

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

MONDAY, SEPTEMBER 13<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  
Dan Doucet, Development Officer  
Colleen Draper, Recording Secretary

Absent: Reeve Peter Skrupski

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

**AGENDA**

10-460 VAAGS LUCKO BE IT RESOLVED THAT the Agenda be amended as follows:  
Add: 1. Terracon Development Agreement  
2. Crystal Lakes Development Agreement  
3. Seniors Housing  
4. PW / W & W Committee Resolutions  
5. In Camera - Oasis Campground  
6. Edie Creek  
CARRIED (5-0)

**NEW BUSINESS**

Terracon Development

10-461 LALONDE THOMPSON BE IT RESOLVED THAT the R.M. of Springfield be authorized to enter into a Development Agreement with Terracon Development;  
AND BE IT FURTHER RESOLVED THAT the Designated Signing Authorities be authorized to sign the Development Agreement.

	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)

Crystal Lakes Development

10-462 LALONDE THOMPSON BE IT RESOLVED THAT the R.M. of Springfield be authorized to enter into a Development Agreement with Crystal Lakes Development;

AND BE IT FURTHER RESOLVED THAT the Designated Signing Authorities be authorized to sign the Development Agreement.

	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)

Ward Appropriation Funding

10-463 LUCKO  
THOMPSON

WHEREAS the 2010 Financial Plan allots Ward Appropriation Funding for each Ward Councillor to spend at their discretion;

BE IT RESOLVED THAT Council approve the following proposed works with estimated costs:

Ward 1 Drainage Murdoch Rd south of PTH 1	- \$16,500
Ward 1 Drainage Maintenance	- \$15,000
Ward 4 Paving Monominto at GWWD Tracks	- \$10,000
Ward 5 Drainage along north side of Mission from PR 206 to Willowdale	- \$35,000

CARRIED (4-0)

Councillor Vaags abstained from the vote as the property affected is owned by a relative.

Disaster Financial Assistance Program

10-464 LUCKO  
THOMPSON

BE IT RESOLVED that the Public Works Department complete the repair for the damage of Site 1135 under the 2009 Disaster Financial Assistance Program by way of stabilizing the road slope and filling the drain to continue to achieve positive drainage in a northerly direction;

BE IT FURTHER RESOLVED that all costs associated with this project be funded under the 2009 Disaster Financial Assistance Program. CARRIED (4-0)

Councillor Vaags abstained from the vote as the property affected is owned by a relative.

Water Treatment Plant

10-465 VAAGS  
BODNARUK

WHEREAS the RM of Springfield is under contract with Petro Canada to manage the Deacon's Corner Water Treatment Plant;

AND WHEREAS Petro Canada has contracted the RM of Springfield to oversee the installation of an additional well at the Deacon's Corner Water Treatment Plant;

BE IT RESOLVED THAT the Public Works Department be authorized to contract the services of Friesen Drillers to install the additional well and appurtenances up to the sum of \$60,000;

BE IT FURTHER RESOLVED THAT the RM of Springfield shall be reimbursed by Petro Canada for all costs incurred with the Project Management and installation of the additional well. CARRIED (5-0)

Sanitary Sewer Main

10-466 LUCKO  
THOMPSON

BE IT RESOLVED that the Public Works Director be authorized to contract the Engineering Services of Stantec Consulting Ltd. for the relocation of the sanitary sewer main at the intersection of PTH 15 and PR 206 with total costs not to exceed \$35,000.

CARRIED (5-0)

**PUBLIC HEARINGS UNDER THE PLANNING ACT**

By-law No. 10-19 - Springfield Lot Developers/Bredin - SW 21-11-5E

Intent: To Re-Zone from "RS" Residential Single Family Zoning District to:  
"RM" Residential Multiple Family Zoning District (Proposed Lots 11 & 12 Block 1 and Proposed Lots 6, 7, 9 & 10 Block 10),  
"RC" Residential Comprehensive Zoning District (Proposed Lots 9 & 10 Block 1, Proposed Lots 3 & 4 Block 3, and Proposed Lot 22 Block 8), and  
"RT" Residential Two Family Zoning District (Proposed Lots 5-8 Block 1, Proposed Lots 1-10 Block 2, Proposed Lots 1-10 Block 4, Proposed Lots 5 & 8 Block 10, and Proposed Lots 1 & 2 Block 11), of subdivision application no. 4189-08-5266.

Representations:

In Support: Bob Handler  
In Opposition: Gladys Hayward-Williams  
Peter Williams  
Darla Steinke  
William Steinke

For Information: Dave Naaykens  
Joe Mushaluk

The Development Officer read his report.

The Chair closed the public hearing.

10-467 LALONDE  
VAAGS

BE IT RESOLVED THAT second reading be given to By-law No. 10-19 being a by-law of the Rural Municipality of Springfield to rezone Lots 11 & 12 Block 1 and Lots 6, 7, 9 & 10 from "RS" Residential Single Family Zoning District to "RM" Residential Multiple Family Zoning District,

Lots 9 & 10 Block 1, Lots 3 & 4 Block 3, and Lot 22 Block 8 be rezoned from "RS" Residential Single Family Zoning District to "RC" Residential Comprehensive Zoning District,  
Lots 5-8 Block 1, Lots 1-10 Block 2, Lots 1-10, Block 4, Lots 5 & 8 Block 10, and Lots 1 & 2 Block 11 be rezoned from "RS" Residential Single Family Zoning District to "RT" Residential Two Family Zoning District within NW 21-11-5E (Ct 2249479 and Ct 2324882).

CARRIED (3-2)

Conditional Use 10-17 - Bob & Margaret Crockett - NW 2-10-4E

Intent: To permit a temporary additional dwelling (ready-to-move dwelling (RTM)) on the land providing accommodation for the applicant's daughter & her immediate family to assist the parents & farming operations, within Section 84.3.23) of the "AG" Agriculture General Zoning District.

Representations:

In Support: Bob & Margaret Crockett

In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-468 BODNARUK  
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Bob and Margaret Crockett (Lot 1 Plan 40162 within NE ¼ 2-10-4E) 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. 10-17 be granted subject to the following conditions:

1. That immediate family member, Cindy Crockett (daughter) and her fiancé Mike Jones, shall only occupy the temporary second dwelling (ready-to-move dwelling (RTM)).
2. That the temporary second dwelling be removed from the site, when no longer occupied by Cindy Crockett (daughter) and her fiancé Mike Jones.
3. That the temporary second dwelling be serviced by a sewage disposal system approved by Manitoba Conservation.
4. That the RTM (Ready-To-Move) home be placed on a temporary foundation allowing for only a crawl space.
5. The RTM (Ready-To-Move) home approved herein shall be considered temporary and for occupancy only as a garden apartment or granny flat as described in Springfield Development Plan 1998.

6. That this order shall expire and become null and void December 31, 2015.

CARRIED (5-0)

Conditional Use 10-22 - Adam Gower - SE 34-10-6E

Intent: To permit a temporary additional dwelling (mobile home) on the land providing accommodation for the applicant's parents, within Section 62.3.13) of the "RR" Rural Residential Zoning District.

Representations:

In Support: Adam Gower  
Brenda Gower  
Diane Unger  
Kent Gower

In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-469 VAAGS  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Adam and Jodie Gower (Lot 1 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 Conditional Use Order No. 10-22 be granted subject to the following conditions:

1. That immediate family members, Mr. Harold Wayne and/or Brenda Gower, shall only occupy the temporary second dwelling (mobile home) and it shall be removed from the site, when it is no longer occupied by Mr. Harold Wayne and/or Brenda Gower.
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)

Conditional Use 10-23 - John Farrell obo John Muller - NW 15-12-5E

Intent: To permit an "Equestrian Establishment" requesting a total of 31 Animal Units (18 proposed boarded horses & 5 personal horses), on the land, within the "AR" Agriculture Restricted Zoning District.

Representations:

In Support: John and Jane Farrell  
In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-470 THOMPSON  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by John (Jack) Farrell on behalf of the owner John Muller (Lots 5 & 6 Block 2 Plan 18084 within NW ¼ 15-12-5E) 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. 10-23 be granted subject to the following conditions:

1. No livestock shall be permitted on the land other than up to a maximum of 33.25 Animal Units (25 adult horses), which are to be kept no closer than 100 feet to any well or septic field.
2. No livestock other than horses shall be permitted on the land.
3. This order shall expire and become null and void on the date the land is transferred or business ceases to be in operation.

CARRIED (5-0)

Conditional Use 10-24 - Brian Lesko - SW 21-11-7E

Intent: To permit a temporary additional dwelling (mobile home) on the land providing accommodation for the applicant's father, within Section 62.3.13) of the "RR" Rural Residential Zoning District.

Representations:

In Support: Brian Lesko

In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-471 LUCKO  
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Brian and Donna Lesko (Parcel 4 Plan 13072 within SW ¼ 21-11-7E) 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 Conditional Use Order No. 10-24 be granted subject to the following conditions:

1. That immediate family members, Mr. Lesko, shall only occupy the temporary second dwelling (mobile home) and it shall be removed from the site, when it is no longer occupied by Mr. Lesko.
2. That the sewage disposal system for the mobile home be approved by Manitoba Conservation.

3. That this order shall expire and become null and void December 31, 2015.

CARRIED (5-0)

Variance 10-60 - Brian Lesko - SW 21-11-7E

Intent: 1. To permit the construction of a 1260 sq. ft. accessory building (detached garage), and  
2. To permit the maintenance of the existing accessory buildings (sheds, granary, playhouse) totaling 1420 sq. ft, for a total building area of 2680 sq. ft. instead of the maximum accessory building area of 2000 sq. ft,  
3. To permit the construction of a 1260 sq. ft. accessory building (detached garage) having a reduced East side yard setback of 10 feet instead of the required 25 feet within the "RR" Rural Residential Zoning District.

Representations:

In Support: Brian Lesko

In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-472 LUCKO  
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Brian and Donna Lesko (Parcel 4 Plan 13072 within SW ¼ 21-11-7E) 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. 10-60 be granted subject to the following conditions:

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

CARRIED (5-0)

Variance 10-25 - Angela Temple - SE 26-12-5E

Intent: To permit a temporary additional dwelling (mobile home) on the land providing accommodation for the applicant's mother & brother, within Section 83.3.22) of the "AR" Agriculture Restricted Zoning District.

Representations:

In Support: Angela Temple

In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-473 THOMPSON  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners James and Angela Temple (Lot 1 Plan 37979 within SE ¼ 26-12-5E) 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. 10-25 be granted subject to the following conditions:

1. That immediate family members, Mrs. Diane Unger and/or Mr. Gregory Unger, shall only occupy the temporary second dwelling (mobile home) and it shall be removed from the site, when it is no longer occupied by Mrs. Diane Unger and/or Mr. Gregory Unger.
2. That the mobile home be serviced by a sewage disposal system approved by Manitoba Conservation.
3. That this order shall expire and become null and void December 31, 2015.

CARRIED (5-0)

Variance 10-57 - Angela Temple - SE 26-12-5E

Intent: To permit the placement of a temporary second dwelling (mobile home) having:

1. a front yard setback of 70 (+/-) feet instead of the required 125 feet, and
  2. a South side yard setback of 38 (+/-) feet instead of the required 50 feet,
- within the "AR" Agriculture Restricted Zoning District.

10-474 THOMPSON  
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners James and Angela Temple (Lot 1 Plan 37979 within SE ¼ 26-12-5E) 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. 10-57 be granted subject to the following conditions:

1. If there are any problems with drainage along the South property limits at any time, as determined by the Development Officer, the owner shall be responsible to construct and maintain the a common swale. If a drainage swale is required, the swale design and construction shall be reviewed and approved by the Public Works Department.

CARRIED (5-0)

Variance 10-54 - Phillip Young - NW 26-11-4E

Intent: To permit the construction of an accessory building (detached garage) having a front yard setback of 110 (+/-) feet instead of the required 125 feet, within the "RR" Rural Residential Zoning District.

Representations:

In Support: Phillip Young

In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-475 BODNARUK  
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Phillip and Nadine Young (Lot 2 Plan 18512 within NW ¼ 26-11-4E) 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. 10-54 be granted subject to the following condition:

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

CARRIED (5-0)

Variance 10-55 - Robert Holland and Richard Holland - NW 33-10-5E

Intent: To permit:

1. the construction of a 6,120 sq. ft. agricultural building, and
2. the maintenance of other existing accessory buildings, having a total building area of 14,337 sq. ft. instead of the maximum accessory building area of 2,000 sq. ft., within the "RR" Rural Residential Zoning District.

In Representation:

In Support: Robert Holland  
Richard Holland  
Karen Holland

In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-476 VAAGS  
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Robert Holland and Richard Holland (Lot 2 Plan 46160 within NW ¼ 33-10-5E) 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. 10-55 be granted subject to the following conditions:

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

CARRIED (5-0)

Variance 10-58 - Grant & Melissa Wiebe - NE 36-11-5E

Intent: To permit the construction of a 32'x 42' accessory building (detached garage) prior to the erection of the principle dwelling as per Section 25.4), within the "AG" Agriculture General Zoning District.

Representation:

In Support: Grant Wiebe  
In Opposition: None

For Information: Marian McGurran-Scott  
Dale Hodgson

The Development Officer read his report.

The Chair closed the public hearing.

10-477 VAAGS  
BODNARUK

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Grant & Melissa Wiebe (Lot 2 Plan 49792 within NE ¼ 36-11-5E) 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. 10-58 be granted subject to the following conditions:

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

CARRIED (5-0)

Variance 10-59 - Suzanne Houllind - NE 36-10-7E

Intent: 1. To permit the construction of a 2940 sq. ft. accessory building (pole shed), and  
2. To permit the maintenance of the existing 560 sq. ft. accessory building (detached garage) & the existing 1700 sq. ft. accessory building (shop),  
for a total building area of 5200 sq. ft. instead of the maximum accessory building area of 2000 sq. ft, within the "RR" Rural Residential Zoning District.

Representations:

In Support: Suzanne Houllind  
In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-478 LUCKO  
THOMPSON

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Suzanne Houllind (Lot 1 Plan 42691 within NE ¼ 36-10-7E) 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. 10-59 be granted subject to the following conditions:

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

CARRIED (5-0)

Subdivision 4189-09-5332 (Revised) Jim & Linda Holubowich - NE 28-11-5E

Intent: To subdivide an existing yard site (approximate 10 acres) from the residual agricultural land.

Representation:

In Support: Jim and Linda Holubowich  
In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-479 LALONDE  
VAAGS

WHEREAS the owners Jim and Linda Holubowich (NE ¼ 28-11-5E) have applied to subdivide an existing yard site (approximately 10 acres) from the residual agricultural land;

BE IT RESOLVED THAT application for subdivision No. 4189-09-5332 (Revised) be approved subject to the following conditions:

- 1. That condition number four (4) be removed from resolution 09-581.
- 2. All other condition to remain under previous resolution 09-581 and 10-328

CARRIED (5-0)

Subdivision 4189-10-5373 - Pitblado LLP c/o Thomas W. Turner/Lorrie Steeves obo Barbara Lambert - NE 21-11-4E

Intent: To subdivide the approximate 47.65-acre holding resulting in the following parcels:

- Proposed Parcel 1 - 31.95 (+/-) acres, and
- Proposed Parcel 2 - 15.7 (+/-) acres.

Representations:

In Support: Thomas Turner

In Opposition: None

For Information: Janet Nylen

The Development Officer read his report.

The Chair closed the public hearing.

10-480 VAAGS  
LALONDE

WHEREAS Pitblado LLP c/o Thomas W. Turner / Lorrie Steeves on behalf of the owner Barbara Lambert (NE ¼ 21-11-4E) have applied to subdivide the approximate 47.65-acre holding resulting in the following parcels:  
- Proposed Parcel 1 - 31.95 (+/-) acres, and  
- Proposed Parcel 2 - 15.7 (+/-) acres

BE IT RESOLVED THAT application for subdivision No. 4189-10-5373 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 a site area Variation Order be obtained for proposed parcel 2,
- 4. That any Variation Orders be obtained, if required as a result of the Surveyor's Building Location Certificate,
- 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 (4-0)

Subdivision 4189-10-5379 - Ronald Berezowski - SE 20-10-4E

Intent: To subdivide the approximate 30-acre holding resulting in the following lots:

- Proposed Lot 1 - 2.5 (+/-) acres,
- Proposed Lot 2 - 2.5 (+/-) acres, and
- Residual Lot - 25 (+/-) acres.

Representations:

In Support: Ronald Berezowski  
 In Opposition: None

The Development Officer read his report.

The Chair closed the public hearing.

10-481 BODNARUK  
LALONDE

WHEREAS the owner Ronald Berezowski (SE ¼ 20-10-4E) have applied to subdivide the approximate 30-acre holding resulting in the following lots:

- Proposed Lot 1 - 2.5 (+/-) acres,
- Proposed Lot 2 - 2.5 (+/-) acres, and
- Residual Lot - 25 (+/-) acres

BE IT RESOLVED THAT application for subdivision No. 4189-10-5379 be approved subject to the following conditions:

1. Payment of requisite fees (administration fee, land dedication ,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 any Variation Orders be obtained, if required as a result of the Surveyor's Building Location Certificate,
4. 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.
5. That a building restriction agreement be placed on the residual land to preserve the agricultural lands.

CARRIED (4-1)

Subdivision 4189-10-5380 - Ventura Land Company c/o Tim Comack - NW 34-10-5E

Intent: To subdivide the approximate 51.52-acre holding resulting in the following lots:

- 28 residential lots,
- 28-unit bareland condominium, and
- Residual Lot - 35.29 (+/-) acres.

Representations:

In Support: Tim Comack  
Cliff Penner  
In Opposition: None

For Information: Gladys Hayward-Williams  
Janet Nylén  
Martin Skiba  
B. Boughen

The Development Officer read his report.

The Chair closed the public hearing.

10-482 VAAGS  
LALONDE

WHEREAS the owner Ventura Land Company Inc. c/o Tim Comack (NW¼ 34-10-5E) have applied to subdivide the approximate 51.52-acre holding resulting in the following lots:

- 28 residential lots,
- 28-unit bareland condominium, and
- Residual Lot - 35.29 (+/-) acres

BE IT RESOLVED THAT application for subdivision No. 4189-10-5380 be approved subject to the following conditions:

1. Payment of requisite fees (as set out within the Development Agreement);
2. The proposed development shall be serviced by municipal water & municipal sewer.
3. That the condo site be rezoned from 'RS' Residential Single Family Zoning District to 'RC' Residential Comprehensive Zoning District;
4. That any variation orders be obtained, if required.
5. That a Development & Servicing Agreement be entered into with the municipality regarding the following but not limited to: lot grades, drainage, public roads & walkways, municipal sewer & water, waste removal, street lighting, traffic control, parking, access, connections to existing services, fencing, landscaping and/or any other public works deemed necessary by Council;
6. That land dedication in the amount of 10% be taken for public reserve as indicated within the development agreement;
7. 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.
8. That land dedication in the amount of 10% or cash equivalent payment be allocated to Sunrise School Division as per letter.

CARRIED (3-2)

Discharge of Caveat - SW 29-12-6E

- 10-483 THOMPSON LUCKO BE IT RESOLVED THAT Caveat No. 81-42247 (By-law 81-22) be discharged from Ct # 2188248 at the owner's expense. (Lot 5 Plan 18324 within SW ¼ 29-12-6E).  
CARRIED (5-0)

Municipal Building Courses

- 10-484 LUCKO THOMPSON BE IT RESOLVED THAT Brad Hlady, Building Inspector, be authorized to register for the following courses:  
Municipal Building By-law Administration - October 4-8, 2010 - \$385.00  
Part 9 - the House - Building Envelope - October 18-22, 2010 - \$385.00  
Part 9 - the House - Health and Safety - November 1-5, 2010 - \$385.00  
Part 9 - Buildings - Structural Requirements - December 6-10, 2010 -\$385.00  
CARRIED (5-0)

Municipal Encroachment - SE 28-11-5E

- 10-485 LALONDE BODNARUK WHEREAS it was discovered that the municipal road and drainage ditch encroaches on property owned by Norv Christopherson within SE 28-11-5E;  
BE IT RESOLVED THAT Council compensate Mr. Christopherson \$1,000.00 for expropriation of the unusable 0.1 acre parcel.  
CARRIED (5-0)

James Bezan Fundraiser

- 10-486 VAAGS LUCKO BE IT RESOLVED THAT all of Council be delegated to attend the James Bezan Fundraiser in Beausejour on September 18, 2010 at their discretion.  
CARRIED (5-0)

Ward 4 Ward Appropriation

- 10-487 LUCKO THOMPSON BE IT RESOLVED THAT \$200.00 be taken from Ward 4 Ward Appropriation for the purchase of a sign for the Anola Over 50 Club. (3 quotes were obtained)  
CARRIED (5-0)

Anola Community Club

- 10-488 LUCKO THOMPSON WHEREAS tenders were received for Anola Community Club Expansion project;  
BE IT RESOLVED THAT the following cost breakdown be approved and lowest tenders approved as follows:

Anola Project Costs

Structural Electrical Plumbing - H.Penner	- \$488,000.00
Demo old bar and reconstruct on East side of existing hall - H.Penner	- \$ 9,000.00
HVAC and Mechanical Winnipeg Geothermal	- \$140,475.00
Repair excavated area for geothermal piping Public Works	- \$ 5,000.00
Remove existing rooftop unit patch roof TBA phone quote	- \$ 6,500.00
Alarm system - Dakota Lock quote	- \$ 4,000.00
Lot grade after construction - Public Works	-\$ 8,000.00
Replace 2 chest freezers with upright freezers for additional kitchen space	- \$ 2,500.00
<b>Total</b>	<b>\$663,475.00</b>

Pricing for items started

Donor Tree - Judaica Engraving	- \$ 5,050.25
News paper ads for Tender	- \$ 511.64
Drawings - DGH Engineering	- \$25,525.00
Building Permit Office of the Fire Commissioner	- \$6,365.00
<b>Total</b>	<b>\$37,451.89</b>

Recommended optional items for existing hall

New ceiling tile and grid	- \$10,000.00
New T8 Lighting and move switches to new entrance	- \$ 5,200.00
<b>Total</b>	<b>\$15,200.00</b>

Total cost breakdown

<u>Total Project Costs</u>	\$663,475.00
<u>Items Started</u>	\$ 37,451.89
<u>Recommended Items for existing Hall</u>	\$ 15,200.00
<u>Contingency Fund</u>	\$ 33,873.11
<u>Demolition of existing hall</u>	\$ 60,000.00
<b>Total</b>	<b>\$810,000.00</b>

CARRIED (5-0)

In Camera

10-489 LALONDE BE IT RESOLVED THAT this meeting recess to in camera to  
 BODNARUK discuss personnel and legal issues.  
 AND BE IT FURTHER RESOLVED THAT all matters shall  
 remain confidential until a report is made public.  
 CARRIED (5-0)

Out of Camera

10-490 VAAGS BE IT RESOLVED THAT this meeting reconvenes from in  
 BODNARUK camera.  
 CARRIED (5-0)

Adjournment

SKRUPSKI THAT this meeting stand adjourned the time being 10:50  
p.m.

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Lorne Vaags  
Deputy Reeve

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Laurent Tétrault  
Chief Administrative Officer