Kelly) be removed. CARRIED (6-0)

ADJOURNMENT

SKRUPSKI THAT this meeting stand adjourned the time being 11:00 p.m. CARRIED (6-0)

Peter Skrupski
Reeve

Laurent Tetrault
Chief Administrative Officer