

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

TUESDAY, FEBRUARY 22nd, 2011

Present: Reeve Jim McCarthy
Councillor Bob Bodnaruk
Councillor Karen Lalonde
Councillor Mike Purtill
Councillor Ken Lucko
Councillor Garry Brown
Laurent Tétrault, CAO
Marilyn Van Dorp, Planning Assistant
Colleen Draper, Recording Secretary

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

AGENDA

11-77 MCCARTHY BE IT RESOLVED THAT the Agenda be amended as follows:
PURTILL Add: 1. Incident Report Form
2. In Camera - Land Acquisition and Spring Melt
3. Defer 7.5 CARRIED (6-0)

REPORTS - ELECTED OFFICIALS

Councillor Bodnaruk reported on a meeting he attended with the highway department in Steinbach.

Councillor Lalonde reported on a library board meeting she attended.

Councillor Lucko advised that the Red River Basin Commission US board is wanting more information on the Edie Creek Project.

Councillor Brown gave a Red River Basin Commission update.

Councillor Purtill reported that there is a February 28 recreation commission meeting.

Reeve McCarthy reported on the following meetings he attended:

February 17 - Municipal Board hearing
February 17 - Drainage concern meeting with residents
February 19 - Meeting with School Division representatives and developer, Bob Handler

Amend Agenda

11-78 PURTILL BE IT RESOLVED THAT Council be authorized to amend the
BROWN order of the agenda. CARRIED (6-0)

CONSENT AGENDA

11-79 LALONDE WHEREAS a consent agenda has been submitted consisting
LUCKO of 3 items;
BE IT RESOLVED THAT the said consent agenda be amended

to remove 8.2 from the consent agenda and add to New Business. CARRIED (6-0)

NEW BUSINESS

Seine River Tributary

11-80 LALONDE
LUCKO

BE IT RESOLVED THAT Councillors Bodnaruk and Brown and Cooks Creek Conservation District representation be considered as delegates on the Seine River Tributary Diversion Committee. CARRIED (6-0)

PUBLIC HEARINGS UNDER THE PLANNING ACT

Conditional Use 11-04 - Rob & Sharon Bourbonniere - SE 18-10-7E

Purpose: To permit a "car broker" business on the land, within the "AG" Agriculture General Zoning District.

Representation:

In Support: Rob & Sharon Bourbonniere
In Opposition: None

For Information: Heather Erickson

The Planning Assistant read out the report.

The Chair closed the evidentiary portion of the meeting.

11-81 LUCKO
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Rob & Sharon Bourbonniere (Pt SE ¼ 18-10-7E) for a variation of the Springfield Zoning By-law No. 08-01, as amended;

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. 11 - 04 be granted subject to the following conditions:

1. The Car Broker operation shall be limited to the purchase and sale of used passenger vehicles only.
2. All passenger vehicles that are for sale shall be parked or stored inside of the storage unit on the site so as to be entirely screened from public view.
3. The Car Broker operation shall be operated solely by the members of the family residing at the same dwelling unit on the site where the Car Broker operation is located.
4. The maximum number of passenger vehicles for sale on-site at any one time shall be limited to six vehicles.

5. This order shall expire and become null and void on the date the land is transferred or business ceases to be in operation.

CARRIED (6-0)

Variation Order 11-05 - Jim & Linda Holubowich - NE 28-11-5E

Purpose: Proposed Lot 1 - To permit the maintenance of the existing 12.2'x 16.2' metal-clad shed having a North side yard setback of 38.7 feet instead of the required 50 feet, within the "AG" Agriculture General Zoning District. (re: subdivision 4189-09-5332)

Representation:

In Support: Jim & Linda Holubowich

In Opposition: None

The Planning Assistant read out the report.

The Chair closed the evidentiary portion of the meeting.

11-82 BROWN
PURTILL

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Jim & Linda Holubowich (Pt NE ¼ 28-11-5E) for a variation of the Springfield Zoning By-law No. 08-01, as amended;

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

BE IT RESOLVED THAT Variation Order No. 11 - 05 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. 4189-09-5332.

CARRIED (6-0)

Variation Order 11-06 - A. Charles & Catherine Rodier - SW 22-10-4E

Purpose: 1. To permit the construction of a 900 sq. ft. accessory building (detached garage) having a front yard setback of 56.5 (+/-) feet instead of the required 125 feet, and 2. To allow for a total building area of 2,894 (+/-) sq. ft. for all accessory buildings instead of the maximum buildable area of 2,000 sq. ft. within the "RR" Rural Residential Zoning District.

Representation:

In Support: A. Charles Rodier

In Opposition: None

The Planning Assistant read out the report.

The Chair closed the evidentiary portion of the meeting

11-83 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners A. Charles & Catherine Rodier (Parcel D Plan 14076 W.L.T.O. within SW ¼ 22-10-4 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended; AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met; BE IT RESOLVED THAT Variation Order No. 11 - 06 be granted subject to the following conditions:

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

CARRIED (5-1)

Variance 11-07 - Sherry Petrasko obo John & Elenore Petrasko - S ½ 12-12-4E

Purpose: To permit the placement of a single family dwelling having a front yard setback of 80 (+/-) feet instead of the required 125 feet, within the "AR" Agriculture Restricted Zoning District.

Representation:

In Support: Sherry Petrasko

In Opposition: Curtis Small

The Planning Assistant read out the report.

The Chair closed the evidentiary portion of the meeting

11-84 BODNARUK
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Sherry Petrasko on behalf of the owners John & Elenore Petrasko (Parcels A,E,F,H,&J Plan 35466 within S ½ 12-12-4 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended; AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met; BE IT RESOLVED THAT Variation Order No. 11 - 07 be granted.

CARRIED (6-0)

Variance 11-04 - Charles & Lucie Engen - NW 27-12-5E

Purpose: To allow for an additional second driveway on the land. As per registered Development Agreement, owners are restricted to only one driveway access.

Representation:

In Support: Charles & Lucie Engen
In Opposition: J. Pollock

The Planning Assistant read out the report.

The Chair closed the evidentiary portion of the meeting

11-85 BROWN
PURTILL

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Charles & Lucie Engen (Lot 3 Block 1 Plan 13626 NW ¼ 27-12-5 EPM) for an application to amend Clause 4.2 of the registered development agreement;
BE IT RESOLVED THAT Variation Order No. 11 - 04 be granted. DEFEATED (0-6)

Subdivision 4189-10-5408 - Graeme & Joyce Lowden - NW 33-12-5E

Intent: To subdivide an approximate 38-acre holding to create:
- Proposed Lot 1 - 19 (+/-) acres, and
- Proposed Lot 2 - 19 (+/-) acres,
for rural & agricultural purposes.

Representation:

In Support: Graeme & Joyce Lowden
In Opposition: Pat Pennington

The Planning Assistant read out the report.

The Chair closed the evidentiary portion of the meeting

11-86 PURTILL
BROWN

WHEREAS the owners Graeme & Joyce Lowden (Pt NW ¼ 33 -12-5 EPM) have applied to subdivide an approximate 38-acre holding to create:
- Proposed Lot 1 - 19 (+/-) acres, and
- Proposed Lot 2 - 19 (+/-) acres;
for rural & agricultural purposes:
BE IT RESOLVED THAT application for subdivision No. 4189-10-5408 be approved subject to the following conditions:

1. Payment of requisite fees (administration fee, capital lot levies),
2. Enter into a Development Agreement with the RM of Springfield regarding lot grades, drainage, road improvements, and any other public works deemed necessary by Council,
3. 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.
4. That Variation Orders be obtained for both proposed lots due to substandard site areas,

5. That any other Variation Orders be obtained, if required.

DEFEATED (0-6)

Subdivision 4189-10-5413 - RM of Springfield obo Estate of Vivian Pearcy c/o Lorne Pearcy & Joan Pearcy - NE 34-10-5E

Intent: To subdivide an approximate 161.59-acre holding for multi-family seniors housing & a personal care home, to create:
- Proposed Lot 1 - 3.79 (+/-) acres,
- Proposed Lot 2 - 2.89 (+/-) acres, and
- Residual Lot - 154.89 (+/-) acres.

Representation: None

The Planning Assistant read out the report.

The Chair closed the evidentiary portion of the meeting

11-87 BROWN
PURTILL

WHEREAS the Rural Municipality of Springfield on behalf of the owners the Estate of Vivian Pearcy c/o Lorne Pearcy & Joan Pearcy (Pt NE ¼ 34-10-5E) have applied to subdivide an approximate 161.59-acre holding for multi-family seniors housing & a personal care home, to create:
- Proposed Lot 1 - 3.79 (+/-) acres, and
- Proposed Lot 2 - 2.89 (+/-) acres; and
- Residual Lot - 154.89 (+/-) acres.

BE IT RESOLVED THAT application for subdivision No. 4189-10-5413 be approved. CARRIED (6-0)

UNFINISHED BUSINESS

Request to Purchase Land

11-88 LUCKO
LALONDE

BE IT RESOLVED THAT the N ½ of SW 32-11-8E be offered for purchase to Terry and Lee Loeb.

DEFEATED (0-6)

Meeting Delegations

11-89 LUCKO
LALONDE

BE IT RESOLVED THAT Councillor Bodnaruk be delegated to attend the following meetings:
December 20 - meeting with Orvel Currie
December 21 - meeting with RM of Tache
February 18 - meeting with Manitoba Infrastructure and Transportation - Councillor Brown in attendance also

CARRIED (6-0)

NEW BUSINESS

Request to Lease Land

11-90 LUCKO
LALONDE

BE IT RESOLVED THAT the SW ¼ of 21-10-7E be offered for purchase to Sally and Brad Anderson.

DEFEATED (0-6)

Springfield Agricultural Society

- 11-91 MCCARTHY BROWN BE IT RESOLVED THAT the R.M. of Springfield become a corporate sponsor of the Springfield Agricultural Society and provide a grant for 2011 in the amount of \$1,000.00 (Platinum). CARRIED (6-0)

November Financial Statement

- 11-92 BROWN PURTILL BE IT RESOLVED THAT the Financial Statement for the month ending November 30, 2010 be accepted as presented. CARRIED (6-0)

Manitoba Good Roads Association

- 11-93 PURTILL BROWN BE IT RESOLVED THAT the 2011 membership to the Manitoba Good Roads Association in the amount of \$150.00 be approved. CARRIED (6-0)

Incident Report Form

Councillor Lalonde inquired whether the municipality has an incident report form. To be deferred to the safety committee.

In Camera

- 11-94 MCCARTHY PURTILL BE IT RESOLVED THAT this meeting recess to in camera to discuss personnel and legal issues. AND BE IT FURTHER RESOLVED THAT all matters shall remain confidential until a report is made public. CARRIED (6-0)

- 11-95 MCCARTHY LUCKO BE IT RESOLVED THAT this meeting reconvenes from in camera. CARRIED (6-0)

Request to Lease Land

- 11-96 LUCKO BODNARUK BE IT RESOLVED THAT Council authorize a lease of the N ½ of the SW ¼ 32-11-8E not be leased to Ken Stengel for 2011. CARRIED (5-0)

Councillor Lalonde abstained from the vote as she did not have enough information to make a decision.

Adjournment

- MCCARTHY THAT this meeting stand adjourned the time being 11:00 P.M.

Jim McCarthy
Reeve

Laurent Tétrault
CAO