

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

TUESDAY, JUNE 2nd, 2009

Present: Reeve Peter Skrupski
Councillor Bob Bodnaruk
Councillor Karen Lalonde
Councillor Brian Thompson
Councillor Ken Lucko
Councillor Lorne Vaags
Dan Doucet, Development Officer
Colleen Draper, Recording Secretary

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

AGENDA

09-260 SKRUPSKI BE IT RESOLVED THAT the Agenda be amended as follows:
BODNARUK Add: 1. Variance 09-35 - Dino Tavares & Sylvia Camara -
NW 34-11-4E
2. Inland Aggregates Correspondence
3. NEHA 2009 Accreditation Survey
4. Financial Plan Public Hearing
5. Council Responsibilities
6. In Camera Sessions
7. Subdivision Application
Defer: Item 7.1 and 7.2 to June 10th meeting
Delete: Item 9.6 and 9.7 (Employee Safety & Dugald
Assisted Living) CARRIED (6-0)

MINUTES

09-261 THOMPSON WHEREAS the minutes of the Council meeting held May 27,
LALONDE 2009 have been previously distributed to Council;
BE IT RESOLVED THAT the same be and are hereby amended
as follows:
Add: - Receipt of Councillor Lucko's letter to defer
2nd and 3rd readings of the taxation
by-law until he is in attendance.
- Councillor Bodnaruk's objections to non-
conformity with library act
CARRIED (4-1)

Councillor Lucko abstained from voting as he was not present at the May 27 Council meeting.

NEW BUSINESS

Financial Plan Public Hearing

Councillor Lucko asked that clarification be made that a seniors housing complex in Oakbank was just a consideration example presented by the CFO, not Council, in response to questions asked from audience of an integrated development plan.

Council Responsibilities

Councillor Lucko requested that the ward Councillor be contacted prior to anyone else on council authorizing any work to be done. Councillor Lucko noted that each Councillor has a better idea of what is needed and required in their own ward.

In Camera Sessions

Councillor Lucko was concerned that some items being discussed In Camera should actually be discussed in open meeting.

Subdivision Application

Councillor Lucko questioned Councillor Vaags on the status of the subdivision application for the proposed assisted living building in Dugald and if he was aware of a delay. Councillor Vaags replied no.

Councillor Lucko excused himself from the meeting.

Variance 08-41 Extension

09-262 BODNARUK WHEREAS Variation Order No. 08-41 was granted on June
LALONDE 4, 2008 and will expire on June 4, 2009 if not acted
upon;
AND WHEREAS Ewald and Linda Unruh are requesting a one-
year extension;
BE IT RESOLVED THAT Variance Order No. 08-41 be
extended for one year. CARRIED (5-0)

Lilyfield Development Agreement

09-263 BODNARUK BE IT RESOLVED THAT Lilyfield Development Inc. be
SKRUPSKI authorized to enter into an amended Development
Agreement with the R.M. of Springfield (Lot 1, 2 & 3
Plan 41240 within SE ¼ 6-12-5E);
AND BE IT FURTHER RESOLVED THAT the CAO and Reeve be
authorized to sign the Development Agreement.
CARRIED (5-0)

BY-LAWS

By-law 09-07 - Road Naming

09-264 VAAGS BE IT RESOLVED THAT first reading be given to By-law
THOMPSON No. 09-07 being a By-Law of the Rural Municipality of
Springfield renaming the Public Road Plan 3988 within N
½ 26-10-8E and Public Road Plan 8136 within S ½ of 26-
10-8E "Wildwood Road". CARRIED (5-0)

UNFINISHED BUSINESS

Elderly Persons Housing

- 09-265 SKRUPSKI VAAGS BE IT RESOLVED THAT the CAO be authorized to obtain expressions of interest for Evergreen Lodge in Dugald.
CARRIED (5-0)

Consent Agenda

- 09-266 SKRUPSKI BODNARUK WHEREAS a consent agenda has been submitted consisting of 6 items;
BE IT RESOLVED THAT the said consent agenda be adopted as circulated.
CARRIED (5-0)

NEW BUSINESS

Manitoba Hydro Bipole III Transmission Project Open House - Received as information.

ARM - August Meeting and Golf Tournament - Received as information.

AMM 2009 Eastern District Meeting - Received as information.

Community Futures Winnipeg River Annual General Meeting - Received as information.

Dugald Community Club Parking Lot

Item was deferred to June 10 council meeting.

PUBLIC HEARINGS UNDER THE PLANNING ACT

Variance 09-32 - Mannington Custom Homes on behalf of Donna Seale and Trevor Winzowski - SW 21-11-5E

Purpose: To permit the maintenance of the existing single-family dwelling having a front yard setback of 29.7(+/-) feet and a rear yard setback of 21.2(+/-) feet instead of the required 30 feet and 25 feet respectively, within the "RA" Suburban District.

Representations:

In Support: None
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-267 LALONDE
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Mannington Custom Homes on behalf of the owners Donna Seale & Trevor Winzowski (Lot 18 Block 2 Plan 42198 within SW ¼ 21-11-5E) for a variation of the Springfield Town Planning Scheme 1575 & 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. 09 - 32 be granted. CARRIED (5-0)

Variance 09-33 - Mark & Sheila Stupak - NW 12-12-4E

- Purpose:
1. Proposed Lot 1 - To permit an approximate site area of 14.4 acres & approximate site width of 247.5(+/-) feet instead of the required 20 acres & 660 feet respectively and
 2. Proposed Lot 2 - To permit an approximate site area of 14.4 acres & approximate site width of 247.5(+/-) feet instead of the required 20 acres & 660 feet respectively, within the "A20" Limited Agricultural Zoning District. (re: subdivision 4189-08-5262)

Representations:

- In Support: Vern Stupak
- In Opposition: None

For Information: Jill Aggelopoulos

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-268 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Mark & Sheila Stupak (Lot 15 Plan 18015 within NW ¼ 12-12-4E) for a variation of the Springfield Zoning By-law No. 85-26 & 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. 09 - 33 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. 4189-08-5262.

CARRIED (5-0)

Variance 09-34 - Brian & Patricia Reimer - SE 9-11-5E

Proposal: To permit the establishment of a woodworking business (custom furniture & cabinets) as a "Home Occupation" on the land, within the "A" Rural District.

Representations:

In Support: Brian Reimer
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-269 VAAGS
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Brian & Patricia Reimer (Pt SE ¼ 9-11-5E) for a variation of the Springfield Town Planning Scheme By-Law 1575 & 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. 09 - 34 be granted subject to the following conditions:

1. All business activities shall be conducted within the 1260 sq ft accessory buildings including storage of material and equipment associated with the Home Occupation.
2. Business activities shall be limited to the hours of 8:00 a.m. to 9:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m. on Saturdays (excluding Public Holidays).
3. Home Occupation may have one identification sign not exceeding 6.00 sq ft in area.
4. All customer vehicles shall be parked on site.
5. 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 (5-0)

Variance 09-35 - Dino Tavares & Sylvia Camara

Purpose: To permit the construction of a 1360 sq ft accessory building (detached garage) instead of the restricted square footage of 600, within the registered Subdivision Agreement under Caveat #1363504.

Representations:

In Support: Dino Tavares
In Opposition: None

For Information: Janet Nylen

The Development Officer read his report.

Ms. Nysten asked if everyone affected by the Development Agreement had been notified.

The Chair closed the evidentiary portion of the meeting.

09-270 BODNARUK
SKRUPSKI

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Dino Tavares & Sylvia Camara (Lot 4 Block 1 Plan 25627 within NW ¼ 34-11-4E) for an amendment to Clause 6.(02) of registered Subdivision Agreement;

BE IT RESOLVED THAT Variation Order No. 09 - 35 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 to be used as a "Granny Flat".
2. The proposed accessory building shall not be permitted for the housing of animals.
3. That the applicant be responsible for all costs pertaining to an amending agreement, and registration of said agreement at Winnipeg Land Titles Office, by the municipal solicitor.

CARRIED (5-0)

Variance 09-36 - R & B Properties Ltd. - SW 21-11-5E

Purpose: To permit the construction of an accessory building (24'x 26' detached garage) having a rear yard setback of 5.0 feet instead of the required 10 feet, within the "RA" Suburban District.

Representations:

- In Support: Richard Ballegeer
- In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-271 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted to consider an application filed by the owner R & B Properties Ltd. (Lot 26 Block 1 Plan 46813 within SW ¼ 21-11-5E) for a variation of the Springfield Town Planning Scheme By-Law 1575 & 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. 09 - 36 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 (5-0)

Variance 09-37 - R & B Properties on behalf of Kevin Burak & Dawn Da Silva - SW 21-11-5E

Purpose: To permit the maintenance of the existing deck attached to the single-family dwelling having a rear yard setback of 20.1(+/-) feet instead of the required 25 feet, within the "RA" Suburban District.

Representations:

In Support: Richard Ballegeer
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-272 LALONDE
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by R & B Properties Ltd. on behalf of the owners Kevin Burak & Dawn Da Silva (Lot 46 Block 3 Plan 42198 within SW ¼ 21-11-5E) for a variation of the Springfield Town Planning Scheme By-Law No. 1575 & 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. 09 - 37 be granted subject to the following conditions:

1. That the building permit fees be doubled for the pre-constructed attached deck.

CARRIED (5-0)

Variance 09-38 - Stanislaw Strycharz - SW 33-11-6E

Purpose: 1. To permit the re-construction of a non-conforming use, (autobody & repair establishment & related buildings).
2. To permit a side yard setback of 0 feet instead of the required 15 feet of the corner site.
3. To permit a front yard setback of 23 feet instead of the required 30 feet.
within the "R" Residential Zoning District (within Section 2.16 (non-conformity) of the Springfield Zoning By-Law No. 85-26.

Representations:

In Support: Stanislaw Strycharz
In Opposition: None

For Information: Darryl Drewniak

The Development Officer read his report.

Mr. Drewniak advised that he lives to the East of the subject site. His concern was with fumes from the spraying booth and air quality.

The Chair closed the evidentiary portion of the meeting.

The decision was tabled to the end of the meeting so that the Development Officer could research conditions in the proposed Zoning By-law.

Variance 09-39 - Derek & Amanda Lambert - SE 23-10-6E

Purpose: To permit the establishment of a vehicle sales business on the land, as a "Home Occupation", within the "A" Rural & Agricultural District.

Representations:

In Support: Derek Lambert

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-273 VAAGS
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Derek & Amanda Lambert (Lot 1 Plan 42066 within SE ¼ 23-10-6E) for a variation of the Springfield Zoning By-law No. 85-26 & 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. 09 - 39 be granted subject to the following conditions:

1. Not more than two vehicles shall be for sale at one time.
2. 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.
3. Business activities shall be limited to the hours of 8:00 a.m. to 8:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 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.

CARRIED (5-0)

Variance 09-40 - Vince & Liana Rattai - NW 12-12-4E

Purpose: To permit an agro-commercial business (i.e. a corn maze & u-pick establishment & related accessory buildings & uses) on Lots 1 and 2 of Plan 42236 WLTO having a site width of 421.5 feet and 50.0 feet respectively and site area for Lot 1 of 16.4 acres instead of the required 660 feet and 20 acres within the "A20" Limited Agricultural Zoning District (under Section 97(2) of The Planning Act (Use Variance).

Representations:

In Support: Vince & Liana Rattai
In Opposition: Jill Aggelopoulos
John Dundas

The Development Officer read his report.

Ms. Aggelopoulos stated she had concerns with noise and trespassing on her property. She inquired whether the back of the site would be fenced and the location of the buildings being proposed.

Mr. Dundas advised that he lived next door to the property and he had concerns with increased traffic, both vehicular and pedestrian, garbage, unsightly port-a-potties, noise, drainage and property values would decrease.

Mr. Rattai advised that he would hire 5-10 people to provide security, the corn would act as a sound barrier, maze would be at least 100 yards from any residence and parking would be concealed behind bushes.

The Chair closed the evidentiary portion of the meeting.

09-274 BODNARUK
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Vince & Liana Rattai (Lot 1 & 2 Plan 42236 within NW ¼ 12-12-4E) for a variation of the Springfield Zoning By-law No. 85-26 & 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. 09 - 40 be granted subject to the following conditions:

1. The owner shall provide adequate washroom facilities near the developed site as approved by the Development Officer and Manitoba Conservation.
2. The owner shall provide adequate drainage, driveway access, and parking near the developed site as approved by the Development Officer.

- 3. Business activities shall be limited to the hours of 8:00 a.m. to 8:00 p.m., Monday to Friday and 8:00 a.m. to 8:00 p.m. on Saturdays.
- 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.

CARRIED (4-1)

Council took a short break.

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

Intent: To subdivide a 5-acre parcel from the eastern-most portion of the existing titles (Ct #1533046 & Ct #1400693) to sell to an adjacent landowner.

Representations:

In Support: Garry & Bernice Bartman
Loren Wall

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-275 BODNARUK
LALONDE

WHEREAS the owners Garry & Bernice Bartman and Trevor Bartman (Lots 10 & 11 Plan 17803 within SW ¼ 15-11-4E) have applied to subdivide a 5-acre parcel from the eastern-most portion of the existing titles (Ct# 1533046 & Ct# 1400693) to sell to an adjacent landowner;

BE IT RESOLVED THAT application for subdivision No. 4189-06-5084 be approved subject to the following conditions:

- 1. Payment of requisite fees (Administration Fee, Capital Lot Levy, Land Dedication Fees).
- 2. The property to be rezoned to "M2" Heavy Industrial District.
- 3. Zoning Agreement be entered into limiting certain Industrial uses within the development.
- 4. Development Agreement be entered into regarding servicing, drainage, road improvements and any other public works if deemed necessary by Council.
- 5. 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.
- 6. 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.

- 7. That any other variation orders be obtained, if required, as a result of the Surveyor's Building Location Certificate. CARRIED (4-1)

Subdivision 4189-09-5292 - Andreas & Alina Schumacher and Laurie Marusyk-Peper - SW 2-12-5E

Intent: To re-align the title boundaries by transferring 19.76(+/-) acres from the existing 39.41-acre parcel under Ct #2337795 and consolidating with Ct #1636100. (The re-aligned lots will be approximately 19.65(+/-) acres for Ct #1636100. No new additional lots will be created.)

Representations:

In Support: Alina Schumacher
Hans Peper
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-276 VAAGS
THOMPSON

WHEREAS the owners Andreas & Alina Schumacher and Laurie Marusyk-Peper (Lot 1 Plan 48081 & Lot 2 Plan 31481 within SW ¼ 2-12-5E) have applied to re-align the title boundaries by transferring 19.76(+/-) acres from the existing 39.41-acre parcel under Ct # 2337795 and consolidating with Ct #1636100. (the re-aligned lots will be approximately 19.65(+/-) acres for Ct #2337795 and 21.88(+/-) acres for Ct #1636100. No new additional lots will be created.)

BE IT RESOLVED THAT application for subdivision No. 4189-09-5292 be approved subject to the following conditions:

1. Payment of requisite fees (administration).
2. Site area Variation Order required for proposed Lot 1.
3. Site width Variation Order required for proposed Lot 2.
4. Surveyor's Building Location Certificate is required to verify the location of buildings on site in relation to proposed property boundaries.
5. Any other Variation Orders required as a result of Surveyor's Building Location Certificate.
6. That caveat 1532315 "Subdivision Agreement (By-law 92-11)" be dully discharged from Ct #1636100 at the developer's expense. CARRIED (5-0)

Subdivision 4189-09-5306 - Chuan Huang (Oakbank Construction), c/o Michelle Williams - SW 27-11-5E

Intent: To subdivide a 5-acre parcel into two (2) lots of approximately equal size. Lot 1 - yard site and Lot 2 - two (2) 3-storey buildings (total 56-unit condominium) (Subdivision application no. 4189-05-5055 expired March 30, 2009)

Representations:

In Support: Michelle Williams
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

09-277 LALONDE
SKRUPSKI

WHEREAS the owner Chuan Huang (Oakbank Construction) c/o Michelle Williams (SW ¼ 27-11-5E) has applied to subdivide a 5-acre parcel into two (2) lots of approximately equal sizes, Lot 1 - yard site and Lot 2 - two (2) 3-storey buildings (total 56-unit condominium) (Subdivision application No. 4189-05-5055 expired March 30th, 2009);
BE IT RESOLVED THAT application for subdivision No. 4189-09-5306 be approved subject to the following conditions:

1. Payment of requisite fees (administration, land dedication, capital levies fees).
2. The proposed subdivision shall include a Declaration of Right of Way for Public Road access along the western limit on Lot 1 for the entire frontage of approx. 306(+/-) feet.
3. 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.
4. That any variation orders be obtained, if required, as a result of the Surveyor's Building Location Certificate.
5. That a development agreement be completed regarding lot grades, drainage, roads, utilities, landscaping and any other public works deemed necessary by council.\
6. 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.
7. The proposed development shall be serviced by water & municipal sewer.
8. That the existing sewage ejector system, located on proposed Lot 1 within the Planned Area, shall be replaced with a private sewage disposal system as determined by Manitoba Conservation or tied into the municipal Sewage system.

9. That approval be obtained from Manitoba Conservation if the water supply is obtained by a well.
- 10 That the owner and or developer obtain the required permits from Manitoba Infrastructure & Transportation and that the required information regarding traffic generated and drainage from this development be submitted to the said department and the municipality. CARRIED (5-0)

Subdivision 4189-09-5300 - Douglas & Karen Pearson - SE 1-10-4E

Intent: To create (2) two 2.57 acre lots from the existing 75.21-acre holding for residential purposes. Proposed Lot 1 will be for the existing yard site, Proposed Lot 2 will be created for a family member actively working on the family farm, and Proposed Residual Lot will be established for the incorporation or mortgaging for the farm business.

Representations:

- In Support: Douglas & Karen Pearson
- In Opposition: Barry Anderson
Scott Anderson
Sherry Petrasko
Iris Groinus
Mark Green
Bryant Hodge
Carolyn Perchuk
Brent Perchuk
Stephen Schroeder

For Information: Heather Erickson

The Development Officer read his report.

Mr. Pearson explained that he saw the need for renewable, environmentally conscious alternatives such as bio-fibres and that it is not like any thing else being grown in the area.

Ms. Erickson asked what bio-fibres are? Mr. Pearson explained that it is similar to a flax straw and it is used to manufacture such things as building products and panels for cars or buses.

Barry Anderson questioned whether they would have a viable business with the small amount of acreage available. He is concerned with more residential lots and loss of valuable farmland in the area.

Scott Anderson noted that he would like to see the applicants actively farming the land before a subdivision is allowed.

Sherry Petrasko was concerned that there would be increased truck traffic with product going in and out and is afraid the applicant will subdivide the lots and then sell right away.

A letter from Wilbert and Diane Heather, in opposition to the subdivision application, was read out. The concern was that prime agricultural land should not be subdivided for residential use and that they see no active farming involvement by the applicant on the land.

Mark Green advised that he had concerns with the loss of prime farm land.

Brian Hodge advised that he was not against the farm venture itself, only the request to create more residential lots.

Carolyn Perchuk distributed a petition from residents in the area opposed to the subdivision. She advised that she would like to see the applicant actively farming before additional residential lots are created.

Brent Perchuk was opposed to the creation of extra residential lots.

Mr. Pearson advised that a neighboring farmer was leasing the land from him at the current time.

The Chair closed the evidentiary portion of the meeting.

The decision was tabled to the next Planning meeting.

NEW BUSINESS CONT'D

Inland Aggregates

09-278 THOMPSON LALONDE BE IT RESOLVED THAT Council approve Inland Aggregates Ltd. request for extended hours to haul granular material 24 hours per day, 7 days per week from July 2009 to December 2009. DEFEATED 0-5

North Eastman Health Association Accreditation Survey - Received as information.

Variance 09-38 - Stanislaw Strycharz - SW 33-11-6E

09-279 THOMPSON VAAGS WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Stanislaw Strycharz (Lot 7 Plan 4853 within SW ¼ 33-11-6E) for a variation of the Springfield Zoning By-Law No. 85-26 & 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. 09 - 38 be

granted subject to the following conditions:

1. That the proposed auto body and repair establishment building be limited to a maximum of 4400 sq feet and be limited to single story.
 2. That all outside storage, materials and vehicles shall be stored within the side and rear yard behind a solid opaque fence at a minimum of 8 feet.
 3. Egress and access shall be limited to one driveway access off Myrtle Street.
 4. One identification sign with a maximum 8.0 sq ft in total area.
 5. That the proposed auto body and repair establishment shall conform to the regulations on air emissions as approved by Manitoba Conservation.
- CARRIED (5-0)

Adjournment

SKRUPSKI

THAT this meeting stand adjourned the time being 10:30 p.m.

CARRIED (5-0)

Peter Skrupski
Reeve

Lorne Vaags
Deputy Reeve