

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

WEDNESDAY, JULY 2<sup>nd</sup>, 2008

---

Present: Reeve Peter Skrupski  
Councillor Bob Bodnaruk  
Councillor Karen Lalonde  
Councillor Brian Thompson  
Councillor Ken Lucko  
Councillor Lorne Vaags  
Laurent Tétrault, CAO  
Randall Znamirovski, Chief Financial Officer  
and Manager of Administration

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

**AGENDA**

- 08-328 SKRUPSKI VAAGS BE IT RESOLVED THAT the Agenda be amended as follows:  
Add:
1. Bouw Farms (Agenda 7.2)
  2. Survey (municipal) (Agenda 9.5)
  3. May and June Maintenance Reports (Agenda 4.2)
  4. Adopt December 31, 2007 Financial Statements
  5. Anola Community Club
  6. Ditch Cleaning
  7. Lot size urban area
- CARRIED (6-0)

**MINUTES**

- 08-329 VAAGS BODNARUK WHEREAS the minutes of the Council meeting held June 25, 2008 have been previously distributed to Council;  
BE IT RESOLVED THAT the same be and are hereby amended as follows:  
Adjournment carried vote should be 6-0.
- CARRIED (6-0)

**REPORTS - ELECTED OFFICIALS**

Councillor Bodnaruk reported on his attendance at an Economic Development and Planning meeting on June 26.

Councillor Vaags reported on his attendance at an Economic Development and Planning meeting on June 26, Staff BBQ on June 27, a fundraiser in Dugald on June 30 and the Canada Day Celebration in Dugald on July 1.

Councillor Thompson reported on his attendance at an Economic Development and Planning meeting on June 26 and the Canada Day Celebration in Dugald on July 1.

Councillor Lalonde reported on her attendance at an Economic Development and Planning meeting on June 26, Staff BBQ on June 27 and the Canada Day Celebration in Dugald on July 1.

Councillor Lucko reported on his attendance at a Mayors and Reeves workshop on June 26 and the Staff BBQ on June 27.

Reeve Skrupski reported on his attendance at the SCI Graduation and Mayors and Reeves workshop on June 26 and the Canada Day Celebration in Dugald on July 1.

CAO, Laurent Tétrault reported on his attendance at the Economic Development and Planning meeting on June 26, a meeting with the municipal solicitor and Staff BBQ on June 27.

**STANDING COMMITTEE/DEPARTMENT REPORTS**

Economic Development and Planning - Minutes of March 3, 2008 and April 2, 2008 received as information.

**UNFINISHED BUSINESS**

Wireless Telecommunications

- 08-330 SKRUPSKI LUCKO BE IT RESOLVED THAT Council adopt the consultation process for Wireless Telecommunication Facilities in order to facilitate consultation with TELUS concerning federally regulated structures. CARRIED (6-0)

**Consent Agenda**

- 08-331 SKRUPSKI VAAGS WHEREAS a consent agenda has been submitted consisting of 1 item;  
BE IT RESOLVED THAT the said consent agenda be adopted as circulated. CARRIED (6-0)

**NEW BUSINESS**

Canadian Planning Conference

- 08-332 BODNARUK VAAGS BE IT RESOLVED THAT Dan Doucet be delegated to attend the 2008 Manitoba Planning Conference in Winnipeg, July 13-16. CARRIED (6-0)

Springfield Collegiate Golf Tournament

- 08-333 THOMPSON LALONDE BE IT RESOLVED THAT the RM of Springfield sponsor a hole for \$200 for the Springfield Collegiate Alumni Athletics Association Golf Tournament to be paid out of the 2008 operating grants. CARRIED (6-0)

**DELEGATION**

John Montebruno met with Council to discuss his concerns with drainage on Deacon Road. Properties in the area flood in the Spring and after heavy rains. The Hillside ditch is overrun with trees, pictures were provided. Council noted that the municipality could complete a survey in 2008 but work would not start until 2009 as it is too late in the year already and it will take time to enter into easement agreements.

**PUBLIC HEARINGS UNDER THE PLANNING ACT**

Variance 08-43 - Joe Kutcher and Stacy Phillips - SW 11-12-4E

Purpose: To permit the construction of a 12'x 23' deck to the pre-existing non-conforming single-family dwelling having a front yard setback of 68(+/-) feet instead of the required 125 feet, within the "RR5" Rural Residential District.

Representation:

- In Support: Joe Kutcher  
Stacy Phillips
- In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-334 BODNARUK  
VAAGS

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Joe Kutcher and Stacy Phillips 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 - 43 be granted subject to the following condition:

1. Payment of building permit fees.

CARRIED (5-1)

Variance 08-44 - Robert & Gladys Cook - NE 32-10-6E

Purpose: On Proposed Lot 1:

1. To permit a site area of 5.11 acres instead of the required 80 acres,
2. To permit the maintenance of the single-family dwelling having a front yard setback of 59.9 feet instead of the required 125 feet,
3. To permit the maintenance of the 60.14'x 32.48' metal Quonset having a front yard setback of 42.1 feet instead of the required 125 feet,

4. To permit the maintenance of the 16.4'x 12.4' shed having a front yard setback of 54.7 feet instead of the required 125 feet,
5. To permit the maintenance of the 17.15'x 24.18' detached garage having a front yard setback of 107.8 feet instead of the required 125 feet, and
6. To permit the maintenance of the two (2) metal grain bins (27.69 feet in diameter) having a separation distance of 9.4 feet instead of the required 10 feet, within the "A" Rural & Agricultural District. (re: subdivision 4189-08-5219)

Representation:

In Support: Robert and Gladys Cook  
 In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-335 VAAGS  
 BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Robert and Gladys Cook for a variation of the Springfield Zoning By-law 95-26 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 - 44 be granted subject to the following condition:

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. 4189-08-5219.

CARRIED (6-0)

Variance 08-45 - Ronald & Marjorie Zink - SE 17-10-4E

Purpose: To permit the construction of a 26.0'x 27.10' deck to the pre-existing non-conforming single-family dwelling having a front yard setback of 94 feet instead of the required 125 feet, within the "A" Rural District.

Representation:

In Support: Ronald & Marjorie Zink  
 In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-336 BODNARUK  
VAAGS

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Ronald and Marjorie Zink 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 - 45 be granted. CARRIED (6-0)

Variance 08-47 - Rick & Marcy Strom - SW 32-10-7E

Purpose: To permit the construction of an accessory building (24'x 24' detached garage) having a North side yard setback of 10 feet instead of the required 25 feet, within the "RR5" Rural Residential District.

Representation:

In Support: Rick & Marcy Strom  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-337 LUCKO  
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Rick and Marcy Strom 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 - 47 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". CARRIED (6-0)

Variance 08-46 - Norville & Arline Christopherson and Eleanor Unrau - NW 22-11-5E

- Purpose:
1. Proposed Lot 1 - To permit the maintenance of a 24.0'x 26.1' accessory building (frame detached garage) having a South side yard setback of 4.5 feet instead of the required 5 feet, and
  2. Proposed Lot 1 - To permit the maintenance of the single-family dwelling having a North side yard setback of 1.95 feet instead of the required 10 feet, within the "RA" Suburban District.

(re: subdivision 4189-07-5189)

Representation:

In Support: Eleanor Unrau

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-338 LALONDE  
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Norville and Arline Christopherson and Eleanor Unrau 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 - 46 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. 4189-07-5189.

CARRIED (6-0)

Variance 08-34 - Bouw Farms on behalf of Robert & Margaret Galloway - SW 1-11-6E

Purpose: To permit the keeping of 14.0 Livestock Waste Units (maximum 19 cow-calf pairs & 1 bull) for summer grazing purposes only, having a site area of 69 (+/-) acres instead of the required 80 acres, within the "A" Rural & Agricultural District.

Representation: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-339 LUCKO  
SKRUPSKI

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the applicant Bouw Farms for a variation of the Springfield Zoning By-law No. 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 - 34 be denied.

CARRIED (4-2)

By-Law 08-10 - 3215580 Manitoba Ltd. - Pt 26/27-11-6E

08-340 THOMPSON BE IT RESOLVED THAT second reading be given to By-law  
LALONDE No. 08-10 being a by-law of the Rural Municipality of  
Springfield to amend By-Law No. 85-26, as amended,  
being the Rural Municipality of Springfield Zoning By-  
Law. CARRIED (6-0)

08-341 THOMPSON BE IT RESOLVED THAT third reading be given to By-law  
LALONDE 08-10 being a By-law of the RM of Springfield to amend  
By-law No. 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)

By-law 08-11 - Dundea Investments Ltd. - Pt NW 12-10-4E

Representations:

- In Support: Matt Mangano  
Ray Mariash
- In Opposition: Mario Buscio  
Helmut Harder  
Janet Nylen  
Stewart & Susan Coutts

3 letters were submitted in opposition of the commercial development.

Council closed the evidentiary portion of the meeting and deferred the decision to a later date.

By-law 08-12 - Mangano - Pt NW 12-10-4E

Representations:

- In Support: Matt Mangano  
Ray Mariash
- In Opposition: Mario Buscio  
Helmut Harder  
Janet Nylen  
Stewart & Susan Coutts

3 letters were submitted in opposition of the commercial development.

Council closed the evidentiary portion of the meeting and deferred the decision to a later date.

Subdivision No. 4189-08-5226 (Revised) - David & Tanya Foidart - NE 1-11-6E

Intent: To create two (2) lots of approximately 5 acres each for rural residential purposes, leaving a residual lot of approximately 67.62 acres, from an approximate 77.62-acre holding.

Representation:

In Support: David & Tanya Foidart

In Opposition: Orlia Painter

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-342 VAAGS  
BODNARUK

WHEREAS the owners David and Tanya Foidart have applied to create two (2) lots of approximately 5 acres each for rural residential purposes, leaving a residual lot of approximately 67.62 acres, from an approximate 77.62-acre holding;

BE IT RESOLVED THAT application for subdivision No. 4189-08-5226 be approved subject to the following conditions:

1. Payment of requisite fees (administration, land dedication, capital levies fees),
2. That subject site shall be rezoned from 'A20' to 'RR5' zone,
3. That a Drainage Plan be prepared by a professional engineer, and constructed prior to the issuance of any building permits for the property, showing localized runoff for this development.
4. The driveway access to be installed according to public works approval. CARRIED (6-0)

Subdivision No. 4189-08-5227 - Tallgrass Enterprises c/o Joanne Defehr - SE 14-11-4E and NE 11-11-4E

Intent: To subdivide the approximate 224.91 acres, under CT#1374874 which is fragmented by Cedar Lake Road, into a 153.95-acre parcel and a 70.96-acre parcel.

Representation:

In Support: Joanne Defehr

In Opposition: Evelina Wiebe

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-343 BODNARUK  
VAAGS

WHEREAS Tallgrass Enterprises c/o Joanne Defehr on behalf of the owner Frank Defehr has applied to subdivide the approximate 224.91 acres, under Ct #1374874 which is fragmented by Cedar Lake Road, into a 153.95-acre parcel and a 70.96-acre parcel;  
BE IT RESOLVED THAT application for subdivision No. 4189-08-5227 be approved subject to the following conditions:  
1. Payment of requisite fees (administration, and capital levies fees). CARRIED (6-0)

Subdivision No. 4189-08-5229 - RM of Springfield on behalf of Howard & Pamela Bredin - NE 9-11-5E

Intent: To create a 10-acre lot from the approximate 155.610-acre holding, for agri-commercial purposes. The residual portion of the property will be acquired by the RM of Springfield for municipal purposes.

For Information: Norman Nachtigall

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-344 VAAGS  
BODNARUK

WHEREAS the RM of Springfield on behalf of the owners Howard & Pamela Bredin have applied to create a 10-acre lot from the approximate 155.61-acre holding, for agri-commercial purposes with the residual portion of the property being acquired by the RM of Springfield for municipal purposes;  
BE IT RESOLVED THAT application for subdivision No. 4189-08-5229 be approved subject to the following conditions:  
1. 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.  
2. That any variation orders be obtained if required as a result of the Surveyor's Building Location Certificate.  
3. That a lot grade plan be prepared as per RM drainage policy and RM. CARRIED (4-2)

Subdivision No. 4189-08-5232 - Waldemar & Ella Schmidt - SE 4-11-8E

Intent: To subdivide a 10-acre parcel from the approximate 46.51-acre holding, for residential purposes.

Representation:

In Support: Waldemar & Ella Schmidt

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-345 LUCKO  
THOMPSON

WHEREAS the owners Waldemar and Ella Schmidt have applied to subdivide a 10-acre parcel from the approximate 46.51-acre holding for residential purposes;

BE IT RESOLVED THAT application for subdivision No. 4189-08-5232 be approved subject to the following conditions:

1. Payment of requisite fees (administration, land dedication, capital levies fees),
2. That variation orders be obtained for the site area and site width for the proposed lot and also for the residual lot,
3. That a Lot Grade Plan be prepared by a professional engineer, and constructed prior to the issuance of any building permits for the property, showing localized runoff for this development.

CARRIED (6-0)

Subdivision No. 4189-06-5116 (Revised) - J-D Enterprises Ltd. c/o Susan Suderman - SE 1-11-6E

Intent: To subdivide five (5) lots (totaling approximately 1.15 acres) for residential purposes, from the approximate 117.61-acre holding.

Representation:

In Support: Susan Suderman  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

08-346 LUCKO  
LALONDE

WHEREAS the owners J-D Enterprises Ltd. c/o Susan Suderman have applied to subdivide five (5) lots (totaling approximately 1.15 acres) for residential purposes, from the approximate 117.61-acre holding;

BE IT RESOLVED THAT application for subdivision No. 4189-08-5116 be approved subject to the following conditions:

1. Payment of requisite fees (administration, land dedication, capital levy fees).
2. That the Developer enters into a Development Agreement.
3. That no further development occur in the Urban Reserve Area as depicted on Map 2 of the Development Plan until such time as a concept plan or secondary plan has been accepted to the satisfaction of the approving authority and the Municipality.
4. That the existing Building Restriction caveat be discharged at the Developer's expense.
5. That any variation orders be obtained, if required.

6. That a Lot Grade Plan be prepared by a professional engineer and constructed prior to the issuance of any building permits for the property, showing localized runoff for this development.

CARRIED (6-0)

Oakbank Ventures

08-347 SKRUPSKI BE IT RESOLVED THAT the R.M. of Springfield be  
LALONDE authorized to enter into a Development and Servicing Agreement with Oakbank Ventures;  
AND BE IT FURTHER RESOLVED THAT the CAO and Reeve be authorized to sign the Development and Servicing Agreement.  
CARRIED (6-0)

Foster Built Homes Ltd.

08-348 SKRUPSKI BE IT RESOLVED THAT the R.M. of Springfield be  
LUCKO authorized to enter into a Development and Servicing Agreement with Foster Built Homes (007) Ltd. ;  
AND BE IT FURTHER RESOLVED THAT the CAO and Reeve be authorized to sign the Development and Servicing Agreement.  
CARRIED (6-0)

Adjournment

SKRUPSKI THAT this meeting stand adjourned the time being 10:50 p.m.  
CARRIED (5-0)

---

Peter Skrupski  
Reeve

---

Laurent Tétrault  
Chief Administrative Officer