

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

WEDNESDAY, FEBRUARY 6<sup>th</sup>, 2008

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Present: Reeve Peter Skrupski  
Councillor Bob Bodnaruk  
Deputy Reeve Brian Thompson  
Councillor Ken Lucko  
Councillor Lorne Vaags  
Laurent Tétrault, CAO  
Colleen Draper, Recording Secretary

Absent: Councillor Karen Lalonde

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

**AGENDA**

- 08-45 SKRUPSKI BE IT RESOLVED THAT the Agenda be amended as follows:  
BODNARUK Add: Land Leases  
2<sup>nd</sup> reading - Library By-law  
Delegations for Reeve  
Food bank  
Cooks Creek Conservation District  
Meeting with Vic Toews  
Pit Inspections  
FCM
- CARRIED (5-0)

**MINUTES**

- 08-46 SKRUPSKI WHEREAS the minutes of the Council meeting held January  
BODNARUK 30<sup>th</sup>, 2008 have been previously distributed to Council;  
BE IT RESOLVED THAT the same be and are hereby amended  
as follows:  
Recorded vote - Resolution 08-34
- CARRIED (5-0)

**REPORTS - ELECTED OFFICIALS**

Councillor Bodnaruk reported on his attendance at the Manitoba Conservation District Association meeting in Brandon on February 5 and a meeting to review the zoning by-law on February 6.

Councillor Vaags reported on his attendance at the Red River North Chapter meeting on January 31, Regional Committee meeting on February 4 and a meeting to review the zoning by-law on February 6.

Councillor Thompson reported on his attendance at union negotiations on February 4 and interviews for the position of Manager of Administration and Finance on February 4.

Councillor Lucko reported on his attendance at union negotiations on February 4 and a meeting to review the zoning by-law on February 6.

Reeve Skrupski reported on his attendance at the Public Liaison Committee in Ritchot on January 31, union negotiations on February 4 and interview for the position of Manager of Administration and Finance on February 4.

Laurent Tétrault, CAO reported on several meetings he attended including union negotiations, interviews for the position of Manager of Administration and Finance, meeting with the Municipal solicitor, meeting with Iders and a meeting to review the zoning by-law.

**UNFINISHED BUSINESS**

Livestock Operation Policy

- 08-47 BODNARUK SKRUPSKI BE IT RESOLVED THAT Council accept the proposal from Landmark Planning & Design Inc. for the preparation of a Livestock Operation Policy and infill clause.  
CARRIED (5-0)

Springfield Development Plan

- 08-48 BODNARUK LUCKO BE IT RESOLVED THAT Council accept the proposal from Landmark Planning & Design Inc. for the review and preparation of the Springfield Development Plan.  
CARRIED (5-0)

Map Request

Dan Doucet, Development Officer gave a brief report. The CAO was directed to gather more information.

Ecological Areas

Dan Doucet, Development Officer gave a verbal report. Item was received as information.

**DELEGATIONS**

David Hergesheimer, on behalf of the Oakbank Credit Union, addressed Council regarding a proposed Drive Thru ATM machine at the Coop gas station site.

- 08-49 SKRUPSKI BODNARUK BE IT RESOLVED THAT the Oakbank Credit Union be given permission to establish a Drive-thru ATM machine at the Coop Gas Station site in the community of Oakbank by accepting a revised planned area map as attached Schedule "A".  
CARRIED (5-0)

**PUBLIC HEARINGS UNDER THE PLANNING ACT**

Variance 08-04 - Paul & Sally Boulding, NW 25-12-5E

Purpose: To permit the service of private swimming lessons & training on the land as a "Home Occupation" within the "A" Rural & Agricultural District.

In Attendance:

In Support: Sally Boulding  
In Opposition: None

The Development Officer read his report.

08-50 THOMPSON  
VAAGS

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Paul & Sally Boulding for a variation of the Springfield Zoning By-law 85-26 and amendments thereto; AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;

BE IT RESOLVED THAT Variation Order No. 08 - 04 be granted subject to the following conditions:

1. Not more than one advertising sign shall be displayed on the land and the size of the sign permitted shall not exceed 4.0 square feet in total area and shall not be illuminated.
2. Business activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday to Friday and 8:00 a.m. to 4:00 p.m. on Saturdays (excluding Public Holidays).
3. This order shall expire and become null and void on the date the land is transferred by the owner or business ceases to be in operation.

CARRIED (5-0)

Variance 08-06 - Leland & Charlene Clark, SE 21-11-5E

Purpose: To permit the construction of an accessory building having a height of 22.5 feet instead of the required 20 feet, within the "RA" Suburban District.

In Attendance:

In Support: Charlene Clark  
In Opposition: None

The Development Officer read his report.

08-51 SKRUPSKI  
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Leland & Charlene Clark for a variation of the Springfield Town Planning Scheme 1959 and amendments thereto;

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

BE IT RESOLVED THAT Variation Order No. 08 - 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 and supplies and personal vehicles, unless an application is made to utilize the proposed accessory building to accommodate for a "Home Occupation" or "Granny Flat".

CARRIED (3-2)

Variance 07-73 - David & Tammy Neufeld and Gary & Kathryn Shorrock, SE 12-10-4E (Reconvened)

Purpose: 1. To permit a temporary second dwelling (mobile home) on an existing yard site providing accommodation for Ms. Neufeld's parents, and  
2. To permit an existing home occupation establishment of a custom furniture making business on the land, for a limited time period,  
within the "A" Rural District.

(Variation Order No. 02-44 expires December 31<sup>st</sup>, 2007)

In Attendance:

In Support: Gary Shorrock

In Opposition: None

The Development Officer read his report.

08-52 BODNARUK  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by David & Tammy Neufeld on behalf of the owners David & Tammy Neufeld & Gary & Kathryn Shorrock 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 - 73 be granted subject to the following condition:

1. That immediate family members, Mr. Gary and / or Kathryn Shorrock, shall only occupy the temporary second dwelling (mobile home).
2. That the temporary second dwelling (mobile home) be removed from the site, when no longer occupied by Mr. Gary and / or Kathryn Shorrock.
3. That this order shall expire and become null & void December 31, 2012 unless vacated by the parent(s) of the applicant before that time.
4. No business activities, equipment or materials shall be kept on the land, except within a wholly enclosed building.

- 5. Business activities shall be restricted to between 7:00 a.m. and 10:00 p.m. daily, Monday to Saturday, excluding statutory holidays.

CARRIED (5-0)

Variance Order 08-02 - Martin Dieleman and Damien Phillips, NW 3-10-4E (Reconvened)

Purpose: To permit an auto detailing, cleaning and minor vehicle repair business on the land as a "Home Occupation" within the existing 3,200 sq. ft. building, within the "A" Rural District.

In Attendance:

In Support: Martin Dieleman

In Opposition: None

The Development Officer read his report.

08-53 BODNARUK  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Martin Dieleman on behalf of the owners Martin Dieleman & Damien Phillips, for a variation of the Springfield Town Planning Scheme 1959 and amendments thereto; AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met; BE IT RESOLVED THAT Variation Order No. 08 - 02 be granted subject to the following conditions:

- 1. All business activities shall be carried out within the existing accessory building and shall not exceed a floor area of 3,200 sq feet.
- 2. Outside storage of goods, material and any derelict vehicles pertaining to the business will not be permitted.
- 3. Business activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday to Friday and 8:00 a.m. to 4:00 p.m. on Saturdays (excluding Public Holidays)
- 4. This order shall expire and become null and void on the date the land is transferred by the owner or business ceases to be in operation.
- 5. No vehicles for sale will be displayed on the premises.
- 6. The number of vehicles for sale kept on site shall be limited to a maximum of 6.

CARRIED (4-0)

Reeve Skrupski abstained from the vote as he was not present at the public hearing.

*Council took a short break.*

Subdivision No. 4189-07-5205 - Lawrence Homenko on behalf of 5518599 Manitoba Ltd., NE 16-11-4E

Intent: To subdivide the approximate 1.94-acre holding into two (2) lots for industrial purposes.

In Attendance:

In Support: Keith Homenko

In Opposition: None

The Development Officer read his report.

08-54 BODNARUK  
SKRUPSKI

WHEREAS Lawrence Homenko on behalf of the owner 5518599 Manitoba Ltd. has applied to subdivide an approximate 1.94-acre holding into two (2) lots for industrial purposes;

BE IT RESOLVED THAT application for subdivision No. 4189-07-5205 be approved subject to the following conditions:

1. Payment of requisite fees (administration, land dedication, capital levies fees).

2. That a lot grade plan is prepared by a professional engineer showing the existing topography of the land and how the local drainage will be accommodated.

3. That the proposed subdivision be revised to remove 7.0m by 35.0m of land and be incorporated with the existing municipal right-of-way as per the drainage easement schedule within the registered easement agreement.

CARRIED (5-0)

Subdivision No. 4189-07-5208 - John & Valeria Boitiu, SW 18-11-6E

Intent: To subdivide an application 3.87 (+/-) acre parcel (existing yard site) from the existing 72.63 (+/-) acre holding.

In Attendance:

In Support: John Boitiu

In Opposition: None

The Development Officer read his report.

08-55 VAAGS  
THOMPSON

WHEREAS John & Valeria Boitiu have applied to subdivide an approximate 3.87 (+/-) acre parcel (existing yard site) from the existing 72.63 (+/-) acre holding;

BE IT RESOLVED THAT application for subdivision No. 4189-07-5208 be approved subject to the following conditions:

1. Payment of requisite fees (Administration 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 enters into a Building Restriction Agreement restricting any dwellings on the residual agricultural parcel as stated within municipal policy PL-01.  
CARRIED (5-0)

Removal of Subdivision Condition - NW 8-11-7E

08-56 LUCKO  
THOMPSON

WHEREAS Alfred Jakob has filed an application to subdivide a 10 acre parcel into 2 lots for Rural Residential purposes on the East side of Eastdale Road, South of Cedar Lake Road situated in NW 8-11-7E; WHEREAS approval was granted under Resolution 04-249 on April 6, 2004; BE IT RESOLVED THAT the application for subdivision No. 4189-03-4912 be amended by removing condition number 1 from Resolution 04-249 for said subdivision.  
CARRIED (5-0)

Request to waive building permit fee

08-57 BODNARUK  
SKRUPSKI

BE IT RESOLVED THAT the building permit fees be waived for Brian and Patricia Bell due to a house fire.  
CARRIED (5-0)

**UNFINISHED BUSINESS CONT'D**

Handi-Van

The CAO gave a verbal report. Information on pricing of new handi-vans was requested. Deferred to following meeting.

Springfield-Tache Weed District

Councillor Thompson noted that the District has not had a meeting to discuss the revised budget.

Land for Ambulance Building

The CAO advised he would report In Camera.

By-Law 08-02 - Regional Municipal Public Library

08-58 SKRUPSKI  
THOMPSON

BE IT RESOLVED THAT By-law 08-02 establishing a Springfield Regional Public Library be approved as of second reading.  
CARRIED (3-2)

**Consent Agenda**

08-59 BODNARUK  
SKRUPSKI

WHEREAS a consent agenda has been submitted consisting of 8 items; BE IT RESOLVED THAT the said consent agenda be adopted as circulated.  
CARRIED (5-0)

**NEW BUSINESS**

Financial Statement

- 08-60 SKRUPSKI BE IT RESOLVED THAT the Financial Statement for the  
LUCKO month ending November 30<sup>th</sup>, 2007 be accepted as  
presented. CARRIED (5-0)

Greater Winnipeg Gas Distribution

The CAO advised he would like to obtain a copy of the agreement and report back at the following meeting.

Hazelridge Hall Clean Up

- 08-61 LUCKO BE IT RESOLVED THAT the quote from Paragon Industries  
THOMPSON in the amount of \$11,290.00, plus GST, be accepted for  
the clean up of debris at the Hazelridge Hall.  
CARRIED (5-0)

**DELEGATIONS CONT'D**

Anthony Robertson and Frank Robertson met with Council to discuss a proposal to lease part of SW 3-11-5E and run a family orientated activity park. He discussed the possibility of paint ball, golf driving range, putting grounds and batting cages.

*Council took a short break.*

**NEW BUSINESS CONT'D**

Cooks Creek Conservation District

- 08-62 SKRUPSKI WHEREAS Councillor Ken Lucko was not allowed to attend  
LUCKO a CCCD meeting on February 1<sup>st</sup>, 2008, as per Policy 2  
Clause 10 and 11 of the CCCD Policy manual;  
THEREFORE BE IT RESOLVED that the Chairman of the Board  
attend the regular council meeting of February 13<sup>th</sup>,  
2008, to explain the above situation.  
CARRIED (5-0)

Highway Traffic Board Hearing - Received as  
information.

Land Leases

A discussion took place regarding the new rates for land leases. Each Councillor will be responsible for the leased land in their respective wards.

Delegations for Reeve

- 08-63 LUCKO THOMPSON BE IT RESOLVED THAT Reeve Peter Skrupski be authorized to attend the following meetings:  
a) Canad Inns  
b) Cosmic Rays  
c) State of City address - Sam Katz
- CARRIED (5-0)

Food Bank

Councillor Lucko advised that the official opening of the Food bank will be held on Saturday, February 16<sup>th</sup>. The CAO was directed to send out invitations to Vic Toews, Minister Lemieux and Minister Mackintosh. Municipal staff was directed to arrange for refreshments.

Meeting with Vic Toews

Councillor Lucko advised that a meeting will be held with Vic Toews on Friday, February 8 at 3:00 p.m. Items to be discussed are Alternate Land Use Services, Oakbank Water Distribution, Highway 15 and Gunn Road. The CAO was directed to forward the items to Vic Toews for information.

Pit Inspections

Councillor Bodnaruk advised that he is still concerned with the lack of inspections of pits in the R.M. by Manitoba Conservation. He also noted that an inspection report has never been received from the Province.

FCM

- 08-64 LUCKO THOMPSON BE IT RESOLVED THAT the R.M. of Springfield support and approve that Councillor Bob Bodnaruk seek re-election as a rural director on FCM.
- CARRIED (5-0)

In Camera

- 08-65 SKRUPSKI LUCKO BE IT RESOLVED THAT this meeting recess to in camera to discuss personnel issues  
AND BE IT FUTHER RESOLVED THAT all matters shall remain confidential until a report is made public.
- CARRIED (4-1)
- 08-66 SKRUPSKI LUCKO BE IT RESOLVED THAT this meeting reconvenes from in camera.
- CARRIED (5-0)

Land for Ambulance Building

08-67 SKRUPSKI  
THOMPSON

BE IT RESOLVED THAT the CAO be instructed to enter into negotiations with a land owner to purchase lands for the construction of the ambulance building.

CARRIED (5-0)

Adjournment

LUCKO

THAT this meeting stand adjourned the time being 10:15 p.m.

CARRIED (5-0)

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Peter Skrupski  
Reeve

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Laurent Tétrault  
Chief Administrative Officer