

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

MONDAY, JUNE 7<sup>th</sup>, 2010

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Present: Councillor Bob Bodnaruk  
Councillor Karen Lalonde  
Councillor Brian Thompson  
Councillor Ken Lucko  
Councillor Lorne Vaags  
Laurent Tétrault, CAO  
Colleen Draper, Recording Secretary

Absent: Reeve Peter Skrupski

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

**AGENDA**

10-292 VAAGS BE IT RESOLVED THAT the Agenda be amended as follows:  
BODNARUK Add: 5.6 Other Planning Matters:  
1. Add condition to Subdivision No. 4189-09-5332  
(Enter into a Building Restriction Agreement)  
2. Enter into a Development Agreement with  
Dowalt Custom Homes Inc. & Springfield Lot  
Developers Ltd. re Subdivision No. 4189-09-5340  
3. Enter into a Development Agreement with Richard  
Hnatishin re Subdivision No. 4189-07-5168

Remove: 7.2 - Southeast Groundwater Management  
CARRIED (5-0)

**MINUTES**

10-293 LUCKO WHEREAS the minutes of the Council meeting held May 10,  
THOMPSON 2010 have been previously distributed to Council;  
BE IT RESOLVED THAT the same be and are hereby  
approved. CARRIED (4-0)

Councillor Bodnaruk abstained as he was not present at  
the May 10, 2010 council meeting.

10-294 BODNARUK WHEREAS the minutes of the Special Council meeting  
LALONDE (Financial Plan Hearing) held May 10, 2010 have been  
previously distributed to Council;  
BE IT RESOLVED THAT the same be and are hereby  
approved. CARRIED (5-0)

**NEW BUSINESS**

Dust Abatement

10-295 BODNARUK WHEREAS Sedo Drive receives dust abatement from  
LALONDE Manitoba Infrastructure and Transportation at a cost of  
\$200.00 per site;

BE IT RESOLVED THAT the following residents receive 50% reimbursement for dust abatement costs:  
Joseph & Veronica Cormier  
Elsie Deger  
Karl & Madeleine Lang  
Patricia Sedo

CARRIED (5-0)

**BY-LAWS**

By-law 09-24 - 5776661 MB Ltd. - NW 15-11-5E

10-296 LALONDE BE IT RESOLVED THAT third and final reading be given to  
VAAGS By-law No. 09-24 being a by-law of the Rural Municipality of Springfield to rezone the entire 4.3 acres, directly South of Lot 1 Plan 45662 within NW ¼ 15-11-5E from Agricultural Preserve Area to Commercial.

	For	Against	Absent	Abstain	Reason
Reeve			x		
Ward 1		x			
Ward 2	x				
Ward 3	x				
Ward 4		x			
Ward 5	x				

CARRIED (3-2)

By-law 09-28 - Rm of Springfield on behalf of 5776661 MB Ltd. - NW 15-11-5E

10-297 THOMPSON BE IT RESOLVED THAT third and final reading be given to  
VAAGS By-law No. 09-28 being a by-law of the Rural Municipality of Springfield to rezone a portion of NW ¼ 15-11-5E from Agricultural Preserve Area to Institutional.

	For	Against	Absent	Abstain	Reason
Reeve			x		
Ward 1		x			
Ward 2	x				
Ward 3	x				
Ward 4		x			
Ward 5	x				

CARRIED (3-2)

By-law 10-07 - Cooks Creek Community Centre - SE 13-12-5E

- 10-298 THOMPSON LUCKO BE IT RESOLVED THAT first reading be given to By-law No. 10-07 being a by-law of the Rural Municipality of Springfield to rezone SP Lot 2 Plan 15969 within SE¼ 13-12-5E (Ct# 2275913) from Institutional to Rural & Agricultural Area. CARRIED (5-0)

**Consent Agenda**

- 10-299 VAAGS LUCKO 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)

**BY-LAWS CONT'D**

By-law 10-15 - New Directions - SW 1-12-4E

- 10-300 VAAGS THOMPSON BE IT RESOLVED THAT first reading be given to By-law No. 10-15 being a by-law of the Rural Municipality of Springfield to rezone Lot 4 Block 1 Plan 22183 within W ½ 1-12-4E (Ct# 2447046) from "RR" Rural Residential Zoning District to "I" Institutional Zoning District. CARRIED (3-2)

By-law 10-15 Notification

- 10-301 LUCKO VAAGS BE IT RESOLVED THAT the notification area for By-law No. 10-15 (SW 1-12-4E, Aspen Glen Road) be increased to 2 miles. CARRIED (5-0)

By-law 10-11 - Central Square MB Ltd. & Reimer Consolidating Corp. - SW 15-10-4E

- 10-302 VAAGS LALONDE BE IT RESOLVED THAT first reading be given to By-law No. 10-11 being a by-law of the Rural Municipality of Springfield to rezone all those lands described under Ct# 1772871 (Pt SW ¼ 15-10-4E) from Recreation to Institutional. CARRIED (4-1)

By-law 10-13 - Central Square MB Ltd. & Reimer Consolidating Corp. - SW 15-10-4E

- 10-303 THOMPSON VAAGS BE IT RESOLVED THAT first reading be given to By-law No. 10-13 being a by-law of the Rural Municipality of Springfield to rezone all those lands described under Ct# 1772871 (Pt NW ¼ 10-10-4E) from Recreation to Institutional. CARRIED (4-1)

By-law 10-12 - Central Square MB Ltd. & Reimer Consolidating Corp. - SW 15-10-4E

10-304 LALONDE  
VAAGS

BE IT RESOLVED THAT first reading be given to By-law No. 10-12 being a by-law of the Rural Municipality of Springfield to rezone all those lands described under Ct# 1772871 (SW ¼ 15-10-4E) from "CR" Commercial Recreation Zoning District to "I" Institutional Zoning District. CARRIED (4-1)

By-law 10-17 - Central Square MB Ltd. & Reimer Consolidating Corp. - SW 15-10-4E

10-305 VAAGS  
THOMPSON

BE IT RESOLVED THAT first reading be given to By-law No. 10-17 being a by-law of the Rural Municipality of Springfield to rezone all those lands described under Ct# 1772871 (NW¼ 10-10-4E) from "AG" Agriculture General Zoning District to "I" Institutional Zoning District. CARRIED (4-1)

By-law Notification

10-306 LUCKO  
THOMPSON

BE IT RESOLVED THAT the notification area for the following By-laws:  
10-11 - SW 15-10-4E  
10-13 - NW 10-10-4E  
10-12 - SW 15-10-4E  
10-17 - NW 10-10-4E  
be increased to 2 miles. CARRIED (5-0)

Meeting Relocation

10-307 BODNARUK  
LALONDE

BE IT RESOLVED THAT the August 9<sup>th</sup>, 2010 Council meeting be held at the Dugald Community Club subject to availability. CARRIED (5-0)

**PUBLIC HEARINGS UNDER THE PLANNING ACT**

Variance No. 10-34 - Trikor Enterprises Inc. - SE 21-11-5E

Purpose: To permit the construction of a 12'x 12' attached deck which is attached to the proposed single-family dwelling having a rear yard setback of 15 (+/-) feet instead of the required 25 feet, within the "RS" Residential Single Family Zoning District.

Representation:

In Support: Victor Giesbrecht  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-308 LALONDE  
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Trikor Enterprises Inc. (Lot 26 Block 2 Plan 46813 within SE ¼ 21-11-5E) 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 Variation Order No. 10 - 34 be granted. CARRIED (5-0)

Variance 10-35 - Premysl & Dagmar Juren on behalf of North Atlantic Enterprises Ltd. - SE 8-10-4E

Purpose: To permit the keeping of 26.80 Animal Units (35 sheep, 50 chickens, 3 cows) in addition to the permitted ten (10) horses & domestic pets normally permitted or found in households, as per registered Zoning Agreement.

Representation:

- In Support: Premysl & Dagmar Juren  
Brad Reid  
Steven Ward  
Caesar Roeland
- In Opposition: William Steinke  
Darla Steinke  
Veronica Cormier

For Information: Janet Nylén

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-309 BODNARUK  
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Premysl & Dagmar Juren on behalf of the owner North Atlantic Enterprises Ltd. (Lot 2 Plan 44501 within SE ¼ 8-10-4E) to amend Clause 6.k. of the registered Zoning Agreement under Caveat #3222258;  
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 - 35 be granted subject to the following conditions:

1. No livestock shall be permitted on the land other than up to a maximum of 13.5 Animal Units (35 sheep, 50 chickens and 3 cows), which are to be kept no closer than 100 feet to any well or septic field. CARRIED (5-0)

Variance - 10-36 - Charles & Cheryl DeVisser - SE 34-10-6E

Purpose: To permit a site area of 30.9 (+/-) acres instead of the required 80 acres for Proposed Lot 2, within the "AG-1" Agriculture General Zoning District (site specific).  
(re: subdivision 4189-09-5320)

Representation:

In Support: Charles & Cheryl DeVisser  
Shawn & Dayna Stone  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-310 VAAGS  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Charles & Cheryl DeVisser (Lot 5 Plan 17562 within SE ¼ 34-10-6E) 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 Variation Order No. 10 - 36 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. 4189-09-5320.

CARRIED (5-0)

Variance 10-37 - Doug Krause on behalf of Jacqueline Adams - NE 31-10-7E

Purpose: 1. To permit the construction of a 3200 sq. ft. accessory building (metal-clad workshop/storage building), and  
2. To permit the maintenance of the existing 528 sq. ft. accessory building (detached garage), for a total building area of 3728 sq. ft. instead of the maximum accessory building area of 2000 sq. ft, within the "RR" Rural Residential Zoning District.

Representation:

In Support: Doug Krause  
Jacqueline Adams  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-311 LUCKO

WHEREAS a Public Hearing has been conducted under The

THOMPSON

Planning Act to consider an application filed by Doug Krause on behalf of the owner Jacqueline Adam (Lot 3 Block 1 Plan 17693 within NE ¼ 31-10-7E) 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 - 37 be granted subject to the following conditions:

1. That a demolition permit is obtained and all the debris from the accessory building destroyed by fire is cleaned and removed from the site, prior to the release of the building permit for the new accessory building.
2. 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 (5-0)

Variance 10-38 - Frank Bendes - SE 5-12-5E

Purpose:

1. To permit the construction of a 6'x 35' addition (bedroom) to the pre-existing non-conforming single-family dwelling having:
    - (a) a front yard setback of 100.4 feet instead of the required 125 feet, and
    - (b) a separation distance of 9.6 feet between the single-family dwelling & the 30.25'x 24.4' detached garage instead of required 10 feet,
  2. To permit the maintenance of the existing 24.4'x 30.25' accessory building (detached garage) having a front yard setback of 71.7 feet instead of the required 125 feet, and
  3. To permit the maintenance of the existing 22.35'x 36.0' accessory building (barn) having a front yard setback of 61.75 feet instead of the required 125 feet,
- within the "RR" Rural Residential Zoning District.

Representation:

In Support: Frank Bendes  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

VAAGS

Planning Act to consider an application filed by the owner Frank Bendes (Lot 1 Plan 20438 within SE ¼ 5-12-5E) 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 Variation Order No. 10 - 38 be granted. CARRIED (5-0)

Variance 10-39 - Wayne King Sales Ltd. - SW 15-11-4E

Purpose: To permit the maintenance of a 5300 sq. ft. industrial building having a rear yard setback of 9.90 feet instead of the required 25 feet as per the Subdivision & Development Agreement, within the "MG-1" Industrial General Zoning District (site specific).

Representation: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-313 BODNARUK  
VAAGS

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Wayne King Sales Ltd. (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 Variation Order No. 10 - 39 be granted subject to the following conditions:

1. If there are any problems with drainage along the east and west property limits at any time, as determined by the Development Officer, the owner shall be responsible to construct and maintain the easterly common swale. If a drainage swale is required, the swale design and construction shall be reviewed and approved by the Public Works Department.
2. That Variation Order 09-27 becomes null and void on the date of the passing of this Variation Order. CARRIED (5-0)

Variance 10-40 - Murray Ratuski on behalf of 5465461 MB Ltd. o/a Shoal Lake Wild Rice - NW 16-11-4E

Purpose: To permit the construction of a 6200 sq. ft. addition to the existing 4320 sq. ft. industrial building having:

1. a North side yard setback of 6 feet instead of the required 10 feet,
2. a separation distance of 8.6 feet between the existing 10,520 sq. ft. industrial building & the existing one-storey dwelling

instead of the required 10 feet, and  
3. a maximum site coverage of 35.1% (11,320 sq. ft.) instead of the permitted 35% (11,287.5 sq. ft.) site coverage, within the "MG" Industrial General Zoning District and registered Zoning Agreement & Land Use Restrictions.

Representation:

In Support: Murray Ratuski  
Jack Dansereau  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-314 BODNARUK  
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Murray Ratuski on behalf of the owner 5465461 Manitoba Ltd. o/a Shoal Lake Wild Rice (Lot 2 Block 3 Plan 37748 within 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 Variation Order No. 10 - 40 be granted subject to the following conditions:

1. The shared drainage swale along the North property limits must be designed and constructed by the owner, subject to review and approval by the Public Works Department, prior to the release of any building permits.
2. All expenses for the shared drainage swale along the North property limits shall be at the owner's expense.
3. The northerly wall of the proposed addition shall be fire rated as per the engineer's drawings, due to the limited separation distance.
4. No additional building permits will be issued for the subject site, until BP 2007/126 is finalized and closed.
5. Accepted as per revised plan attached.

CARRIED (5-0)

Variation Order 10-30 - J-D Enterprises Ltd. - SE 1-11-6E (Reconvene)

Purpose: To permit a mobile home dwelling for a maximum period of five (5) years, within the "DR" Development Reserve Zoning District (under Section 97(2) of The Planning act (Use Variance)).

Representation:

In Support: Susan Suderman  
In Opposition: None

10-315 BODNARUK  
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner J-D Enterprises Ltd. (Pt SE ¼ 1-11-6E) 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. 10-30 be granted subject to the following conditions:

1. That immediate family member, Ms. Susan Suderman & her immediate family shall only occupy the mobile home dwelling.
2. That the mobile home be connected to municipal water & sewer.
3. That the mobile home dwelling be removed from site within five (5) years, no extensions will be allowed.
4. That this order shall expire and become null & void June 7<sup>th</sup>, 2015.

CARRIED (4-1)

Conditional Use 10-10 - Tyler Niven - NW 8-10-4E

Purpose: To permit a "Home Industry" (construction & solid waste hauling business) on the land, within the "RR" Rural Residential Zoning District.

Representation:

In Support: Tyler Niven  
Shawn Holden  
In Opposition: Richard Gregoire  
George Deserrano

For Information: Allen Sedo

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

A decision was deferred to June 14 council meeting.

Conditional Use 10-11 - Jeff Le Page on behalf of Diamond J. Farm Ltd. - SE 16-11-4E

Purpose: To permit a "General Contracting Service" on the land, within the "MG" Industrial General Zoning District.

Representation:

In Support: Jeff Le Page  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the

meeting.

10-316 BODNARUK  
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Jeff Le Page on behalf of the owner Diamond J Farm Ltd. (Lot 10 Block 3 Plan 43398 within SE 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. 10-11 be granted subject to the following conditions:

1. The site shall be limited to one driveway access, as approved and specified by the Public Works Department.
2. 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 fence shall be provided and maintained in a condition acceptable to the Development Officer.

CARRIED (5-0)

Conditional Use 10-12 - Ed Van Linge - NE 2-12-5E

Purpose: To permit a "Home Industry" (installation & service of private wells & septic systems business) on the land, within the "RR" Rural Residential Zoning District

Representation:

In Support: Ed Van Linge

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-317 VAAGS  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Ed Van Linge (Lot 15 Plan 15305 within NE ¼ 2-12-5E) 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. 10-12 be granted subject to the following conditions:

1. Not more than one advertising sign shall be displayed on the land, with a maximum area of 6 sq ft.
2. The Home Industry business shall be owned and operated by the members(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.

3. The Home Industry shall operate as a secondary use and be carried out in a building that is accessory and shall not exceed the floor area of 2000 sq. ft.
4. Outside storage of goods and materials is allowed as part of the Home Industry, 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 dwelling;
  - b. the storage area shall be fenced or screened from public view to the satisfaction of Council; and
  - c. the storage shall not project above the height of the fence or screening.
5. No more than 3 service vehicles and equipment may be parked on-site.
6. 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).
7. This order shall expire and become null and void on the date the land is transferred or business ceases to be in operations.

CARRIED (5-0)

Conditional Use 10-13 - Scott Mackenzie on behalf of Edie Farms Ltd. - NW 6-11-5E

Purpose: To permit the placement of a mobile home on the land, within the "AG" Agriculture General Zoning District.

Representation:

In Support: Scott Mackenzie  
In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-318 BODNARUK  
VAAGS

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Scott Mackenzie on behalf of the owner Edie Farms Ltd. (NW ¼ 6-11-5E) 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. 10-13 be granted subject to the following condition:

1. That the mobile home be removed from the site within five years. (June 7<sup>th</sup>, 2015)

CARRIED (5-0)

Conditional Use 10-14 - Gord & Tracy Bonney

Purpose: To permit a temporary additional dwelling (mobile home) on the land providing accommodation for the applicant's mother, within Section 84.3.23) of the "AG" Agriculture General Zoning District.

Representation:

In Support: Tracy Bonney

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-319 THOMPSON  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Gord & Tracy Bonney (Lot 6 Plan 18243 within NE ¼ 8-12-6E) 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 Conditional Use Order No. 10-14 be granted subject to the following conditions:

1. That immediate family member, Ms. Rosalie Ranger, shall only occupy the temporary second dwelling (mobile home) and shall be removed from the site, when it is no longer occupied by Ms. Rosalie Ranger.
2. That the mobile home be serviced by a holding tank for sewage disposal and approved by Manitoba Conservation.
3. That this order shall expire and become null and void December 31, 2015.

CARRIED (5-0)

Subdivision 4189-10-5364 - Lenay Gutoski - SE 11-12-5E

Intent: To subdivide a 60-acre parcel into three (3) 20-acre lots for rural residential purposes.

Representation:

In Support: Dan McClory & Lenay Gutoski

In Opposition: None

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

10-320 THOMPSON  
LUCKO

WHEREAS the owner Lenay Gutoski (SE ¼ 11-12-5E) has applied to subdivide a 60-acre parcel into three (3) 20-acre lots for rural residential purposes;

BE IT RESOLVED THAT application for subdivision No. 4189-10-5364 be approved subject to the following conditions:

1. Payment of requisite fees (administration fee, capital lot levies),

2. That a Surveyor's Building Location Certificate be prepared by a Manitoba Land Surveyor indicating the location of all structures & onsite wastewater management systems in relation to the proposed lot lines,
3. That site width Variation Orders be obtained for Proposed Lots 1, 2, & 3,
4. That any Variation Orders be obtained, if required as a result of the Surveyor's Building Location Certificate, and
5. That a Lot Grade 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.

CARRIED (5-0)

Subdivision 4189-07-5185 - R.S. Capital Corporation - W ½ 26-11-4E

Intent: To subdivide the approximate 5.86-acre parcel to create:

- 25 units of single-family detached bareland condominium units, and
- a commercial parcel for future development.

Council did not hear the subdivision application as it needed to be clarified whether the applicant intended to go forward with the subdivision or withdraw.

Subdivision 4189-07-5185 - R.S. Capital Corporation

Intent: To subdivide the approximate 5.86-acre parcel to create:

- 25 units of single-family detached bareland condominium units, and
- a commercial parcel for future development

Representation:

In Support: Steven Smart  
 Martin Ritchot  
 In Opposition: None

For Information: Val Regeirs  
 Holly Williams  
 Sheryl Puchlik

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

Councillor Lucko requested a recorded vote.

10-321 VAAGS  
LALONDE

WHEREAS the owner R.S. Capital Corporation (Lot 21 Block 1 Plan 43725 within SW ¼ 22-11-5E) has applied to

subdivide an approximate 5.86-acre parcel to create:

- 25 units of single-family detached bareland condominium units, and
- a commercial parcel for future development;

BE IT RESOLVED THAT application for subdivision No. 4189-07-5185 be approved subject to the following conditions:

1. Payment of requisite fees (Administration Fee, Capital Lot Levy, Land Dedication);
2. That a variation order be obtained to allow a gross density of 6.5 dwellings per acre instead of the 5.0 dwellings per acre as per section 60.6(2) of Zoning By-law 08-01.
3. That any other variation orders be obtained, if required.
4. That a detailed Drainage and Lot Grade 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. The proposed development shall be serviced by municipal water & sewer.
6. Drainage easement required on southeast corner of proposed lot 1 bordering on lots 7 & 8, block 1, plan 43725
7. Utility easement of 9.449m (31ft) required along the entire south side of proposed lot 1 & 2
8. Land dedicated to the municipality of 9.449m (31ft) required along the entire west side of proposed residual lot.
9. Enter into a Development and Servicing Agreement which shall include and form part of the agreement, but not limited to the following:
  - a. Drainage and Lot Grade Plan
  - b. Drainage Easement(s) as required.
  - c. Water & sewer connections.
  - d. Limited access onto Springfield Road
  - e. Cross easement for residential area onto commercial site
  - f. Preservation of existing trees and natural vegetation
  - g. Landscaping plans
  - h. Fencing requirements & design
  - i. Buffer between residential and commercial sites

	For	Against	Absent	Abstain	Reason
Reeve			x		

Ward 1		x
Ward 2	x	
Ward 3	x	
Ward 4		x
Ward 5	x	

CARRIED (3-2)

Subdivision 4189-09-5347 - RM of Springfield on behalf of 5776661 MB Ltd.

Intent: To subdivide the approximate 114.33-acre parcel to create:

- Proposed Parcel A (Emergency Services internal access road) -0.36 acres (+/-)
- Proposed Parcel B (ambulance/fire hall) - 0.37 acres (+/-).
- Proposed Parcel C (recreation/municipal site) - 24.39 acres (+/-).
- Proposed Parcel D (commercial site) - 4.39 acres (+/-).
- Proposed Parcel E (municipal road) - 3.41 acres (+/-).
- Proposed Parcel F (residual lot) - 80.41 acres (+/-).

Representation:  
 In Support: Todd Mortimer  
 In Opposition: Janet Nylen

The Development Officer read his report.

The Chair closed the evidentiary portion of the meeting.

Councillor Bodnaruk requested a recorded vote.

10-322 LALONDE  
VAAGS

WHEREAS the R.M. of Springfield on behalf of the owner 5776661 Manitoba Ltd. (NW 15-11-5E) has applied to subdivide an approximate 114.33-acre parcel to create:

- Proposed Parcel A (Emergency Services internal access road) - 0.36 acres (+/-).
- Proposed Parcel B (ambulance/fire hall) - 0.37 acres (+/-).
- Proposed Parcel C (recreation/municipal site)- 24.39 acres (+/-).
- Proposed Parcel D (commercial site)- 4.39 acres (+/-).
- Proposed Parcel E (municipal road)- 3.41 acres (+/-).
- Proposed Parcel F (residual lot)- 80.41 acres (+/-)

BE IT RESOLVED THAT application for subdivision No. 4189-09-5347 be approved.

	For	Against	Absent	Abstain	Reason
Reeve			x		



10-327 LUCKO THOMPSON BE IT RESOLVED THAT first reading be given to By-law No. 10-10 being a by-law of the Rural Municipality of Springfield to name Public Road No. 49885 within SW ¼ 5-11-7E "Lynn Cassidy Drive".

CARRIED (5-0)

Subdivision Condition - Holubowich

10-328 LALONDE VAAGS WHEREAS the owners Jim & Linda Holubowich (NE 28-11-5E) received conditional approval of subdivision application no. 4189-09-5332 on November 18, 2009 (Resolution of Council No. 09-581);

BE IT RESOLVED THAT as per Policy No. PL-01, "Building Restriction Agreement Removal & Placement Policy", an additional municipal condition be added to the subdivision application to enter into a building restriction agreement as it applies to the residual land.

CARRIED (5-0)

Development Agreement - Dowalt Custom Homes

10-329 THOMPSON VAAGS BE IT RESOLVED THAT the R.M. of Springfield be authorized to enter into a Development Agreement with Dowalt Custom Homes Inc. & Springfield Lot Developers Ltd.; AND BE IT FURTHER RESOLVED THAT the CAO and Reeve be authorized to sign the Development Agreement.

CARRIED (4-1)

Development Agreement - Hnatishin

10-330 LUCKO THOMPSON BE IT RESOLVED THAT the R.M. of Springfield Be authorized to enter into a Development Agreement with Richard Hnatishin; AND BE IT FURTHER RESOLVED THAT the CAO and Reeve be authorized to sign the Development Agreement.

CARRIED (4-1)

Meeting Extension

10-331 VAAGS BODNARUK BE IT RESOLVED THAT the Council meeting be extended to 11:30 p.m.

CARRIED (5-0)

Ward Appropriation

10-332 THOMPSON LUCKO BE IT RESOLVED THAT the following project be added to Ward 5 Ward Appropriation: Springfield Fertilizer Drainage Improvements (NE 33-10-5E) - \$10,000.00 and furthermore that the R.M. of Springfield enter into an easement agreement with the property owner.

CARRIED (4-0)

Councillor Vaags abstained from the vote as the property owner is a relative.

NEW BUSINESS

Greyhound Bus Service - Received as information.

Eastern Manitoba Tourism Association - Received as information.

Springfield Fire Department

A thank you letter received from a resident to be forwarded to the Springfield Fire Department.

Development Plan Amendments - Received as information.

*Councillor Lalonde left the meeting the time being 11:10 p.m.*

Cook's Creek Heritage Museum

10-333 THOMPSON LUCKO BE IT RESOLVED THAT the R.M. of Springfield provide the Cook's Creek Heritage Museum a grant of \$5,000.00 for 2010. CARRIED (4-0)

Library Grant

10-334 VAAGS THOMPSON BE IT RESOLVED THAT Council authorize payment of 50% (\$69,500.00) of the grant, totaling \$139,000.00 to the Springfield Public Library as allocated in the 2010 Financial Plan. AND BE IT FURTHER RESOLVED THAT payment of 25% of the grant shall be paid on September 1, 2010 and a further 25% on December 1, 2010. CARRIED (3-1)

Matching Grant - Springfield Seniors Housing

Councillor Vaags was asked to invite the group to meet with Council on June 14 with more information.

Manitoba Capital Region Governance Report

Item was deferred to next Council meeting.

West Nile Virus

10-335 VAAGS LUCKO BE IT RESOLVED THAT the RM of Springfield enter into the West Nile Virus: Cost-Shared Larviciding agreement with the City of Winnipeg for 2010 regarding mosquito control as per historical practice. CARRIED (4-0)

Highway Traffic Board

10-336 VAAGS LUCKO BE IT RESOLVED THAT Councillor Bodnaruk and Chief Constable Myall be delegated to attend the Highway Traffic Board hearing on June 15, 2010. CARRIED (4-0)

Adjournment

VAAGS

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

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Lorne Vaags  
Deputy Reeve

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Laurent Tétrault  
Chief Administrative Officer