

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

THURSDAY, DECEMBER 9TH, 2010

Present: Reeve Jim McCarthy
Councillor Bob Bodnaruk
Councillor Karen Lalonde
Councillor Mike Purtill
Councillor Garry Brown
Laurent Tétrault, CAO
Colleen Draper, Recording Secretary
Dan Doucet, Development Officer

Absent: Councillor Ken Lucko

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

AGENDA

10-587 MCCARTHY LALONDE BE IT RESOLVED THAT the Agenda be adopted / amended as follows:
Add: 1. Stop Sign - Gunn Road and Redonda
2. Zoning - Ambulance Site
3. Fire Department
CARRIED (5-0)

REPORTS - ELECTED OFFICIALS

Councillor Lalonde advised that the Recreation Commission has started the budget process for 2011. She also noted that she attended a Manitoba Emergency Management Course and thought it was a good refresher and encouraged other Council members to attend the next course.

Councillor Purtill reported on his attendance at the Recreation Commission meeting.

Reeve McCarthy gave a report on his attendance at the Manitoba Conservation Districts Association Conference.

Consent Agenda

10-588 PURTILL BROWN WHEREAS a consent agenda has been submitted consisting of 1 item;
BE IT RESOLVED THAT the said consent agenda be adopted as circulated. CARRIED (5-0)

NEW BUSINESS

Council Schedule

10-589 MCCARTHY PURTILL BE IT RESOLVED THAT the Council meeting scheduled for Tuesday, January 18, 2011 at 1:00 p.m. be rescheduled to Monday, January 17, 2011 at 1:00 p.m.
CARRIED (5-0)

AMM Seminar

10-590 LALONDE BE IT RESOLVED THAT all of Council be delegated to
BODNARUK attend the AMM Newly Elected Municipal Official
Training Seminar. CARRIED (5-0)

Cancellation of Taxes

10-591 BROWN BE IT RESOLVED THAT 2008 and 2009 taxes in the amount
PURTILL of \$29,393.63 under the City of Winnipeg Property Roll
Numbers 26000, 26100, 26200, 26300 and 93750 be
cancelled. CARRIED (5-0)

Stop Sign

Councillor Bodnaruk advised that construction and paving have been completed on Gunn Road to Plessis Road. The City of Winnipeg has removed the 4-way stop at Gunn and Redonda. To be discussed at the next Public Works Committee meeting as to whether a letter should be sent to the City to reinstall the 4-way stop before an accident happens.

Rezoning - Ambulance Site

10-592 PURTILL WHEREAS the RM of Springfield Council has granted
BROWN approval of subdivision 4189-09-5347 under Resolution
of Council 10-322 for the following:
- Proposed Parcel A (Emergency Services internal
access road)
- Proposed Parcel B (ambulance/firehall)
- Proposed Parcel C (recreation/municipal site)
- Proposed Parcel D (commercial site)
- Proposed Parcel E (municipal road)
- Proposed Parcel F (residual lot)
AND WHEREAS the RM of Springfield Council deems it
necessary to have the subdivision finalized and
completed to allow for NEHA to have ownership of Parcel
B, which will allow for construction of a new ambulance
hall;
AND WHEREAS the RM of Springfield Council deems it
necessary to have Condition #6 removed from conditional
approval letter (June 11, 2010) of the subdivision
4189-09-5347 which states:
" Provide written confirmation to this office that
proposed parcels "A", "B" and "C" have been
rezoned to "I" Institutional Zoning District."
AND WHEREAS the RM of Springfield council will delay
any construction of any recreation facility on any of
the parcels until proper zoning is approved and
finalized;
BE IT RESOLVED THAT the RM of Springfield Council
request the removal of Council #6 from the Department
of Local Government conditional approval letter dated
June 11, 2010 pertaining to subdivision 4189-09-5347.
CARRIED (5-0)

Fire Department

10-593 MCCARTHY
BODNARUK

BE IT RESOLVED THAT the Reeve be directed to work with the Fire Department to review all issues brought forward to Council. CARRIED (5-0)

PUBLIC HEARINGS UNDER THE PLANNING ACT

Variance 10-73 - Louise Kuzyk - SE 9-12-6E

- Purpose:
1. Proposed Lot 1 - To permit a site area of 4.99 (+/-) acres & a site width of 450 feet instead of the required 80 acres & 660 feet respectively,
 2. Proposed Lot 1 - To permit the maintenance of a 14.0-foot diameter metal granary having a front yard setback of 9.1 (+/-) feet instead of the required 125 feet,
 3. Proposed Lot 1 - To permit the maintenance of a 12.3' x 30.25' accessory building (frame shed) having a front yard setback of 37.9 (+/-) feet instead of the required 125 feet, and
 4. Proposed Lot 1 - To permit the maintenance of a 12.25' x 12.25' accessory building (frame shed) having a front yard setback of 85.55 (+/-) feet instead of the required 125 feet, within the "AG" Agriculture General Zoning District. (re: subdivision 4189-09-5336)

Representation:
 In Support: Tony Lefko
 In Opposition: None

For Information: Janet Nysten

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-594 PURTILL
BROWN

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Louise Kuzyk (SE ¼ 9-12-6E) for a variation of the Springfield Zoning By-law No. 08-01;
 AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;
 BE IT RESOLVED THAT Variation Order No. 10 - 73 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. 4189-09-5336.

CARRIED (5-0)

Variance 10-74 - Doug & Kristine Penner - NE 20-11-7E

- Purpose:
1. Proposed Lot 1 - To permit the maintenance of a 8'x 12.1' accessory building (wood shed) having a front yard setback of 88.1 feet instead of the required 125 feet,
 2. Proposed Lot 1 - To permit the maintenance of a 30.4'x 42.5' accessory building (metal-clad building) having a rear yard setback of 38.3 feet instead of the required 50 feet,
 3. Proposed Lot 1 - To permit the maintenance of a 14-foot diameter silo having an East side yard setback of 16.4 feet and a rear yard setback of 20.2 feet instead of the required 50 feet respectively,
 4. Proposed Lot 2 - To permit the maintenance of a 10.1' x 12.1' accessory building (wood shed) having a West side yard setback of 2 feet and a rear yard setback of 25.2 feet instead of the required 50 feet respectively,
 5. Proposed Lot 2 - To permit the maintenance of a 10.1'x 12.1' accessory building (wood shed) having a West side yard setback of 18.3 feet and a rear yard setback of 32.9 feet instead of the required 50 feet respectively,
 6. To permit a site area of 32.66 (+/-) acres within the residual of CT #2116340 instead of the required 80 acres, and
 7. To permit a site area of 69.93 (+/-) acres within the residual of CT #2116863 instead of the required 80 acres, within the "AG-1" Agriculture General Zoning District (Site Specific).
(re: subdivision 4189-08-5257)

Representation:

In Support: Doug Penner
Kristine Penner
In Opposition: Janet Nylén
Heather Erickson

The Development Officer read his report.

Letters of opposition from Craig and Lorraine Boitson and Tangi Bell read out loud.

The Chair closed the evidentiary portion of the meeting.

10-595 MCCARTHY
PURTILL

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Doug & Kristine Penner (NE ¼ 20-11-7E) for a variation of the Springfield Zoning By-law No. 08-01; AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Variation Order No. 10 - 74 be granted subject to the following conditions:

1. The demolition site of the 2nd mobile home shall be cleared and cleaned of all debris and completed prior to the Development Officer signing off on the municipal conditions within subdivision 4189-08-5257.
2. 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. 4189-08-5257.

CARRIED (3-2)

Variance 10-76 - Joseph (Archie) & Valerie Tessier - NE 16-12-6E

- Purpose:
1. Proposed Lot 2 - To permit a site area of 17.85 (+/-) acres & a site width of 296.40 feet instead of the required 20 acres & 660 feet respectively,
 2. Proposed Lot 1 - To permit a site width of 365.33 (+/-) feet instead of the required 660 feet,
 3. Proposed Lot 1 - To permit the maintenance of the single-family dwelling having a front yard setback of 119.5 (+/-) feet instead of the required 125 feet, and
 4. Proposed Lot 1 - To permit the maintenance of a 36.5'x 22.5' accessory building having a front yard setback of 115.4 (+/-) feet instead of the required 125 feet, within the "AR" Agriculture Restricted Zoning District. (re: subdivision 4189-10-5385)

Representation: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-596 BROWN
PURTILL

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Valerie Tessier on behalf of the owners Joseph (Archie) & Valerie Tessier (SP Lot 7 Plan 18203 within NE ¼ 16-12-6E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Variation Order No. 10 - 76 be granted subject to the following conditions:

1. That the northerly single family dwelling, be removed or demolished from site, due to its poor condition, and the site be cleared and cleaned of all debris and completed prior to the Development Officer signing off on the municipal conditions within subdivision 4189-10-5385.
2. 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. 4189-10-5385.

CARRIED (5-0)

Variance 10-78 - Frank Marcoux on behalf of FranMar Landscape Services Ltd. - NW 3-10-4E

- Purpose:
1. To permit the construction of a 5,200 sq. ft. accessory building (agricultural building), and
 2. To permit the maintenance of other existing accessory buildings, having a total building area of 7,024 sq. ft. instead of the maximum accessory building area of 2,000 sq. ft. within the "RR" Rural Residential Zoning District.

Representation:

- In Support: Frank Marcoux
 In Opposition: None

For Information: Darcy Zurba

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-597 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Frank Marcoux on behalf of the owner FranMar Landscape Services Ltd. (SP Lot 8 Plan 17560 within NW ¼ 3-10-4E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Variation Order No. 10 - 78 be granted subject to the following conditions:

1. The use of the proposed accessory building shall be limited to the farming operation business and the keeping of personal goods, supplies and personal vehicles unless an application is made to utilize the proposed accessory building to accommodate for a home based business.

CARRIED (5-0)

Conditional Use No. 10-31 - Douglas Sweet on behalf of William Sweet - NW 17-10-8E

Purpose: To permit a temporary additional dwelling (mobile home) on the land as a staff dwelling for the owner's grandson & his family, within Section 84.3.23) of the "AG" Agriculture General Zoning District.
(Variation Order No. 05-20 expires December 31, 2010)

Representation: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-598 PURTILL
BROWN

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Douglas Sweet on behalf of the owner William Sweet (NW ¼ 17-10-8E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 10 - 31 be granted subject to the following conditions:

1. That the dwelling shall only be occupied by immediate family member Douglas Sweet and his family, the grandson of William Sweet.
2. That one of the dwellings be removed from the site within 60 days when the second dwelling is no longer occupied by Douglas Sweet and/or his family.
3. That this order shall expire and become null and void December 31, 2015.

CARRIED (5-0)

Conditional Use No. 10-32 - Therese Tougas on behalf of Carman & Lorraine Butterfield - NE 34-10-8E

Purpose: To permit a temporary additional dwelling (mobile home) on the land providing accommodation for the applicant (mother of Ms. Lorraine Butterfield), within Section 84.3.23) of the "AG" Agriculture General Zoning District.
(Variation Order No. 05-70 expires December 31, 2010)

Representation: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-599 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Therese Tougas on behalf of the owners Carman & Lorraine Butterfield (Lot 3 Plan 17561 within NE ¼ 34-10-8E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 10 - 32 be granted subject to the following conditions:

1. That the dwelling shall only be occupied by Therese Tougas.
2. That the dwelling (mobile home) be removed from the site within 60 days when the mobile home is no longer occupied by Therese Tougas.
3. That this order shall expire and become null and void December 31, 2015.

CARRIED (5-0)

Conditional Use No. 10-33 - Doreen Draper - NE 20-10-6E

Purpose: To permit a temporary additional dwelling (mobile home) on the land providing accommodations for the owner's son & his family, within Section 84.3.23) of the "AG" Agriculture General Zoning District. (Variation Order No. 05-20 expires December 31, 2010)

Representation:

In Support: Doreen Draper

Bryce Draper

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-600 BROWN
PURTILL

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Doreen Draper (NE ¼ 20-10-6E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 10 - 33 be granted subject to the following conditions:

1. That the dwelling shall only be occupied by Bryce Draper & his family.
2. That the dwelling (mobile home) be removed from the site within 60 days when the mobile home is no longer occupied by Bryce Draper and/or his family, or the primary dwelling is no longer occupied by Doreen Draper.
3. That this order shall expire and become null and void December 31, 2015.

CARRIED (5-0)

Conditional Use 10-27 - James & Angela Temple - SE 26-12-5E

Purpose: To permit a "Home Industry" (municipal livery service (taxi) business) on the land, within the "AR" Agriculture Restricted Zoning District.

Representation:

In Support: James Temple
Angela Temple
In Opposition: None

For Information: Janet Nysten

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-601 PURTILL
BROWN

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by James Temple on behalf of the owners James & Angela Temple (Lot 1 Plan 37979 within SE ¼ 26-12-5E) for a variation of the Springfield Zoning By-law No. 08-01; AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met; BE IT RESOLVED THAT Conditional Use Order No. 10 - 27 be granted subject to the following conditions:

1. The Home Industry business shall be owned and operated by the member(s) of the family residing at the dwelling unit along with a maximum of two (2) employees who do not reside at the subject site.
2. That Springfield Taxi Service shall be limited to two (2) business related vehicles.
3. This order shall expire and become null and void on the date the land is transferred or business ceases to be in operation.

CARRIED (5-0)

Conditional Use No. 10-28 - Gary & Viviane Evans - SW 35-10-6E

Purpose: To permit a temporary additional dwelling (existing barn to be converted into a single-family dwelling) on the land providing accommodation for the applicants, within Section 62.3.13) of the "RR" Rural Residential Zoning District.

Representation:

In Support: Gary Evans
Viviane Evans
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-602 BROWN
PURTILL

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Gary & Viviane Evans (Lot 1 Plan 35041 within SW ¼ 35-10-6E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 10 - 28 be granted subject to the following conditions:

1. That immediate family members, Garry & Viviane Evans, shall only occupy the temporary second dwelling (existing barn that has been converted to a single family dwelling) and that one of the dwellings shall be removed from the site, when it is no longer occupied by Garry and/or Viviane Evans.
2. That the sewage disposal system be approved by Manitoba Conservation, for the living accommodations within the existing barn.
3. That the owners(s) obtain the required permits for the renovation to the said barn structure, providing with detailed building and plumbing plans, heating & ventilation, structural engineering report, etc.)
4. That the owner(s) obtain the required permits for the mobile home addition along with detailed plans.
5. Regular permit fees will apply.
6. That this order shall expire and become null and void December 31, 2015.

CARRIED (5-0)

Conditional use No. 10-29 - Z. (Jim) Gutowski & Bogdan Szyszko on behalf of Wayne King Sales Ltd. - SW 15-11-4E

Purpose: To permit an "Automotive & Equipment Repair Shop" and an "Automotive & Recreational Vehicle Sales" businesses on the land, within the "MG-1" Industrial General Zoning (site specific) District.

Representation:

In Support: Wayne King
Jim Gutowski
Bogdan Szyszko

The Development Officer read his report.
The Chair closed the evidentiary portion of the meeting.

10-603 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Z. (Jim) Gutowski & Bogdan Szyszko on behalf of the owner Wayne King Sales (Lot 7 Block 4 Plan 35572 within SW ¼ 15-11-4E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 10 - 29 be granted subject to the following condition:

1. Outside storage of goods and materials is allowed, subject to the following:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) a solid fence shall be provided and maintained in a condition acceptable to the Development Officer.

CARRIED (5-0)

Conditional Use No. 10-30 - Metalz In Motion Inc. c/o Shawn Hnatiuk on behalf of Crosstown Autoparts Inc. - NW 16-11-4E

Purpose: To permit a "Storage Compound" and an "Automotive & Recreational Vehicle Sales" Businesses on the land, within the "MG" Industrial General Zoning District.

Representation:

In Support: Shawn Hnatiuk
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-604 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Metalz In Motion Inc. c/o Shawn Hnatiuk on behalf of the owner Crosstown Autoparts Inc. (NW ¼ 16-11-4E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 10 - 30 be denied.

DEFEATED (2-3)

10-605 LALONDE
MCCARTHY

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Metalz In Motion Inc. c/o Shawn Hnatiuk on behalf of the owner Crosstown Autoparts Inc. (NW ¼ 16-11-4E) for a variation of the Springfield Zoning By-law No. 08-01;

AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 10 - 30 be granted subject to the following condition:

1. Outside storage of goods and materials is allowed, subject to the following:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) a solid fence shall be provided and maintained in a condition acceptable to the Development Officer.

CARRIED (3-2)

Subdivision 4189-06-5084 (Revised) - Garry & Bernice Bartman and Trevor Bartman - SW 15-11-4E

Intent: To subdivide five (5) approximate 1-acre parcels fronting off Redonda Street, from the existing 20-acre holding (Ct#1533046 & Ct#1400693).

Representation:

In Support: Garry & Bernice Bartman
Trevor Bartman

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-606 BODNARUK
LALONDE

WHEREAS the owners Garry & Bernice Bartman and Trevor Bartman (SP Lots 10 & 11 Plan 17803 within SW ¼ 15-11-4E) have applied to subdivide six (6) approximate 1-acre parcels fronting off Redonda Street, from the existing 20-acre holding (Ct #1533046 & Ct #1400693); BE IT RESOLVED THAT application for subdivision No. 4189-06-5084 (Revised) be approved subject to the following conditions:

1. That this resolution cancels Resolution of Council 09-275.
2. Payment of requisite fees (Administration Fees; Capital Lot Levy; Land Dedication Fees);
3. Development Agreement be entered into regarding servicing, drainage, road improvements, and any other public works if deemed necessary by Council;
4. That a Drainage Plan be prepared and sealed by a professional engineer and approved by the Public Works Dept., as per the municipal drainage policy; and any drainage improvements shall be constructed prior to the issuance of any building permits for the property.
5. A Surveyor's Building Location Certificate be prepared and submitted, showing all existing buildings and the sewage disposal systems in relation to the proposed lot lines,
6. That any other variation orders be obtained, if required as a result of the Surveyor's Building Location Certificate;

- 7. That all the single family dwellings be removed or converted to offices from all the properties upon the sale or transfer of lands.
- 8. That driveway access shall be provided as per the Development Agreement to allow access for all the proposed lots.
- 9. Revised Development as per attached Schedule A.
CARRIED (5-0)

Conditional Use No. 10-34 - Trevor Bartman - SW 15-11-4E

Purpose: To permit the maintenance of an existing second dwelling on the land providing accommodations for the owner's mother, within the "MG-1" Industrial General Zoning District.(Variation

Representation:

- In Support: Garry & Bernice Bartman
Trevor Bartman
- In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-607 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Trevor Bartman (SP Lot 10 Plan 17803 within SW ¼ 15-11-4E) for a variation of the Springfield Zoning By-law No. 08-01;
AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;
BE IT RESOLVED THAT Conditional Use Order No. 10 - 34 be granted subject to the following condition:
1. That the dwelling shall only be occupied by immediate family members, Bernice Bartman, the mother of Trevor Bartman.
2. That one of the dwellings be removed from the site within 60 days when the second dwelling is no longer occupied by Bernice Bartman.
3. That this order shall expire and become null & void December 31, 2015 or the date of registration of subdivision no. 4189-06-5084.

CARRIED (5-0)

Subdivision 4189-10-5374 - Wayne Johnston - SE 3-11-5E

Intent: To subdivide the existing 6.77-acre holding by creating six (6) parcels for commercial purposes.

Representation:

- In Support: Wayne Johnston

In Opposition: Roger Laplume Jr.
Roger Laplume Sr.

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-608 BROWN
PURTILL

WHEREAS the owner Wayne Johnston (SP Lot 6 Plan 17808 within SE ¼ 3-11-5E) has applied to subdivide the existing 6.77-acre holding by creating six (6) parcels for commercial purposes;
BE IT RESOLVED THAT application for subdivision No. 4189-10-5374 be approved subject to the following conditions:

1. Payment of requisite fees (as set out by the Municipal Fee By-Law 09-10),
2. A Surveyors Building Location Certificate be prepared and submitted showing the relationship between existing buildings in relation to proposed lot lines;
3. Any Variation Orders be obtained, if required, as a result of the Surveyors Building Location Certificate;
4. Site area Variation Orders be obtained, if required;
5. The owner submits the required traffic and drainage information to Manitoba Infrastructure & Transportation, and provide the municipality with a copy of the said reports;
6. Enter into a development / servicing agreement regarding lot grades, drainage, roads, utilities, landscaping and any other public works deemed necessary by council;
7. That a drainage plan be prepared by a professional engineer for the area, showing how and where surface runoff for this development will be accommodated;
8. The proposed development be serviced by municipal water & sewer;
9. The Developer shall provide the municipality with adequate land along the southern limit of the subject site to provide for a service road to connect to the most westerly limit of the existing Lot 6 Plan 17808 (right of way width to be determined subject to submission of conceptual road design approved by the Public Works Dept;
10. The Developer shall be responsible and incur all expenses for the removal of the existing approach from the existing Lot 6 Plan 17808 and for the installation of a new approach in front of Lot A Plan 11939, subject to the Municipal Public Works and Manitoba Infrastructure & Transportation requirements.

CARRIED (5-0)

Meeting Extension

10-609 LALONDE BE IT RESOLVED THAT the council meeting be extended
BODNARUK past 11:00 p.m. for half hour. CARRIED (5-0)

Subdivision 4189-10-5396 - Border Chemical Company
Limited c/o Dennis Smerchanski - SE 17-11-4E

Intent: To subdivide an approximate 5-acre parcel
from Ct# 264745 and consolidate with Ct#
1400051.

Representation:

In Support: Dennis Smerchanski
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the
meeting.

10-610 BODNARUK WHEREAS Border Chemical Company Limited c/o Dennis
LALONDE Smerchanski on behalf of the owners Border Chemical
Company Limited and Canadian Pacific Railway Company
(Block 2 Plan 32141 & Block A Plan 2168 within SE ¼
17-11-4E) have applied to subdivide an approximate 5-
acre parcel from Ct #264745 and consolidate with Ct
#1400051;

BE IT RESOLVED THAT application for subdivision No.
4189-10-5396 be approved subject to the following
conditions:

1. Payment of requisite fees (administration fees).
2. That a Surveyor's Building Location Certificate be prepared by a Manitoba Land Surveyor indicating the location of all structures and the onsite wastewater management systems in relation to the proposed lot lines.
3. That any variation orders be obtained, if required, as a result of the Surveyor's Building Location Certificate.

CARRIED (5-0)

Subdivision 4189-10-5397 - William Ward, Wilma Ward,
Nona Ward & Dale Ward - SW 12-11-6E

Intent: To subdivide the approximate 151-acre holding
to create:
- Proposed Lot 1 - 72 (+/-) acres, and
- Proposed Lot 2 - 79 (+/-) acres.

Representation:

In Support: William Ward
Wilma Ward
Dale Ward

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-611 BROWN
PURTILL

WHEREAS the owners William Ward, Wilma Ward, Nona Ward and Dale Ward (SW ¼ 12-11-6E) have applied to subdivide the approximate 151-acre holding to create:

- Proposed Lot 1 - 72 (+/-) acres and
- Proposed Lot 2 - 79 (+/-) acres

BE IT RESOLVED THAT application for subdivision No. 4189-10-5397 be approved subject to the following conditions:

1. Payment of requisite fees (administration fees, capital lot levies).
2. That a Surveyor's Building Location Certificate be prepared by a Manitoba Land Surveyor indicating the location of all structures and the onsite wastewater management systems in relation to the proposed lot lines.
3. That a variation order be obtained, for the substandard site area for each lot and any other zoning requirement, if required as a result of the Surveyor's Building Location Certificate.

CARRIED (5-0)

Subdivision 4189-10-5399 - Warren & Patricia Kruchak - NW 6-10-7E

Intent: To subdivide an approximate 6.6-acre existing yard site from the existing approximate 140.4-acre holding.

Representation:

- In Support: Warren Kruchak
- In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-612 MCCARTHY
PURTILL

WHEREAS the owners Warren & Patricia Kruchak (NW ¼ 6 -10-7E) have applied to subdivide an approximate 6.6-acre existing yard site from the existing approximate 140.4-acre holding;

BE IT RESOLVED THAT application for subdivision No. 4189-10-5399 be approved subject to the following conditions:

1. Payment of requisite fees (administration fees, land dedication fees, capital lot levies).
2. That a Surveyor's Building Location Certificate be prepared by a Manitoba Land Surveyor indicating the location of all structures and the onsite wastewater management systems in relation to the proposed lot lines.

3. That any variation orders be obtained, if required, as a result of the Surveyor's Building Location Certificate.

CARRIED (5-0)

Subdivision 4189-10-5380 (Revised) - Ventura Land Company Inc. c/o Tim Comack - NW 34-10-5E

Intent: To subdivide an approximate 51.52-acre holding resulting in the following lots:

- 28 residential lots
- 28-unit bareland condominium, and
- Residual lot - 35.29 (+/-) acres.

Representation:

In Support: Tim Comack
 In Opposition: None

For Information: Peter Williams

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-613 BROWN
 MCCARTHY

WHEREAS the owner Ventura Land Company Inc. c/o Tim Comack (NW ¼ 34-10-5E) have applied to subdivide an approximate 51.52-acre holding resulting in the following lots:

- 28 residential lots;
- 28-unit bareland condominium, and
- Residual Lot - 35.29 (+/-) acres

BE IT RESOLVED THAT application for subdivision No. 4189-10-5380 (Revised) be approved subject to the following conditions:

1. That conditions 1 to 5 and 7 remain as per Resolution of Council No. 10-482.
2. That condition number 6 of Resolution of Council No. 10-482 be removed and replaced with the following condition:
 - That land dedication in the amount of 10% be provided to the Rural Municipality of Springfield, which shall be located immediately south & adjacent to the entire width of the current Dugald Community Club property.
3. That condition number 8 of Resolution of Council No. 10-482 be removed and replaced with the following condition:
 - That land dedication in the amount of 10% be provided to the Sunrise School Division, which shall be located immediately south & adjacent to the entire width of the current Ecole Dugald School property.

CARRIED (5-0)

BY-LAWS

By-law No. 10-28 - Ventura Land Company Inc.

10-614 BROWN BE IT RESOLVED THAT first reading be given to By-law
PURTILL No. 10-28 being a by-law of the Rural Municipality to
rezone all those lands described under Ct #2074597 (Pt
NW ¼ 34-10-5E) from "RS" Residential Single Family
Zoning District to "RC" Residential Comprehensive
Zoning District. CARRIED (5-0)

By-law No. 10-23 - RM of Springfield

10-615 PURTILL BE IT RESOLVED THAT first reading be given to By-law
BROWN No. 10-23 being a by-law of the Rural Municipality to
rezone all those lands described under Ct #E12328 (Lot
3 Plan 4853 within SW ¼ 33-11-6E) from "PR" Parks and
Recreation Zoning District to "HA" Hamlet Area Zoning
District. CARRIED (5-0)

By-law No. 10-24 - RM of Springfield

10-616 BROWN BE IT RESOLVED THAT first reading be given to By-law
PURTILL No. 10-24 being a by-law of the Rural Municipality to
rezone all those lands described under Ct #1778844 (Pt
NE ¼ 34-10-5E) from "DR" Development Reserve Zoning
District to "RM" Residential Multiple Family Zoning
District. CARRIED (5-0)

Adjournment

BODNARUK THAT this meeting stand adjourned the time being 11:30
p.m.

Jim McCarthy
Reeve

Laurent Tétrault
Chief Administrative Officer