

THE RURAL MUNICIPALITY OF SPRINGFIELD

COUNCIL MEETING

TUESDAY, SEPTEMBER 27, 2011

Present: Reeve Jim McCarthy
Councillor Karen Lalonde
Councillor Ken Lucko
Councillor Garry Brown
Colleen Draper, Asst. CAO
Kyle Giesbrecht, CFO
Dan Doucet, Development Officer

Excused Absence: Councillor Bob Bodnaruk

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

AGENDA

11-477 LALONDE BE IT RESOLVED THAT the Agenda be approved. CARRIED (4-0)
MCCARTHY

MINUTES

11-478 MCCARTHY WHEREAS the minutes of the Council meeting held
LALONDE September 20, 2011 have been previously distributed to
Council;
BE IT RESOLVED THAT the same be and are hereby
approved. CARRIED (3-0)

Councillor Lucko abstained from the vote as he was not present at the September 20 council meeting.

REPORTS - ELECTED OFFICIALS

Councillor Brown reported on his attendance at a Highway Traffic Board meeting, Water and Waste Committee meeting and a pre-planning meeting.

Councillor Lucko reported on his attendance at a Manitoba Association of Regional Recyclers executive meeting and the Association of Public Works conference in Denver.

Councillor Lalonde reported on her attendance at a Library Board meeting, Water and Waste Committee meeting, Special meeting and a pre-planning meeting.

Reeve McCarthy reported on his attendance at a meeting with the municipal solicitor, Water and Waste Committee meeting, North East Health Association annual general meeting, meeting with Stantec, Cooks Creek Community Club pancake breakfast, Kinsmen fundraiser bbq supported by Family Fare, Lions Walk for Dog Guides and a Special meeting. Reeve McCarthy advised that at the Special meeting Councillor Bodnaruk was granted a three month leave of absence for medical reasons. He also advised that Councillor Brown would be filling in as Deputy Reeve and Councillors will be assigned to

various committee groups that Councillor Bodnaruk is on. He wished Councillor Bodnaruk a speedy recovery on behalf of Council and staff of the RM of Springfield.

Kyle Giesbrecht, CFO gave a brief financial report.

PUBLIC HEARINGS UNDER THE PLANNING ACT

Ventura Land Company

Tim Comack, on behalf of Ventura Land Co., requested that Council pass a resolution grandfathering his fees for the development agreement as well as a resolution for a payback agreement for highway improvements completed.

11-479 BROWN
LUCKO

BE IT RESOLVED THAT the R.M. of Springfield be authorized to enter into a Development and Servicing Agreement with Ventura Land Company Inc.;
AND BE IT FURTHER RESOLVED THAT the Reeve and CAO be authorized to sign the Development and Servicing Agreement. CARRIED (4-0)

Variance 11-54 - Doreen Palidwor - NW 22-11-5E

Purpose: To permit the construction of a 24'x 30' addition to the existing single family dwelling having a North side yard setback of 7.5 (+/-) feet instead of the required 10 feet, with an eave projection of 5.5 (+/-) feet instead of the required 8 feet, within the "RS" Residential Single Family Zoning District.

Representation:

In Support: Doreen Palidwor
In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-480 LALONDE
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owner Doreen Palidwor (Lot 3 Block 1 Plan 5231 within NW ¼ 22-11-5 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended;
AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met;
BE IT RESOLVED THAT Variation Order No. 11 - 54 be granted subject to the following conditions:

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

CARRIED (4-0)

Variance 11-55 - Ben Wiebe on behalf of The Church at Pine Ridge Inc. - NE 35-11-4E

Purpose: To permit the construction of a 29'x 25' addition to the existing structure having a rear yard setback of 10 (+/-) feet instead of the required 25 feet, within the "I" Institutional Zoning District.

Representation:

In Support: Ben Wiebe

In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-481 LUCKO
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Ben Wiebe on behalf of the owner The Church at Pine Ridge Inc. (Lot 1 Plan 19532 within NE ¼ 35-11-4 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended;

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

BE IT RESOLVED THAT Variation Order No. 11 - 55 be granted subject to the following conditions:

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

CARRIED (4-0)

Variance 11-57 - Bob & Margaret Crockett - NE 2-10-4E

Purpose:

1. Residual Lot - To permit a site area of 4.58 (+/-) acres and a site width of 272.62 (+/-) feet instead of the required 80 acres & 660 feet respectively,
2. Residual Lot - To permit the maintenance of the existing 28.85'x 64.2' barn having a West side

- yard setback of 15.0 (+/-) feet instead of the required 50 feet,
- 3. Residual Lot - To permit the maintenance of the existing single family dwelling with attached garage having a front yard setback of 115.8 (+/-) feet instead of the required 125 feet, and
- 4. Proposed Lot 1 - To permit the maintenance of the existing 41.5' x 80.4' accessory building (quonset) having an East side yard setback of 27.8 (+/-) feet instead of the required 50 feet,
- 5. within the "AG" Agriculture General Zoning District
- 6. (re: subdivision 4189-04-4964)

Representation:

In Support: Bob Crockett
 In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-482 BROWN
 LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Bob & Margaret Crockett (Lot 1 Plan 40162 within NE ¼ 2-10-4 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended;

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

BE IT RESOLVED THAT Variation Order No. 11 - 57 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. 4189-04-4964.

CARRIED (3-1)

Councillor Lalonde left the meeting at this time.

Variance 11-58 - Neil Birkett on behalf of 5525447
 Manitoba Ltd. - NE 11-10-4E

Purpose:

- 1. Proposed Lot 2 - To permit the maintenance of the existing single family dwelling having a front yard setback of 34.87 (+/-) feet instead of the required 125 feet,
- 2. Proposed Lot 2 - To permit the maintenance of an existing shed having a West side yard setback of 25.19 (+/-) feet instead of the required 50 feet, and
- 3. Proposed Lot 3 - To permit a site area of 11.03 (+/-) acres & a site width of 251.55 (+/-) feet

instead of the required 80 acres & 660 feet respectively, within the "AG" Agriculture General Zoning District. (re: subdivision 4189-09-5314)

Representation: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-483 BROWN LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Neil Birkett on behalf of the owner 5525447 Manitoba Ltd. (Pt NE ¼ 11-10-4 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended; AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met; BE IT RESOLVED THAT Variation Order No. 11 - 58 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. 4189-09-5314.

CARRIED (3-0)

Councillor Lalonde returned to the meeting.

Conditional Use 11-26 - Allan Wainwright & Ingrid Pflug - NW 35-11-6E

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

Representation:

In Support: Allan Wainwright

In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-484 BROWN LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Allan Wainwright & Ingrid Pflug (NW ¼ 35-11-6 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended; AND WHEREAS Council is satisfied that the requirements of Sections 103, 104 and 105 have been met; BE IT RESOLVED THAT Conditional Use Order No. 11 - 26 be granted subject to the following conditions:

1. That the mobile home shall be removed from the site within five years or within 60 days of occupancy of a new conventional construction single family dwelling, whichever occurs first.
2. That this Order will become null & void upon transfer of the land and the mobile home must be removed from the site.

CARRIED (4-0)

Conditional Use 11-29 - Jorg Schumacher on behalf of 3215580 Manitoba Ltd. - SW 26-11-6E

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

Representation: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-485 BROWN
LUCKO

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Jorg Schumacher on behalf of the owner 3215580 Manitoba Ltd. (Lot 2 Plan 48770 within SW ¼ 26-11-6 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended;

AND WHEREAS Council is satisfied that the requirements of Sections 103, 104 and 105 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 11 - 29 be granted subject to the following conditions:

1. That the mobile home shall be removed from the site within three years or within 60 days of occupancy of the single family dwelling, whichever occurs first.
2. That this Order will become null & void upon transfer of the land and the mobile home must be removed from site.

CARRIED (4-0)

Conditional Use 11-28 - Rebecca Jaques on behalf of Talbot Properties Ltd. - SW 15-11-4E

Purpose: To permit a Pet Grooming business, on the land, as per Section 7.0 4), within the "MG-1" Industrial General Zoning District (site specific).

Representation:

In Support: Rebecca Jaques

In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-486 LUCKO
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by Rebecca Jaques on behalf of the owner Talbot Properties Ltd. (Lot 12 Block 2 Plan 35572 within SW ¼ 15-11-4 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended;

AND WHEREAS Council is satisfied that the requirements of Sections 103, 104 and 105 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 11 - 28 be granted subject to the following conditions:

1. This order shall expire and become null and void on the date the business ceases to be in operation.

CARRIED (4-0)

Conditional Use 11-27 - Rocky & Deborah Chaika - NE 10-12-5E

Purpose: To permit a "Home Industry" (masonry/construction business), on the land, within the "RR" Rural Residential Zoning District.

Representation:

In Support: Al Schiller

In Opposition: Vic Gerbasi

For Information: Heather Erickson

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-487 MCCARTHY
LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by owners Rocky & Deborah Chaika (Lot 10 Plan 12939 within NE ¼ 10-12-5 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended;

AND WHEREAS Council is satisfied that the requirements of Sections 103, 104 and 105 have been met;

BE IT RESOLVED THAT Conditional Use Order No. 11 - 27 be granted subject to the following conditions:

1. Outside storage of goods and materials shall be allowed, subject to the following:
 - a) the storage area shall be located to the rear of a line adjacent to and parallel with the front wall of the building;
 - b) the storage area shall be fenced or screened from public view to the satisfaction of the Development Officer; and
 - c) the storage shall not project above the height of the fence or screening.

2. The employment of family and non-family members is allowed as part of the Home Industry to a maximum of five (5) persons.
3. This order shall expire and become null and void on the date the land is transferred by the owner or business ceases to be in operation.

DEFEATED (2-2)

Variance No. 11-60 - Rocky & Deborah Chaika -
NE 10-12-5E

Purpose:

1. To allow fifteen (15) existing miscellaneous accessory buildings on the land, subject to Section 4.1. of the registered Development Agreement, in which the owners are restricted to only one (1) additional accessory building.
2. To allow for an additional second driveway access on the land, subject to Section 4.2. of the registered Development Agreement, in which the owners are restricted to only one driveway access.
3. To permit the maintenance of an existing 40.1'x 22.1' accessory building (concrete-block garage) having a West side yard setback of zero feet & a rear yard setback of 4.2 feet instead of the required 50 feet respectively, as per Sections 4.10. & 4.11. respectively, of the registered Development Agreement.
4. To permit the maintenance of an existing 49.8'x 30.5' accessory building (poly-covered Quonset) having a West side yard setback of 20 (+/-) feet & a rear yard setback of 4.9 feet instead of the required 50 feet respectively, as per Sections 4.10. & 4.11. respectively, of the registered Development Agreement.
5. To permit the maintenance of an existing 8.3'x 10.1' accessory building (plywood shed) having a West side yard setback of zero feet instead of the required 50 feet, as per Section 4.10. of the registered Development Agreement.
6. To permit the maintenance of an existing 8.3'x 19.8 accessory building (metal shipping container) having a West side yard setback of zero feet instead of the required 50 feet, as per Section 4.10. of the registered Development Agreement.
7. To permit the maintenance of an existing 11.1'x 12.1' accessory building (plywood shed) having a West side yard setback of zero feet instead of the required 50 feet, as per Section 4.10. of the registered Development Agreement.
8. To permit the maintenance of an existing 7.9'x 12.7' accessory building (metal shed container) having a West side yard setback of 7.4 feet instead of the required 50 feet, as per Section 4.10. of the registered Development Agreement.

- 9. To permit the maintenance of an existing 30.4'x 22.2' accessory building (garage) having a West side yard setback of zero feet instead of the required 50 feet, as per Section 4.10. of the registered Development Agreement.
- 10. To permit the maintenance of an existing 29.8'x 24.3' accessory building (poly-covered quonset) having a West side yard setback of 2.3 feet instead of the required 50 feet, as per Section 4.10. of the registered Development Agreement.
- 11. To permit the maintenance of an existing 96.2'x 24.2' accessory building (poly-covered quonset) having a West side yard setback of 49.9 feet instead of the required 50 feet, as per Section 4.10. of the registered Development Agreement.
- 12. To permit the maintenance of an existing 100.7'x 32.8 accessory building (1½-storey brick building with canopy) having a West side yard setback of 35.9 feet instead of the required 50 feet, as per Section 4.10. of the registered Development Agreement.
- 13. To permit the maintenance of other existing accessory buildings having a total building area of approximately 12,000 (+/-) sq. ft. instead of the maximum accessory building area of 2,000 sq. ft., within the "RR" Rural Residential Zoning District.

Representation:

In Support: Al Schiller
 In Opposition: Vic Gerbasi

For Information: Heather Erickson

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-488 MCCARTHY
 LALONDE

WHEREAS a Public Hearing has been conducted under The Planning Act to consider an application filed by the owners Rocky and Deborah Chaika (Lot 10 Plan 12939 within NE ¼ 10-12-5 EPM) for a variation of the Springfield Zoning By-law No. 08-01, as amended; AND WHEREAS Council is satisfied that the requirements of Sections 94, 96 and 97 have been met; BE IT RESOLVED THAT Variation Order No. 11 - 60 be granted subject to the following conditions:

- 1. The owners shall obtain building permits for all accessory buildings over 100 sq. ft. which are to remain on site.
- 2. The building permit fees and fines shall be whatever deemed necessary by Council.
- 3. That the owners enter into an amending agreement with the municipality and all legal costs charged to the owner.
- 4. If there are any problems with drainage along the West side yard property limits at any time, as determined by the Development

Officer, the owner shall be responsible to construct and maintain the common swales. If a drainage swale is required, the swale design and construction shall be reviewed and approved by the Public Works Department.

5. That the retaining walls of the approach off Zora Road be removed from each end of the approach within the municipal right-of-way and the culvert ends exposed to 0.3 m from the end, and the side slopes of the approach are to be graded to a 3:1 slope.
6. That the owner obtain a driveway access permit for the secondary approach off Spruce Road.
7. That the owner enters into an Encroachment Agreement with the adjacent land owner in regards to the encroaching fence, and shall be registered on title and all legal costs charged to the owner.
8. The owner shall remove all buildings and structures to the south of the 48'x 24' quonset poly building including the 29'x 24' quonset poly building.

CARRIED (4-0)

Subdivision 4189-11-5436 - Scott & Lisa Wilkinson and Brian & Kathryn Wilkinson - SW 13-10-5E

Intent: To re-align a property line between the two holdings, adding approximately 4 acres from Ct#1411234 and consolidate with Ct#2443609 to create the following:

- Re-aligned Ct#2443609 - approximately 8.0 acres; and
- Residual Ct#1411234 - approximately 142.5 acres

Representation:
 In Support: Brian Wilkinson
 In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-489 BROWN
LUCKO

WHEREAS Scott & Lisa Wilkinson on behalf of the owners Scott Wilkinson and Brian & Kathryn Wilkinson (Pt SW ¼ 13-10-5E) have applied to re-align a property line between two holdings, adding approximately 4 acres from CT 1411234 and consolidating with CT 2443609 to create the following:

- Re-aligned CT 2443609 - approximately 8.0 acres, and
- Residual CT 1411234 - approximately 142.5 acres.

BE IT RESOLVED THAT application for subdivision No. 4189-11-5436 be approved subject to the following conditions:

1. Payment of Land Dedication fees based on 8 acres.
2. That a Surveyor's Building Location Certificate be prepared by a Manitoba Land Surveyor for both existing yard sites 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. Caveat No. 1947677 be partially discharged from CT #2443609 and an amending agreement be entered into and registered on the residual farm holding at the owner's expense.

CARRIED (4-0)

Subdivision 4189-03-4872 - Waldemar & Lea Zirk - NW 35-11-4E

The Development Officer advised that the applicants had withdrawn their application.

Subdivision 4189-05-5025 - Gilbert & Teresa Viveiros - SW 28-11-4E

Intent: To subdivide the 6.78-acre holding into two (2) lots for residential purposes:

- Proposed Lot 1 - 3.39 (+/-) acres, and
- Proposed Lot 2 - 3.39 (+/-) acres

Representation:

In Support: Gilbert Viveiros
 Paul Lafreniere
 Alf Loewen

In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-490 BROWN LALONDE

WHEREAS the owners Gilbert & Teresa Viveiros (Lot 1 Plan 21978 within SW ¼ 28-11-4E) have applied to subdivide 6.78-acre holding into two (2) lots for residential purposes:

- Proposed Lot 1 - 3.39 (+/-) acres, and
- Proposed Lot 2 - 3.39 (+/-) acres.

BE IT RESOLVED THAT application for subdivision No. 4189-05-5025 be approved subject to the following conditions:

1. That proposed Lot 1 (western lot) have a frontage of approx 140 feet and proposed Lot 2 (eastern lot) have a frontage of approx 160 feet.
2. Payment of requisite fees (administration fee, land dedication fees, capital lot levies),

- 3. 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,
- 4. That any Variation Orders be obtained, if required as a result of the Surveyor's Building Location Certificate,
- 5. That a Variation Order be obtained for both proposed lots due to substandard site areas & site widths, and
- 6. 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 4189-04-4956 - Leon Pelletier - N ½ 7-11-8E

Intent: To subdivide an approximate 9.64-acre parcel from the approximate 98.81-acre holding, for rural residential purposes.

Representation:

In Support: Leon Pelletier
 In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-491 LUCKO
BROWN

WHEREAS the owner Leon Pelletier (N ½ 7-11-8E) have applied to subdivide an approximate 9.64-acre parcel from the approximate 98.81-acre holding, for rural residential purposes;

BE IT RESOLVED THAT application for subdivision No. 4189-04-4956 be approved subject to the following conditions:

- 1. Payment of requisite fees (administration, land dedication, capital levies fees),
- 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, site areas and site widths for both parcels.

- 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.

Subdivision 4189-11-5434 - Steven Leckay on behalf of Raymond and Stella Leckay - NW 15-11-4E

Intent: To subdivide the approximate 5.0-acre parcel to create two (2) new lots for industrial purposes:
 - Proposed Lot 1 - 1.71 (+/-) acres, and
 - Residual Lot - 3.28 (+/-) acres

Representation:
 In Support: Steven Leckay
 In Opposition: None

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting.

11-492 BROWN
 LALONDE

WHEREAS Steven Leckay on behalf of the owners Raymond & Stella Leckay (Lot 5 Plan 17803 within NW ¼ 15-11-4E) have applied to subdivide an approximate 5.0-acre parcel to create two (2) new lots for industrial purposes:

- Proposed Lot 1 - 1.71 (+/-) acres, and
- Proposed Lot 2 - 3.8 (+/-) acres.

BE IT RESOLVED THAT application for subdivision No. 4189-11-5434 be approved subject to the following conditions:

1. Payment of requisite fees (administration fee, land dedication fees & capital lot levies),
2. That a Surveyor's Building Location Certificate be prepared for the yard site parcel by a Manitoba Land Surveyor indicating the location of all structures and the well & onsite wastewater management systems in relation to the proposed lot lines, and
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 Caveat #82-78386 be fully discharged at the owners expense.

CARRIED (4-0)

Subdivision 4189-11-5443 - Cory Gaudette on behalf of
Edgar & Jolene Fouillard - SE 3-10-4E

Intent: To subdivide an approximate 33.66-acre holding to create five (5) new lots for residential purposes:

- Proposed Lot 1 - 2.5 (+/-) acres,
- Proposed Lot 2 - 2.02 (+/-) acres,
- Proposed Lot 3 - 2.02 (+/-) acres,
- Proposed Lot 4 - 2.02 (+/-) acres,
- Proposed Lot 5 - 2.29 (+/-) acres, and
- Residual Lot - 22.81 (+/-) acres.

Representation:

In Support: Cory Gaudette
In Opposition: Jim Bertrand
Bill McBean
Gerald Fillion
Stephanie Haight
Melanie Hurdel
Kim Penley

The Development Officer read out his report.

The Chair tabled the subdivision until a drainage study is done in the area.

Subdivision 4189-10-5393 - Crystal Lake Development
Ltd. - W ½ 21-11-5E

Intent: To further subdivide the following lots to create:

- 28 multi-family residential parcels (duplex & townhouse units) - Lots 5-8 Block 1, Lots 5-10 Block 10, & Lots 1 & 2 Block 11 Plan 50759 (Map "A")
- 60 residential parcels (bareland condominium arrangement - Lot 9 & 10 Block 1 Plan 50759 (Map "B")
- 40 multi-family residential parcels (duplex units) - Lots 1-10 Block 2 & Lots 1-10 Block 4 Plan 50759 (Map "C")
- 18 residential parcels (bareland condominium arrangement) - Lot 22 Block 8 Plan 50759 (Map "D")
- 67 residential parcels (bareland condominium arrangement) - Lots 3 & 4 Block 3 Plan 50759 (Map "E")
- 47 multi-family parcels (townhouse units & multi-family sites) - Lots 11 & 12 Block 1 Plan 50759 (Map "F")

Representation:

In Support: Bob Handler
 In Opposition: Heather Erickson
 Peter Williams
 Andy Dzioba
 Darryl Speer
 Tiffany Fell
 Bruce Maclean
 Lorne Harmatiuk
 David Henderson

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting and advised that the decision would be deferred to a later council meeting.

11-493 BROWN BE IT RESOLVED THAT this meeting be extended to 11:30
 MCCARTHY p.m. CARRIED (4-0)

Variance 11-59 - Crystal Lake Development Ltd. -
W ½ 21-11-5E

Purpose: To permit a maximum gross density of 6.5 dwellings per acre instead of the permitted 5.0 dwellings per acre, within the "RC" Residential Comprehensive Zoning District. (re: subdivision 4189-10-5393)

Representation:

In Support: Bob Handler

 In Opposition: Heather Erickson
 Peter Williams
 Andy Dzioba
 Darryl Speer
 Tiffany Fell
 Bruce Maclean
 Lorne Harmatiuk
 David Henderson

The Development Officer read out his report.

The Chair closed the evidentiary portion of the meeting and advised that the decision would be deferred to a later council meeting.

Adjournment

LUCKO THAT this meeting stand adjourned the time being 11:26 P.M.

Jim McCarthy
 Reeve

Colleen Draper
 Assistant CAO