

RM of Springfield
Planning Meeting
January 25, 2024 6:00 p.m.

WITHOUT PREJUDICE (E&OE)

LENGTH OF MEETING 3 hours 59 minutes

NOTE: The headline in the January 18th issue of the Clipper reads "Water plant needed". Ratepayers, that is false. There is enough dedicated water supply available to existing and future development already approved. It is this new upcoming development that needs the water AND OUR MAYOR AND ADMINISTRATION WANT US TO PAY FOR IT UP FRONT.

2. CALL TO ORDER– Mayor Therrien –Well thank you very much folks for attending. Uh I'm going to call this meeting to order. Just a little bit of housekeeping here uh please, uh um cell phones, if you could turn them off or vibrate uh obviously uh if you have to talk, you'll leave the room. If somebody wouldn't mind just closing that uh door uh **there** uh in the back. Um there's water outside the door immediately to the right and uh hats off **NOTE: The Mayor is definitely fixated on hats being worn in the Council Chamber.** uh uhso uh thank you very much uh for attending uh out uh tonight. Uh the roads seem pretty uh good but that said, I hope everybody drives careful. Uh today's date is the uh uh 25 of uh January 20 uh 24 uh and we're starting at exactly uh uh 6 p.m. Um I'm going to introduce uh Council for you. To my right is uh Councillor Ward 1 and Deputy Mayor uh Glen Fuhl, uh Councillor Ward 2 in descending order is Andy Kuczynski, uh Ward 3 Councillor is uh Mark Miller and uh Ward 4 Councillor is uh Melinda Warren. Uh tonight our CAO is, is off and Dan Doucet will be taking the uh position of our CAO um and he's the Director of uh Planning.

3. APPROVAL OF AGENDA – Mayor Therrien - Uh so at this point uh herewe'll start uh with the Approval of the Agenda. Can I get a mover and a seconder for the uh approval for that. Uh Glen and uh Melinda (Fuhl/Warren). Any additions uh for the Approval of the Agenda? I see none. And at this point uh here, can I get a show of hands, those in support? **Dan Doucet** – Can I, can I read the agenda? Can I read the uh the resolution? **Mayor Therrien** – Oh, sure, sorry. **Dan Doucet** – **laughing** Uh *Be it Resolved that the Agenda be approved uh as follows.* **Mayor Therrien** – A show of hands in support? That is unanimous and it is carried.

4. ADOPTION OF MINUTES December 21, 2023 Planning Meeting - Mayor Therrien – Uh then we'll go to Item No. 4 and that's the uh Adoption of the Minutes, a mover and a seconder for that, please. Uh Melinda and Patrick (Warren/Therrien). **Dan Doucet** – *Be it resolved that the Agenda be approved as, as follows.* **Mayor Therrien** – I should have said December 21st. 2023 uh Planning uh Meeting uh Minutes. Uh can I get a show of hands, those in support of Adoption of the Minutes? That is unanimous and is carried.

5. PLANNING MATTERS

5.1 Request for Letter of Concurrence – Rogers – 29112 Park Road 70 N - Mayor Therrien – Ok, then we'll get into the uh first item, uh **there** and that is uh 5.1 and that's a request uh for a Letter of Concurrence uh for Rogers uh 29112 uh Park Road, a mover and a seconder, please. Um Glen and uh Patrick (Fuhl/Therrien). Ok has anybody uh got any uh anything they want to discuss **with regards** to uh to that on Council? Uh Mark. **Dan Doucet** – Would you like Christina to read the Report prior to going havingthe discussion? **Mayor Therrien** – Sorry, ...alright...then we'll read...let's do that. **Dan Doucet** – Christine? Unmute. Unmute on ZOOM. **Christine Discher** – Mr. David Zacher of Land Solutions Inc. on behalf of Rogers Communications Inc. has submitted a request for a Letter of Concurrence as required to satisfy uh satisfy the ISED Innovation, Science and Economic Development requirements for the erection of a telecommunications tower at 29112 Park Road 70N within NE ¼ of 24-12-5. The proposed is a 95.0 meter (311.68 feet) Guyed tower including the antennas, a lightning rod, and a beacon light. A 9 by 7 equipment building will be installed at the base of the proposed tower. The equipment area will be fenced with a lockable gate. Land Solutions Inc. has explored other towers in the area and was not able to find any suitable towers to share space to locate on within a one-mile radius of this location. Because telecommunications/wireless services are federally regulated, municipal by-laws and regulations do not apply to the location, placement and operation of cell towers, antenna systems, and equipment. Under the Federal guidelines, ISED (Innovations, Science and Economic Development) does require public consultation relating to the height and location of the telecommunication tower, in relation to the adjacent landowners. During the 30-day notification period (newspaper ads and the circulation of the consultation letters) LandSolutions Inc. did receive written comments from 4 landowners from the immediate area who were opposed to the erection of the tower. Their comments are enclosed within the Public Consultation package provided by Mr. David Zacher of LandSolutions Inc. If Council is considering granting a Letter of Concurrence to LandSolutions Inc on behalf of Rogers Communications Inc., for the placement of a Telecommunication Communication Tower to be located at 29112 Park Road, 70N with the NE ¼ 24-12-5, a resolution is attached for Council's consideration. Thank you, Mayor Therrien. **Mayor Therrien** – Thank you, uh very much. Uh Mark, go ahead. **Councillor Miller** – Uh thank you, Mr. Mayor. I had a number of people on Park and related areas call and contact me to speak specifically to this proposal. They're concerned with not only land values but electromagnetic fields and uh radiation that can be uh emanated from these uh towers, um the question being and I know you stated that it's federal and provincial jurisdiction how can we, how can we as area councillors uh and the Mayor support our residents to fight against something like this where the Federal and uh Provincial godparents say to us that this is where it's going to go and thank you very much. So what can we do as councillors ...or Council itself to support the residents who, who are uh directly affected quite frankly cause the Federal and Provincial uh ISEDs don't really understand the dynamics of people who are directly affected by these towers. So what can we do to foster better communication and emphasis that as you say, you received 4 letters of uh opposition? **Dan Doucet** – If I may answer that question, I don't want to put Christine on the spot. Umm the Federal Government does regulate communication towers and there is a process that they have to follow. Um the Letter of Concurrence is for Council to consider. Uh Council again can approve it, they could deny the Letter of Concurrence, if they deny the Letter of Concurrence, then it goes to the Federal Government and they would make the decision over, over Council um or Council may wish to pose a new resolution uh to consider that uh Council is not prepared to issue a Letter of

Concurrence but is willing to work with the applicant uh for a more suitable location. Um I noticed that the applicant uh is on line here so he might have some, some comments as well or he was on line. **David Zacher** - Ya, good evening, uh uh Mr. Doucet, I can see you and I can hear you. **Dan Doucet** – One second, one second ... **Mayor Therrien** – I'm just saying if we uh allow him to talk uh then we will have to have other people ... **Dan Doucet** – No, this is very similar.... **Mayor Therrien** –... to talk ... **Dan Doucet** – This is just the applicant. **Mayor Therrien** – Oh, I see, ok. **Dan Doucet** –This is not, this is not a Public Hearing but the applicants are allowed to speak uh for items not uh ... **Mayor Therrien** – Ok, I just saw.... **Dan Doucet** - ...not uh Public Hearing related. **Mayor Therrien** – Um sorry, I just saw the notice underneath there. **Dan Doucet** – Oh, ok. So does Council wish to hear from uh (sure) the applicant? Ok, you may proceed. **David Zacher** –Ok. Thank you. Good evening. Uh it's David Zacher here with Land Solutions representing Rogers Communications. Um just in response to that question, it is a question and uh a concern, we come across quite frequently when we're working in municipalities. Um municipalities that don't have their own tower sightings or their own telecommunication protocol, um many, many municipalities are developing their own to actually deal with this as there is more and more towers being sited and built out across the country for the needed service. In, in response specifically to you know, how does a local municipality deal with the federal regulations and any questions or comments in regards to that, um you know, we like to say education, um working with the Federal Department of ISED as well as then requesting more detailed information that you can share with constituents. It's not that you're necessarily reporting what the Feds are saying but there is quite a bit of information out there that they can share, that you can then share with constituents further to the information we've already shared. Uh sometimes it comes from us that it might seem a little one-sided but we're just representing what the, the Federal Government and their Guidelines and Regulations are. Secondly just to comment in terms of what we're requesting today, we're requesting a Letter of Concurrence and that, that Letter of Concurrence is stating that we've met our requirements of the Federal regulations and ISED's document it's called the CTC which stipulates how we handle public consultations within municipalities that don't have their own power protocols. Um we're requesting you know um not necessarily support but understanding we followed procedures and protocols. Uh we met with the municipality, uh we agreed on the type of consultation, uh and, and we concluded that so uh really what we're looking for is that Letter of Concurrence that states we've met those requirements that can lay in the background and yes, there are concerns about the uh health and tax um and I think that can be dealt with, with information um and we can provide more to the Municipality as well, some links on web sites or Health Canada Safety Code 6. Hopefully that uh that information helped. **Mayor Therrien** – Thank you very much. Um, um did you want to finish what you were saying there, Mark? **Councillor Miller** – Uh yes, thank you, Mr. Mayor. So I guess I was...I would ask the applicant, how do you address...address uh decreased property values perhaps. Would you want to move to a property that has this right next door to you? Um how does it address uh the electromagnetic radiation, how does it address a whole host of other things that uh....I want to make sure I'm on the side of the people who are affected directly and that's the neighbours, right specifically so um I know you as a big multinational would see it differently, you see it as a need and you're providing a service and uh you know it's positive. We all want uh, we all want service but maybe there's an alternative site, maybe there's an alternative location that this could be done at that would satisfy the property owners adjacent to it. I guess that's what I want to uh address most specifically, right. **David Zacher** – Um so ya I'll break that down uh a couple of different questions were asked there and thank you. You know, number one is the first thing you brought up was perceived impact to property values. Um you know we, we hear about property values in many or most of our consultations. Uh working under the ..the Federal guidelines of ISED and the CTC um it ..it is a little difficult um based on the Federal guidelines ISED doesn't consider property values as a concern when making decisions about uh licensing these facilities.Uh there are so many different scenarios that could impact property values um and you know, the list is long but there's also, you mentioned there the need, the need for these type of facilities to provide this necessary service. The flip side is you know, people are moving to communities that have service um so how that impacts property values, good and bad, I'm not the one to make that decision uh but we do hear both sides of the subject , people want service and they understand that the infrastructure comes with the service as well as people that they don't want the infrastructure cause it might be detrimental to the property values. But because there hasn't been anything formally recognized as any type of a fort or foundation to property value being negatively impacted by facilities like this um ISED doesn't consider that a relevant concern. And I'm just stating what the Federal agency says. Uh in terms of health and safety, we can answer the typical questions about if this is going to impact us negatively, uh we can state that we are regulated by Health Canada and Health Canada does have operating procedures called Safety Code 6, that means specific codes that we have to operate under, um and Safety Code 6 does provide quite a large uh buffer of r. s. output to ensure that any residents within proximity to these facilities are operated in a safe level um and we can provide a lot more information on that. So those 2 things uh hopefully that provided some information. **Councillor Miller** – Well, I know we could debate this a long time and I don't want to waste everybody's time but I guess it comes ... it's coming down to put the pedal to the metal, how can we protect again residents, in other words, if we defeat this or defer it or is there another solution where we can work with the residents to make sure that they're satisfied first and foremost? Uh I think that's absolutely critical. Um you know you're going to have a whole host of people who are really uh frankly very upset at the RM if we didn't fight for them, right, if we didn't uh protect them and uh look at what they're having to say. Um I'm not sure that ...I don't want to put any Council member on the spot but have they heard those 4 responses, are they aware of what those 4 residents uh had said. Oh well ok if we are, the we know that there's significant uh concern here and uh again, these are bigger properties usually, 20 acres or more typically but sometimes less, um so it will affect a lot of people and let's put it this way, we know that when people are engaged in an issue, not everybody comes out and speaks to it and all the rest of it but we're, we're having a litmus test here that there are some people who are directly affected and I can't...as the ward councillor, I want to make sure that those people are heard and the the Federal and Provincial counterparts just don't walk over us. Um you know, we have to. We're the grass roots. We're on the ground here with, with our people, right and so, Dan, what would we be expected here to do to protect those people? **Dan Doucet** – What I have here is the resolution on concurrence that I could read out and Council could vote on it uh if you wish and then we have the other alternative if Council just wants to not grant the uh concurrence and work with the proponent so.... **Mayor Therrien** – Why don't we just uh say that and then we'll hear the other councillors as well and that'll be at the very end. Who wants to go next? Uh Andy. **Councillor Kuczynski** – I would like to ask, how this site was chosen **Dan Doucet** – This site was chosen... **Councillor Kuczynski** – By the company and did they talk with the residents in the area? **Dan Doucet** – The uh site was chosen by Land Solutions and then they followed the ISEP protocol for notification with...within that uh 30 or 60 day window. **Councillor Kuczynski** – So, they, they speak with the residents in the area or not? **Dan Doucet** – They sent the notification out. They also put it in the publication in the Clipper, the local newspaper which, which is all part of your package. Did they do one on one conversations, I don't know. You'd have to ask the applicant if he did that. **Councillor Kuczynski** – Can you please, Sir, answer us the question, did you speak with the residents in the area. **David Zacher** – Sure, I can answer that. Thank you for the question. Uh the answer is um No, we didn't have personal conversations with all residents in the area. We did follow the consultation protocol um and I believe we mailed out to 43 property

owners in the immediate area. Uh notifications went out twice. Um we did do two newspaper ads in the Clipper as well um and then when we did receive feedback from the residents, we did respond to them but we did not have personal conversations uh with each and every resident in the consultation radius. **Councillor Kuczynski**—So you're saying you didn't...you didn't receive any communication from the residents so that you see it as there is no opposition to it? **David Zacher**— Uh no that's not what we're saying. We highlighted and provided uh feedback, copies of our e-mails with area residents as well as details on the phone calls we received. Um so we did share with the RM on all communication with the residents that were engaged in the consultation. **Dan Doucet**— That information is provided in Council's package, uh the 63-page document or 60 page document. I could find the page if you wish. **Councillor Kuczynski**— No, that's fine. I ...maybe, Sir, you can answer us, like why did you choose this area, any particular reason. **David Zacher**— Ya, sure, I can explain that um you know, at the end of the day, um the general area is chosen by Rogers Planning Department. Uh wherever they need enhanced coverage or capacity for the network, um they choose a specific area. What we get from Rogers is what they call a search area. Uh think about it as a circle on a map. They're fairly small because these facilities need to be placed uh in specific locations that meet the network objectives so if you think about trying to find a half way point between existing sites and in this case, it's actually half way between uh a site that's to the southwest uh which is just south of Birds Hill Provincial Park and then there's another site 9 kilometers northeast up near Garson. Um so this location was chosen in the Cooks Creek Community uh to provide that coverage between those other existing facilities. Once we, once we receive that small search map, we have to go find uh a suitable property, so space um up to a 10-acre leased area cause this is a Guyed Tower and it has guyed wires and anchors that come off so we need a fairly large parcel of land. Uh we look for land that has access to power, uh access to the public road system, but more importantly we need a willing land owner who wants to work with Rogers uh to lease their land for that tower uh so in this case, this is the location that met the criteria for the network uh for the build. Um we were able to place it on the property instead of back from the main road uh a bit um and once it met the criteria and Rogers' engineers assessed it and said, yes, this location works for the network, um we go public and this is where we are now, where we handle public consultation on the proposed location and um are working with the RM on the concurrence. So in a nutshell, that's it. We ...we're trying to basically fill a hole in the network, the search areas are fairly small and concise cause it is an engineered network. Um we found a location and now we're here uh talking to you. **Councillor Kuczynski**— And could you choose like a couple of different locations so maybe, maybe there is no position you could find some better location for this tower? **David Zacher**—Um well I mean it all depends, I think there's always...well, I should be careful, not always other locations but there might be other locations uh within the RM but the question is, does it work for the network, does it work for um you know the capital build program, um does it meet those criteria that I discussed earlier. As well as, you know, if we're, if we're facing opposition here, what's to say we're not facing opposition uh you know 200 meters to the east or 200 meters to the south. Um you know, we do find ourselves consulting the public on each and every file we work across the country and we do engage with the public. Um we feel we're engaging with the public and responding appropriately in providing the right information. I don't know if this location would be any different if it were somewhere else in close proximity uh and that's, that's what we're faced with every day as we try to site these facilities. It is difficult because uh moving it out of somebody's view scape to the next person's view scape, you know, we up against the same issues. **Councillor Kuczynski**— Ok, thank you. **Mayor Therrien**— Uh Glen? **Councillor Fuhl**— Ya and I agree that is the challenge to try to find that tower in that spot but I'm open to that resolution to find another spot if there is one. Um you know so again exploring that avenue seeing that you had 4 residents come forward in the Report stating that they didn't want the tower there so I would like to see if, if the Council's in agreement, to explore that looking for another area. Um again you are right, there's the challenge that there could be other residents in that other area that you're up against. Um so I've been on Council for 3 terms and I know we've experienced this in the past so it is a big challenge to try to find a place where a tower goes and you have no opposition. Um having said that is there's also residents that want that tower because they want the service so you know it's again that you know trying to make everybody happy in that area because the tower is needed. So that's my comment. **Mayor Therrien**— Thank you, Glen. Melinda? Ok. Um since I'm the Mayor, I'll have the last uh comments **with regards to** this. I uh I've read extensively uh on, on this as other councillors did, I'm sure. The Federal Act is pretty uh um it doesn't leave a lot of room. It's kind of a courtesy I think uh whether a letter of concurrence **there**, I'm not uh I, it's, it's well detailed, health isn't an issue to me, there's 4 different standards there that they want to get across um and uh health is one of those, I, I can't recall all 4 um. I know the area very well, I actually went up in that area **there** just last week uh **there** um and I noticed that uh I had 3 bars on my, uh my phone and my friend had uh you know, two, ... two and a half. This is a safety issue uh **there**, I, I think that uh goes without saying, having cell coverage uh **there** um I find the cell coverage is, is, is ok. Um we have to work with the applicant uh **there**, we have to ensure everything is taken care of **there** and health and safety is always the number one **with regards to** that. Uh the impact to property values uh, that's a growing concern. I appreciate that. Again, that's, that's covered in the Federal package we got. I'm not, I'm not terribly happy uh where they just kind of ...they give off these uh these different studies showing that uh I'm not uh terribly happy with the details **with regards to** that. I thought it was lacking **there**. The uh I believe the regulation says there's 120 days from the consultation date that starts today for them for to get the process approved and, and going through. Um and if I'm wrong, it's not necessarily the uh...terribly important to my decision here. The general area picked uh as...what's the gentleman's name, oh I'll just say as the applicant had mentioned here um uh is fairly small but it is nonetheless an area that can be explored. I never really heard anything **with regards to** what other areas were looked at in that small range. Um and he had said that it's more important that the uh um that's the biggest thing is trying to get the landowner uh and I can appreciate that, given that area out there, it's uh uh quite a nice area...all RM of Springfield is nice um so going to each person uh on, on that list, and it's a relatively small opposition group uh to this in my opinion um so going to each um landowner in person I think is a better uh utilization than just sending out a letter and seeing if they concur and so on. You could do that as well uh as that. I'm not telling you how to do your job, I'm just saying that it's more uh uh you know kind of the old school go to the doors and get that opinion of the landowners and the people that stay in that 3 tower area which is the area that is, is to be uh contentious uh here. Um that said I uh ...just give me a second here, ...ok **I think that's all I have to say**. Then we're...the resolution that, that Glen had uh had mentioned uh **there** or if this was to uh to be uh uh accepted, it'd be accepted as a Letter of Concurrence, but the uh something in the middle of that **with regards to** uh see if there's a better area that can be searched uh for this, um that's, that's kind of the issue that I'd like to put before Council, I, I think it's a uh there might be a better area or more, more work to be done and if there's a better area to be uh to be located here. Um and then maybe that's uh the resolution that we could look at or something.....**NOTE: The Mayor contributed nothing at all to the discussion, in my opinion, merely rambled on endlessly saying nothing of any consequence.****Dan Doucet**—Yes, so what I'll do is I'll read the resolution and I'll need it to be moved and seconded by Council. So here's the proposed resolution. *Whereas Rogers Communication Inc. proposes to erect a wireless communication tower and accessory structure on private land located on the northeast ¼ of 24-12-5 at 29112 Park Road, Be it Resolved that Council is not in a position to grant a Letter of Concurrence for the proposed tower location*

but is willing to work with the applicant for a more suitable location. **Mayor Therrien**— So that's the uh ...sorry, I'll get to you in a minute uh there **Mark** **NOTE: He never did get back to Mark.** uh uh I tend to like that better uh like I say, I am fully satisfactory with the, the Act and how everything, the health and the safety component uh **there** I'm, I'm just not satisfied that it's the ... there's a whole lot done to try to find a different area **there** uh again if it's if it's moved to another area **there** I'm not about to move it to another area and have other residents uh **there** be um you know in a contentious issue as well um. That said, I'm not, I'm not satisfied uh that that was properly done as well uh so with that uh resolution, uh can I get a mover and a seconder **with regards to that.** Mark and uh Melinda (Miller/Warren). **Dan Doucet** — I'll read it again. *Whereas Rogers Communication Inc. proposes to erect a wireless telecommunication tower and accessory structure on private land located on the northeast ¼ of 24-12-5 and also at uh 29112 Park Road, uh 70N, Be it Resolved that Council is not in a position to grant a Letter of Concurrence for the proposed tower location but is willing to work with the applicant for a more suitable location.* **Mayor Therrien**— Uh that...I'm good with that. Everybody good with that resolution? Then if everybody's prepared to vote on that, can I get a show of hands, those in support of that uh resolution. Then it's unanimous. And the location is ... or is it defeated. **Dan Doucet** — It's supported. It's not defeated. It's just Council did not support the Letter of Concurrence (ok) at this location.

5.2 Proposal to Subdivide 4189-19-7474 – PR 212 – 1 New Lot – Penner – Mayor Therrien— Alright, I agree. Ok then uh if we're prepared to go to ...there's another one here, uh that's a proposal to subdivide uh 4189 the long number here on PR 212 one new lot under Penner. Can I get a mover and a seconder for that please. Uh Mark and Melinda (Miller/Warren). **Christine Discher** — So this proposal 4189-19-7474 uh the purpose of this proposal is to subdivide an existing approximate 8 acre parcel to create the following two rural residential lots. Proposed Lot 1 4 acres and residual area 4.01 acres. The current zoning is RR Rural Residential Zoning District under By-law 08-01 and Development Plan designation is Rural Residential By-law 18-09. The proposed subdivision involves 8 acres of land held under Certificate of Title 1186895 and is described as Lot 5 26058 Winnipeg Land Titles Office in NE ¼ 35-11-4. The owner's intent is to create one new lot for rural residential development. There are no buildings or structures on the proposed Lot 1. Both proposed parcels have frontage on PR 213. Uh the following comments were provided: Manitoba Infrastructure, Highway Planning and Design objects to approval of the subdivision as proposed. In order to maintain or improve traffic safety and efficiency, they recommend that a public road allowance be established commencing at the shared access of Proposed Lot 1 and extending along the entire frontage of Proposed Lot 1 and across the residual to the adjacent land. This will allow MI to remove the existing connection on to PR 213 for the residual parcel. A 28 meter right-of-way is proposed to accommodate the future widening of PR 213 as well as the right-of-way for a service frontage road. There were no other concerns raised by the various government agencies during the circulation process. The following comments, however, were provided. Winnipeg Land Titles office requires a 2 Lot plan of subdivision, Historic Resources Branch has no concerns at this time, Manitoba Sustainable Development, Environmental Compliance and Enforcement Branch has no concerns, Manitoba Sustainable Development, Drainage and Water Licensing Branch has no concerns, Manitoba Growth, Enterprise and Trade, Mines Branch has no concerns, Bell MTS has no new easement requirements, Manitoba Hydro has easement requirements, Centra Manitoba Gas has no easement requirement, no response yet from Cooks Creek Conservation District, Springfield Public Works uh general comments that the area is not known to be prone to flooding but may experience some short-term overland flooding during peak Spring run-off and rainfall events, a drainage plan will be required, digital copy of the subdivision in current CAD format will be required, shed encroachment on residual lot on the east property limit, no new approaches required, proposed lot primarily flat grassland, existing building and driveway on residual lot, existing joint access on westerly limits of proposed lot. Community and Regional Planning, Manitoba Infrastructure has issued an objection to the subdivision as proposed. Their circulation response indicates that 50 feet of public road allowance is required for future upgrades (widening) to PR 213. They also indicate that a public road allowance in this location will allow them to remove a current access to PR213 thereby improving traffic safety and efficiency. The land owner was advised of Manitoba Infrastructures requirements and elected to proceed with the subdivision application as originally proposed. Community Planning Branch therefore **recommends that the application be rejected due to non-compliance** with the Development Plan, Transportation policy 3.3.10. It is noted that Manitoba Infrastructure would be prepared to remove their objection should the application be amended to include a 50 ft. wide public road allowance commencing at the shared access of Proposed Lot 1 and extending along the entire frontage of uh other ...oh sorry I lost my spot ... and extending along the entire frontage of Proposed Lot 1 and across the residual of the adjacent land. Sorry, that was in there twice. Uh there are no other Provincial concerns and subject to a zoning variance for reduced site area, the proposed subdivision appears consistent with the Development Plan policies for Rural Residential area. Should Council wish to approve this application, subject to a revision to include the public road allowance as requested by Manitoba Infrastructure, please be advised that as per Section 125(2) of the Planning Act, any subdivision being considered by Council creating a new road or extending a road will require a public hearing prior to passing a resolution approving the application. Uh the Development Officer's recommendations to Council should take into consideration Policy 6.4(2) and 3.3(10) which state the following: Rural Residential Policy – Rural residential lots east of the floodway outside shall be a minimum of 5 acres in size of size. Additional requirements will be outlined in the Zoning By-law and be subject to site and specific influences such as onsite wastewater management systems and protection of groundwater resources. 3.3 Transportation objective 3.3.6 Protect areas planned for future highway system upgrading and system enhancement from development that would restrict proposed improvements, reduce future transportation options or add to the cost of construction. Policy 3.3.10 Development that may adversely impact the operation of the Provincial Highway network should not be permitted unless appropriate mitigative measures are incorporated in the development to the satisfaction of Manitoba Infrastructure. I would recommend the denial of the subdivision as it does not meet the criteria of 2 policy statements of the current Development Plan a) Rural residential lots east of the floodway outside shall be a minimum of 5 acres in size and b) Development that may adversely impact the operation of the Provincial Highway network should not be permitted unless appropriate mitigative measures are incorporated but if Council intends to approve the subdivision, I would recommend the following 6 conditions outlined in Option #4: Option 1 Council may deny the subdivision application, Option 2 Council may defer the subdivision application if they require additional information, Option 3 Council may approve without conditions or Option 4 Council may approve with conditions. The following 5 conditions are recommended: 1) Payment of the requisite fees as set out by the current Municipal Fee By-law 2) That site area variance order be obtained for both Proposed Lot 1 and the Residual Area. 3. The Developer shall provide a Drainage Plan prepared by a Professional Engineer for the proposed subdivision as per the Municipality's Drainage Policy and shall be submitted to the Public Works Department for review and approval, and any drainage improvements shall be constructed prior to the issuance of any building permits for the property. 4. That subdivision application be amended to include a 50 ft. wide public road allowance commencing at the shared access of Proposed Lot 1 and extending along the entire frontage of proposed lot 1 and across the residual to the adjacent lands. 5) If any new structures or dwellings are to be constructed

on any of the proposed properties in the future, an Approach Permit and Lot Grading Permit will be required. 6) The Engineering and Environmental Services Department will require a digital copy of the subdivision, if approved, geo-reference and in AutoCAD Civil 3D or more recent format. Thank you Mr...Mayor Therrien. **Mayor Therrien – laughing** Thank you. **Christine Discher** – That was a lot. **NOTE: And most of it was repetitive and quite unnecessary as all that information is included on the RM Web Site the Friday prior to the meeting and with the agenda if you open it on a computer.** **Mayor Therrien** – That was a lot. Uh would Mr. Penner be uh in the audience at all. Would you want to add anything more to that or is there anything else you wanted to...if you, you have to come up to the uh the podium here Sir. Uh just state your name uh and your address then Sir. **John Penner** – Ok. My name is John Penner. I live on the property and one main point, 50 ft. allowance, I'm not creating another approach cause I developed where I live right now. That driveway is designed to go 50/50 with the ..the other acres or the pump house so as far as I, what the Department of Highways is asking 50 ft., that means the Pump House, my old Heidelberg well would be gone, the Church, if they carry out, the Church would lose one third of their parking lot, it's ridiculous what they're asking so maybe I've foolishly even applied for a subdivision of some...they want 50 ft. of my property for future development which as far as I can see ever happening, Highway 15 never got developed, how can PR 213 be developed. And so my comment is I would not apply, I would not even consider giving up 50 ft. of my property for Department of Highways. Uh there'd be a battle going if they ever did that cause there'd be nothing left. **Mayor Therrien** – Alright, Mr. Penner, I uh appreciate uh that very much uh. Um my uh question is, it's not a question but in my uh I've been going down that road for 30 years. That is the old Heidelberg uh well there and that structure. **John Penner** – Uh huh, the pump house. (oh) Carling O'Keefe so you know, Heidelberg, it was all Heidelberg property at one time. **Mayor Therrien** – Oh, ok. **John Penner** – It's uh still part of it left there. **Mayor Therrien** – Ok, any other questions for Mr. Penner from Council at all before we debate it? Mark? **Councillor Miller** – Just a question, Mr. Penner. Are you saying to us that you would want to withdraw all that application? **John Penner** – Well, if that becomes a uh the main uh item that I have to give up that 50 ft. of the whole property, I'd be foolish to do it ...also being a church member there, the next thing if they ever, if it ever happened, I'd be giving up 1/3 of their lot as well. Cause if you see the plan, if you look at it, uh I mean you can't just go 90 ft. and that 90degree angle take 50 feet off of Penner, what good is that uh you see, there's more to this. If I, what I'm saying is if I get the ok to do that, I'm not going to sacrifice somebody else. No. Then I would withdraw. **Mayor Therrien** – Ok, well why don't we just wait and see if there's any other questions from Council **with regards to** this. (laughter) Any other questions from Council? No. you could, you could have a, a, um I think would he be able just to withdraw cause there's, there's going to be problems, Sir, with uh this um and in my opinion, that's why Council has to step in uh it doesn't meet the uh.... **John Penner** – I realize that. **Mayor Therrien** – ... 5 acres um and it's, it's going to be less than the 4 acres because if they lose the 50 ft. and that's a requirement **John Penner** – There'd be even less ya, you're right. Yes. **Mayor Therrien** – So you're not even getting close to 5, like if it's a 4.85, you might have a chance but we're not close. **John Penner** – My question, what happens to the Pump House then? **Mayor Therrien** – I guess that's an issue we have to address somewhere else so this wouldn't be the time for that. Uh I think it's a heritage uh thing there but that's neither here nor there. **NOTE: In the background, Mr. Penner is trying to talk at the same time as the Mayor.** **John Penner** – Uh, I agree. You're right. **Mayor Therrien** – I, I think Sir you're ... you'll uh ...and I'm not uh mistaken reading the faces of the...of Council here, you'd have a tough time uh with this. Now if you can withdraw I ...does he get his money back **or something like that?** Is it a monetary thing that.... **Dan Doucet** – He probably won't get any money back from the Provincial.... **John Penner** – From the Provincial office, I doubt that. ... If that becomes a thing... I hate the thought of withdrawing but you know, I'm going to build my house on the...on that ... next to my existing house cause that's where I'm going in the next 6 months. So I'm going to apply for a building permit on 80 acres. **Dan Doucet** – On the 80 acres. **Mayor Therrien** –Then we'll attack that but...attack it after...but you're going to have more than 5 so uh.... I just, I just think uh um you took a gamble I guess uh **there****John Penner** – It looked good. **Mayor Therrien** – but it is what it is. **John Penner** – It looked good. But I went to the Real Estate people uh you know, property is uh valuable, building residents ...is valuable (ya) and if it wasn't for the Department of Highways, you know, you know, but all I was, putting that aside, like there's more to it, like I say. I was part of the development when I obtained Heidelberg Park, the Church was on the agreement I gave them the 2 ½ acres out of my property at that time and I wouldn't sacrifice that. You know, if it went through down the line, it would be on the paper, you know. Can you imagine losing 50 ft. of that. There's **Mayor Therrien** –No, you're right, Sir, there's ...it's just that even if they want the 50 ft., you're still not in the 5. If you were close, but that's all speculation. So ... **John Penner** – No, I...**Mayor Therrien** – if you're gonna, if you're gonna withdraw uh **there**.... **John Penner** – I'll withdraw. **Mayor Therrien** – I think....I'm not sure what Dan uh... **Dan Doucet** – It's on the record that you're going to withdraw so Council will not vote on this matter now. (laughter) And we'll note that ... we'll note that to the Provincial office(laughter). **John Penner** – You don't have the flex (laughter) Thank you. **Mayor Therrien** – Thank you, Mr. Penner.

5.3 Development Agreement Signing – Kveder Investments Inc. (21-7578) - Mayor Therrien – Uh then we will go to 5.2 uh no sorry 5.3 that's Development Agreement Signing – Kveder Investments, a mover and a seconder, please. Uh Glen and Melinda (Fuhl/Warren). **Christine Discher** – Uh so Development Agreement condition of subdivision application 4189-21-7578 uh Kveder Investments Inc. Subdivision application 4189-21-7578 was granted approval by Council on January 27th, 2022 under Resolution of Council 22-030. The subject site is located along the north side of Melrose Road and west of PR 206 within south 33-12-5 outlined in red on the aerial photograph below. Council requires a Development Agreement as a condition of the approval of the subdivision application to permit the establishment of 3 new Rural Residential lots within the AR Agricultural zoning uh Restricted uh Zoning district. Kveder Investments Inc. has obtained conditional approval to establish the new lots by approving authority subject to a number of conditions including entering into a Development Agreement with the RM of Springfield in accordance with the Planning Act Section 135. Among other things, the development is to include engineered land drainage and water retention, off-site drainage, if required, improvement, engineering and construction of storm water retention areas on all of the 3 lots, building and structures to be constructed to the engineered design elevations, no buildings to be constructed north of the east/west drainage swale, private uh water and wastewater systems and/or any other Public Works deemed necessary by Council. The Development Agreement was drafted and signed by the Developer, provides for a straightforward Rural Residential subdivision. Zoning for the property is appropriate for the proposed residential development and the lots are consistent with those approved by Council under Variation Order 22-61. The lots will have vehicular access via Melrose Road and will be served by individual water wells and septic fields. An Easement Agreement is required for drainage purposes. It should be noted a Wetlands Assessment was required by Manitoba Environment. The Wetlands Assessment prepared by Native Plant Solutions identified no Class 3, 4, or 5 wetlands and as a result, proposed drainage works were licensed by the Province. Uh Recommendations, the Council enter into the Development Agreement with Kveder Investments Inc., which was placed as a condition of the subdivision application approval under Resolution of Council No. 22-030. Thank you, Mr. Mayor. **Mayor Therrien** – Thank you uh very much.

Uh any questions uh from Council **with regards to** Kveder Investments? I uh see none **Dan Doucet** – So I have the resolution *Be it Resolved that the RM of Springfield be authorized to enter into a Development Agreement with Kveder Investments Inc.; and Further it Be Resolved that the Mayor and CAO be authorized to sign the Development Agreement.* **Mayor Therrien** – Thank you very much uh Dan. With that in mind, the resolution, can I get a show of hands, those in support. That'll be Melinda and Glen and Patrick (Warren/Fuhl/Therrien). Those in opposition? That'll be Mark uh and Andy (Miller/Kuczynski). And it's passed.

6. PUBLIC HEARINGS

Mayor Therrien – Uh then we'll go into uh Public uh Hearings uh **there**. Before I start the Public Hearings, I, I am required to read the following uh here. Uh Public Hearing matters will now be heard under the Planning Act. Uh the Public Hearing process is as follows: 1) The public notice will be read out indicating the intent of the application, uh Development Officer will provide a summary and information pertaining to the proposal and 3) uh those that wish to make uh presentation and speak on a planning matter must sign in, uh you will be given an opportunity to make a presentation or, or speak on the matter presented before Council. Opportunity for presentation or to speak on the matter will be in the following order: a) is The applicant uh will speak or make presentation on the proposed application. Uh b) Inquiries This will give you the opportunity to ask for clarification uh on the planning matter. Uh those in favour uh this will give those that are in favour the opportunity to speak and d) The final is those in opposition uh this will give those that are in opposition the opportunity to speak. Uh when you begin speaking uh please state your name and address uh and remember that at all times you are to direct your comments or questions to the Chair which is myself and not to others. Uh and 4 uh um once everyone has had an opportunity to uh speak, Council may close the public hearing on the matter after which, further input from the public uh will not be permitted uh for legal reasons. It is important that if you wish to speak and be heard on the planning matter, now is the time uh to make representation. After again, once I as the Chairperson close the Public Hearing, no further discussions will be allowed.

6.1 Re-zoning By-law 23-16 – AR to RR in the SW 20-10-4E – Zhanel – Mayor Therrien - Uh with that in mind, uh we can go to uh 6.1 and that'll be uh Rezoning By-law for uh uh 23-16 under Zhanel. Can I get a mover and a seconder uh please. Uh Glen and Melinda (Fuhl/Warren). **Christine Discher** – Bylaw 23-16 is a bylaw to amend Zoning Bylaw 08-01. Mrs. Zuzana Zhanel on behalf of Stefan Zhanel and Taylor Jones has applied for a Zoning Bylaw Amendment on Lot 3 Plan 18170 Winnipeg Land Titles Office in Lot 138 RCMP and RL 120 Parish of St. Boniface within the SW 20-10-4 EPM to rezone the property from AG Agricultural General District to RR Rural Residential Zoning District. Ms. Zhanel has made an application to subdivide the subject site to create 2 – 5 acre lots which was approved by Council at the November 24th 2022 Planning Meeting under Resolution 22-433. The subject property is currently designated Rural Residential under Development Plan Bylaw 18-09 and as such would support the rezoning uh application. This bylaw was circulated to Government Departments, agencies, surrounding municipalities, Planning Districts, and surrounding property owners for review, comments, concerns and objections. At the time this report was written, our office had only received the following comments from Cara Nichols, RM of East St. Paul that stated the following: No comments regarding Bylaw Amendment 23-16 since it does not affect the RM of East St. Paul. Our office received the Community Planning Branch report Tuesday, January 23rd and this has been attached to uh Council's agenda and recommends the following: The proposed Zoning Amendment is consistent with the RM of Springfield Development Bylaw 18-09. Community Planning has no concerns with the Zoning Amendment Bylaw 23-16. On December 21st Council granted 1st Reading, on December 22nd 2023 the Notice of Public Hearing Bylaw and Appendix were e-mailed to the following: The Minister c/o Manitoba Municipal Relations (Community & Regional Planning Beausejour), the owner/applicant, surrounding municipalities and surrounding Planning Districts. On January 10th 2024 the Notices of Public Hearing were mailed regular mail to the surrounding property owners within 100 meters of the affected property. Notice of Public Hearing was posted on January 10th 2024 at the Municipal Office, The Planning Office, on the Municipal website and on the subject site. The Notice of Public Hearing was also advertised in The Clipper Weekly on January 11th and 18th 2024. Thank you, Mayor Therrien. **Mayor Therrien** – Thank you very much. Uh would Mrs. Zhanel uh be on line or in the audience? M'am, is there anything else you want to add uh. If so, you just come to the podium. Uh just state your name and uh your general address, uh please. **Zuzana Zhanel** – My name is Zuzana Zhanel and I live a 57032 Dawson Road which is ...which actually borders the lot in question. Thank you very much, Mr. Mayor, for the opportunity to speak. As mentioned, um I'm requesting ... I had requested subdivision of this property and I have conditional approval for that and one of the conditions is that this property be rezoned to Rural Residential and I think that really the only thing I would add is that the reason for the subdivision application is so that the 11 acres can be divided into 2 slightly over 5 acre lots so that each of my sons can build a home and uh right now, based on the Development Plan it's designated Rural Residential so the uh rezoning would be consistent if it were changed to Rural Residential as well. Thank you very much and if I can answer any questions, I'm happy to do so. **Mayor Therrien – interrupting** Thank you very much, M'am. Alright. Any questions from Council? I see none. Then if you want to have a seat there, M'am, I'm going to open it up to the uh public here. Um I'll open it up to the public first on the uh screen here and I don't see any uh inquiries. Is there any inquiries in the audience? And I see none. **Sir, if I can just get you to remove your hat, thank you.** **NOTE: Again with the Mayor's obsession about hats being worn in the Council Chamber!** Um then we'll open it up to those uh in favour on the screen and I see none and those in the audience uh for those in favour. I see none again. So then we'll go to those in opposition and I see none uh on the WiFi here and then those in opposition in the uh audience and I see none. Uh any questions from Council **with regards to** what we just had. Then **at this point here** um I'm satisfied and we're going to close the Public Hearing and no further discussion will be allowed. **Dan Doucet** – I have the resolution to consider 2nd Reading. *Be It Resolved that Second Reading be given to Bylaw 23-16 being a bylaw of the Rural Municipality of Springfield to rezone all those lands described within Status of Title No. 3186276/6 and also as described as Lot 3 Plan 18170 Winnipeg Land Titles Office in Lot 138 Roman Catholic Mission Property and in River Lot 120 Parish of St. Boniface from AG Agricultural General Zoning District to AR ...to RR Rural Residential Zoning District.* Thank you. **Mayor Therrien** – Thank you very much and with that resolution being read, can I get a show of hands of those in support first. That is unanimous and is carried.

6.1.1 Re-zoning By-law 23-16 – AR to RR in the SW 20-10-4E Zhanel – 3rd Reading – Mayor Therrien – Then we'll go straight to 6.1.1 which is the rezoning of uh the By-law under the same uh name uh Third Reading. Uh can I get a mover and a seconder for that, please. Uh Glen and Uh Mark (Fuhl/Miller). **Dan Doucet** – *Be It Resolved that Third Reading be given to Bylaw 23-16 being a bylaw of the Rural Municipality of Springfield to rezone all those lands described within Status of Title No. 3186276/1 also as described as Lot 3 Plan 18170 Winnipeg Land Titles in Lot 138 Roman Catholic Mission Property and River Lot 120 Parish of St. Boniface from AG Agricultural General Zoning District to RR Rural*

Residential Zoning District. Thank you, Mayor. **Mayor Therrien** – Thank you uh very much uh for reading number three. Do we go to vote? **Dan Doucet** – Yes, uh the vote and it's a recorded vote. **Mayor Therrien** – This is the uh Third Reading. Can I get of a show of hands of those in support uh the Rezoning By-law 23-16 under the same names. That is unanimous and is carried.

6.2 Variance 24-01 – 803 Plessis Rd – Minimum Site Area (22-7675) – Zhanel – Mayor Therrien – Uh then we'll get to 6.2 and that's under Variance 24-01 803 Plessis Road, Minimum Site Area under Zhanel as well. Can I get a mover and a seconder for that as well please. Uh Patrick and Melinda (Therrien/Warren). **Christine Discher** – This is to permit the following for Proposed Lot 1 a minimum site width of 11.35 meters 37.25 feet instead of the required 91.44 meters, 300 feet and Proposed Lot 2 a minimum site width of 11.36 meters 37.75 feet instead of the required 91.44 meters, 300 feet within a RR Rural Residential Zoning District. On site inspection and history, Ms. Zhanel is requesting Council's approval to allow for a reduced site width on both Lots 1 and 2 as a condition of their subdivision application and compliance with Zoning Bylaw. If Council were to consider this variation, I offer the following condition: That 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. 4189-22-7675. **Mayor Therrien** – Thank you very much. Um I'll open it up uh to the applicant, Mrs. Zhanel, is there anything else you want to add to that very detailed report? (laughing) Alright. **Zuzana Zhanel** – Thank you. I'll just say that it's an irregularly shaped lot so the only frontage that it has on a developed road is what necessitates the variance so I'll just point that out. Thank you. **Mayor Therrien** – Thank you very much. Then I'll open it up uh to uh inquiries. Any inquiries on line or in the audience? I see none. Then I'll open it up to those in favour and those in opposition uh on line and in the audience. And I see uh neither. Um then unless there's any questions from Council and I see none, I'm prepared to close the uh the public portion of this matter and uh no further discussions will be allowed. **Dan Doucet** – We have the resolution. *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by Zuzana Zhanel on behalf of Stefan Zhanel and Taylor Jones, owners of the property legally described as Proposed Lots 1 and 2 of subdivision application 4189-22-7675 on Lot 3 Plan 18170 in Lot 138 RCMP which is the Roman Catholic Mission Parish and RL River Lot 120 Parish of St. Boniface within the Southwest ¼ of 20-10-4 located at 803 Plessis Road for a variation of the Springfield Zoning By-law 08-01 to permit a minimum site area...site width of 37.25 feet and 37.75 feet instead of the required 300 ft. as per Section 62(4)(2) within the RR Rural Residential Zoning District and Whereas Council is satisfied that the requirements of Part 6 Variances has been met, Be it Resolved that Variance Order 24-01 be granted subject to the following condition: Condition No. 1 – That this order shall come into force and take effect on the date of the registration of the final certificate of approval on the matter of subdivision application 4189-22-7675. NOTE: If the access to both lots is via a narrow frontage off Plessis Road, would that not make it difficult for emergency vehicles in the event of a fire or some other type of emergency? Just a question.* Thank you. **Mayor Therrien** – Thank you very much. Um then at this point here I'll open it up to our uh uh applicant uh there. **Dan Doucet** – No, this is the vote. **Mayor Therrien** – Oh, I'm sorry. Then if we're prepared to **Dan Doucet** – On the resolution. **Mayor Therrien** –uh to vote on that uh those in support, can I get a show of hands. That is unanimous and is carried.

6.3 Variance 23-54 – 9 & 13 Matheson Parkway – Fence Height & Fence in Front Yard – Rockport Commercial Inc. – Mayor Therrien – Uh then we'll get uh into uh 6. uh 3 and Variance 23-54 uh can I get a mover and a seconder uh for that please. Uh Melinda and Glen (Warren/Fuhl). **Christine Discher** – Variation No. 23-54 is to permit the following: A fence in the designated front yard as per Section 14.11 of the Registered Development Agreement and a maximum fence height in the front yard to be 2.44 meters, 8 feet, instead of the required 1.22 meters, 4 feet, as per Section 24.32(a) of the Zoning Bylaw for the erection of a fence within the entire property limits of the 2 lots within an MG Industrial General Zoning District. Mr. Lee Kirk of Rockport Commercial Inc. would like to erect a fence around both properties to use as a temporary storage area for the storage of building materials and/or construction equipment that will be used in the development of the vacant lots within their subdivision. He is requesting Council's approval to allow for the erection of a fence within the designated front yard and also for the increased fence height within the front yard. Section 14.11 of the registered Development Agreement indicates that "No fences shall be permitted with designated front yard depths" and the Zoning Bylaw maximum fence height in the front yard is only 4 feet. There is also a registered easement agreement with Manitoba Hydro along the front of both properties to which Rockport Commercial Inc. has obtained written consent to erect the fence within this easement. Based on the site inspection, I have no concerns with the proposal. If Council were to consider this Variation, I offer the following condition: That the applicant obtain the required municipal permits (lot grading and driveway access). Thank you, Mr. Mayor. **Mayor Therrien** – Thank you. Would the applicant uh be in the audience or on line. Sir, is there anything else you wanted to add with regards to what Christina had uh said. (laughter) ... Ok Sir, then we'll open it up to uh to the public portion now Sir for inquiries, those uh in the audience or on line. And I see neither. Uh then we'll open it up to those in uh favour and those in opposition, both in the audience and line and I see none. Any questions uh from Council at all with regards to this. At this point here, if there's no questions, I'm prepared to uh close the public portion and uh no further discussions will be allowed and I'll refer it to Dan. **Dan Doucet** – *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by Lee Kirk of Rockport Commercial Inc., owners of the property legally described as Lots 3 and 4, Block 2, Plan 43398 Winnipeg Land Titles, within the southeast ¼ of 16 11.... 16-11-4 located at 9 and number 13 Matheson Parkway for a variation of the Springfield Zoning Bylaw 08-01 to permit a fence within the deseg...designated front yard as per Section 14-11 of the Registered Development Agreement and a maximum fencing height in the front yard uh to be 8 ft. instead of the required 4 ft. as per Section 23-3-2(a) of the Zoning Bylaw. This is for the erection of a fence within the entire...the entire property limits of the 2 lots within the MG Industrial General Zoning District, Whereas Council is satisfied that requirements of Part 6 Variances has been met, Be it Resolved that Variance Order 23-54 be granted subject to the following condition uh read out by the Planning Assistant.* Thank you. **Mayor Therrien** – Thank you very much uh Dan. With that resolution being read uh can I get a show of votes of those in support uh from Council. And that is unanimous and is passed.

6.4 Conditional Use 24-01 – 57004 Pioneer Road – Temporary Additional Dwelling – Skillen – Mayor Therrien – Then we will continue on to 6. uh 4 and that is a Conditional Use uh 24-01 uh land location Pioneer uh Road under Skillen. Can I get a mover and a seconder please. Uh Melinda and Glen (Warren/Fuhl). **Christine Discher** – Conditional Use 24-01 uh is to permit the continuance of a temporary additional dwelling on the land providing accommodations for the owner's son and his family to provide care and assistance for the owner as per Section 84.3.23 of the Agricultural General Zoning District. Umm Conditional Use order 19-10 was granted conditional approval on March 28th, 2019, permitting a temporary additional dwelling on the land providing accommodations for John Skillen and his family to provide care and assistance for the owner, Ms. Doreen Skillen. Ms. Doreen Skillen has passed away and Mr. Skillen has moved into the primary dwelling, and he would like t renew

the Conditional Use to now provide accommodation for his wife's son, Steven Morrisseau, so he can help provide care and assistance for John and Lisa Skillen. Based on the aerial photo and the site plan provided, the temporary additional dwelling is located approximately 5 feet from the existing single-family dwelling, approximately 230 feet from the east property limits off Pioneer Road and 215 feet from the south property limits. At the time of the on-site inspection, the 17-acre site has a single-family dwelling, several accessory buildings, a barn, and two mobile homes. The northerly mobile home has been converted into an accessory building. If Council were to consider this Conditional Use, I offer the following conditions: That immediate family member, Mr. Steven Morrisseau and his family, shall only occupy the temporary additional dwelling. No. 2 The temporary additional dwelling shall be removed from the site when it is no longer occupied by Mr. Steven Morrisseau. 3. If there is any land transfer, the temporary additional dwelling must be removed from site prior to the possession date. And No. 4 That this order shall expire and become null and void December 31, 2029. Thank you, Mayor. **Mayor Therrien** – Thank you uh Christina. Um would our applicant uh be on line or in the audience? Skillen? Is there anything else you want to add, M'am **with regards** to what the Christina has uh mentioned **there**? Alright, thank you very much. Um then **at this point here** I'm going to open it up to, to the public for inquiries on line and in the audience. And I see uh neither. And then I'll open it up to those in favour and those in opposition uh on line and in the audience. Uh Val? **Val Ralke** – Hi there uh Council. Just wanted you to know that I'd uh met uh John and Lisa I guess it was in 2018 when they'd come to Council for a bunch of different issues and concerns that they were having with a lot of high water and problems in the area so we had gone ahead and we had um changed the ditching in the area with Grant Sellen had come in and Northeast Red Watershed District so they do have a lot of issues and problems with water um but I know the RM was working to help them with that and there was 3 years that they were completely flooded right to their doorstep so they couldn't make any changes and then their health took a turn for the worse and they kept in touch and they asked me to speak tonight so just to speak in favour of their conditional use and their ability to keep that um mobile home uh for Lisa's son because um of health and because that's why John couldn't be here with us today is because he's not doing so well right now but if you can consider that, they really would appreciate it. Thank you so much. **NOTE: Methinks Glen Fuhl is not the only one doing some early campaigning for the October 2026 election.** **Mayor Therrien** – Thank you very much, Mrs. Ralke. **NOTE: Initially he called her Val and now it is Mrs. Ralke.** Um then uh any questions from uh Council at all? And I see none. Uh this portion **at this time here** I'm prepared to uh close the public hearing and no further discussion will be allowed and I'll refer it to uh Dan. **Dan Doucet** – *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by John A. Skillen, owner of the property legally described as part of the southeast ¼ 22 uh 10-7 located at 57004 Pioneer Road for a Conditional Use under the Springfield Zoning Bylaw 08-01 to permit a temporary additional dwelling on the land, and Whereas Council is satisfied that the requirements of Part 7 Conditional Uses have been met, Be it Resolved that Conditional Use 24-01 be granted subject to the 4 followi ... subject to the 4 conditions read out by the Planning Assistant.* Thank you very much, Mayor Therrien. **Mayor Therrien** – Thank you very much Dan. If everybody's prepared ... if all on Council are prepared to uh vote on Conditional Use 24-01 under a temporary additional dwelling under Skillen, can I get a show of hands. And that's unanimous and it's passed. All the best to your husband, **there**, M'am. I hope he's feeling better. **NOTE: The definition of "temporary" is lasting for only a limited period of time; not permanent. Some of these "temporary" homes have been in place for 20 years or more. To me, that is not temporary and primarily "dependency" is being used as an excuse to put 2 dwellings on a single lot. When the original "reason" is no longer there, another is found and the second dwelling remains in perpetuity. To my way of thinking, if it is being allowed, why not change the Development Plan/Zoning Bylaw and allow it but perhaps increase the assessment of the property to allow for additional taxes to be levied as the 2nd dwelling is using the resources the Municipality provides such as water and road usage.**

6.5 Conditional Use 24-02 – 27134 Zora Road – Home Industry (Auto Repair) – Block – Mayor Therrien – Then uh ok we'll get to 6. uh 5 and that's uh Conditional Use under an address on Zora Road uh Home Industry under the name of uh Block. Can I get a mover and a seconder **with regards** uh to this. Uh Melinda and Patrick. (Warren/Therrien) **NOTE: The definition of Home Industry is a gainful employment carried on in the home. Years ago that definition was stretched to include employment on the property but not necessarily in the home. To me, something like a hairdresser or a massage therapist or a babysitter fits the definition of "home industry" because it is being conducted behind the doors of the home and out of sight. However industries such as mechanic and body shop and even trucking firms that are being conducted where they are obvious to neighbours and don't fit normal visitation patterns should not be included. Would this be allowed to happen in residential areas such as River Heights or St. James in Winnipeg. Granted the properties are larger but I still feel the RM has areas designated for industry and such businesses should be restricted to those areas.** **Christine Discher** – Conditional Use No. 24-02 To permit a home industry, automotive, automotive repair business and related signage on the land as per Section 6 point ... or 62.38 within the RR Rural Residential Zoning District. Mr. James Block would like to purchase the subject property to relocate his business, auto ... autobody and automotive repair, to this location. The business is currently located in the Elmwood area of Winnipeg. The business consists of minor vehicle mechanical work, rust removal and repair, bodywork, painting and refinishing. The business also includes limited items for sale such as batteries, oil, washer fluid etc. Mr. Block, his wife, and one additional person would be employed by the business. The sale of the property is contingent on the approval of this Conditional Use application. Uh the history of the property, Lot 8 appears to be the original farmstead property prior to the 13-lot subdivision registered under Plan 12939 on August 23, 1976. As per Provincial Assessment records, the 752 sq. ft. dwelling was established in 1956, with an attached garage and verandah in 1971. The 2400 sq. ft. accessory building was built in 1970. There are also several other accessory buildings (6) ranging in the 1970 era. With the recent passing of Ms. Laden, the subject property is currently up for sale. AWL Autobody (c/o Allan Laden) was operating as a pre-existing non-conforming automotive repair business out of the 2400 sq. ft. accessory building until 2015. An e-mail was discovered from our Finance Department to the Provincial Assessment that the owner advised the Municipal Finance Department that the business was closed in 2015. The Provincial Assessment removed the business assessment from roll 279540 at the end of 2016 and onward business assessment roll. As per the current Zoning Bylaw 08-01 under Section 2 #5 *the non-conforming use (Autobody shop) was discontinued for a period of twelve consecutive months and therefore shall conform to the provisions of this Bylaw, hence the requirement of a Conditional Use for the "Home Industry" (autobody and automotive repair) business.* Um Section No. 2 Non-Conforming Buildings, Structures, Lots and Uses states: *A non-conforming use of land or a non-conforming use of a building may be continued but if that use is discontinued for a period of twelve consecutive months or more, any future use of the land or building shall conform to the provisions of this By-law.* Our office has received two letters of objection at the time of this report ... sorry at the time the report was written and as of today our office has received 3 letters of support which are part of Council's information package. If Council were to consider the approval of the Conditional Use, I offer the following conditions: That our municipal building inspector and fire chief conduct a building and fire inspection for the existing building to ensure that all life safety, building, and fire code requirements are met and that any required code

upgrades and/or infractions be corrected prior to the operation. Uh the employment of family and non-family members is allowed as part of the Home Industry to a maximum of five persons. All repairs must be conducted within the 2400 sq. ft. accessory building. The Home Industry may have one identification sign with a maximum area of seventy...uh 0.75 sq. m. or 8 sq. ft. indicating the name of the occupant and/or Home Industry of the occupant provided the sign is attached to and parallel with the wall of the principal or uh accessory building. That a Development Permit be obtained for any signage prior to installation. That the maximum number of vehicles, excluding personal vehicles, being repaired on-site at any one time shall be limited to 7 (5 inside and 2 outside) and must be stored to the rear of a line adjacent and parallel with the rear wall of the 2400 sq. ft. accessory building. The selling of goods or services related to the Home Industry is allowed. Outside storage of goods and materials are allowed as part of the Home Industry, subject to the following: that a) the storage shall be located to the rear or south of the accessory building; and 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. Uh No. 8 this order shall expire and become null and void on the date the business ceases to be in operation and No. 9 This order shall not be transferrable to any other owner and/or lessee. Thank you, Mr. Mayor. **Mayor Therrien** – Thank you, uh Christina. Uh would Mr. Block uh be in the audience or on line? Sir, is there anything else that you wanted to add that Christina... **NOTE: A man is speaking in the background away from the microphone and what he is saying cannot be heard.** Is there any questions from uh Council at all? Sir, if you want to get up there, just state your name and your address uh for the record Sir. **James Block** – Uh James Block and uh home address ... **Mayor Therrien** – Uh uhjust say Winnipeg if that's uh fine. Did you write it on that registration uh there? Ya when you had...ok, that's fine, just Winnipeg'd be ...ok. **James Block** – Oh I did.OK so ...**Mayor Therrien** – Is there any...uh Mark? **Councillor Miller** – Thank you Mr. Mayor and thank you, Mr. Block for taking interest in our community. We have a wonderful uh areas, Zora Road and Laden Crescent has a lot of history and absolute beautiful homes and properties and all the rest of it so my question to you is, uh how do you sense that this is a good fit for this uh community to have a, auto uh body shop and auto repair shop uh right in the hub of residential properties? **James Block** – Um I mean I'm currently working with people in the area uh already. Um and you know it's not uh...um I mean we're, we're a small businessso it...there's no intentions of uh doing anything that's uh out of, out of the ordinary. The property has a nice sized shop on it and uh ...I guess for us, we want to move to that spot so we're not at the age where we can retire, it still needs to generate some kind of income, but we would like to retire in a spot but uh ya, that's the thing is generating income, serving... we have a you know, we provide a service that's kind of unique. We're not MTI accredited, we're not um uh having cars on tow trucks, doing smaller things and uh it's uh ya I mean it'll...as for a business it'll be a hobby probably but uhya our intentions are to retire there and...I mean, who wouldn't want a guy like me around (laughter). **Councillor Miller** – Well, I hope that's truthful. (ya) The reason is and I don't want to paint you with a same brush but we've seen it...instances where applicants come and then all of a sudden they got this modest business and all of a sudden it encroaches and they don't do what they ought to do and perhaps bylaw enforcement isn't as strong as being on every street corner and so on and so on. Right so my fear and my I guess apprehension is that this could happen again. I'm not sure. I don't know you from a hole in the ground as you know but I want to protect the residents that live adjacent to that. So and we're going to hear from I think some of them. **James Block** –I've been pretty clear all the way through on, on what our intentions are so we're currently working within 2900 sq. ft. Uh if we get busy, we book months in advance. That doesn't mean we overflow and we, you know, our intentions aren't to book months in advance, we'll be kind of steady and ... and work within the 2400 sq. ft. that uh...but that's not our main goal is to ... to put a business there and put lights up and have a circus. You know, I would like to just gravel the area, we'd like to landscape the area, um we'd like to paint the building, we'd like to ...to do all the things that uh you know, that make it nice, I mean. We want a garden there so I don't want to contaminate my own food or my own water and uh so everything will be done to uh you know, standards and um. Ya, for us it's an opportunity, you know um and, and I hope that we do know some, some people that live there already so they want us there and uh you know we want to be there so that's kind of uh I understand what you're saying but that's not what we're after. **Mayor Therrien** – Andy? **Councillor Kuczynski** – I see here on the map in front of me that it's a highly populated area there. Do you have in that building a spray booth? **James Block** – There is, yes. **Councillor Kuczynski** – And have proper ventilation too because people will be concerned that, you know, the, the fumes from the you know spray chemicals that you apply on the cars. I know it's water based uh recently but you know, you still use chemicals, you know. **James Block** – So I have some uh I think I have some pages with me with uh filters that are 99.999 you know efficient uh but we're prepared to do whatever Fire and Safety or ISED, the building inspector and Fire and Safety, whoever comes in there, there'll be insurance, uh, we're, we're, we're prepared to have a clean organization and exceed uh whatever, whatever they say. We're not going to purchase the property, put a sign up, and, and go to town. You know, this could take a year or it could take some time to have all of these things. Uh if it involves a brand-new spray booth uh then we're sort of prepared for that too. If that one can be upgraded, again I don't want nothing in the atmosphere or nothing in the uh you know but we're not industrial and we're not, you know, we'll paint 2 a week, maybe a bumper or maybe a fender or rust repairs don't involve any painting at all um but uh ya, I mean, everything is going to, there's no uh environmental issues. I mean, uh we kind of talked a little bit about we're not offering oil changes, you know, but if we do have oil, we'll take it to um ya I, I mean, ya the trans...within that day or the next day, we're not going to store it, I'm not going to store it in drums, I'm not going to ...I'm not going to even offer that service typically. You know, if we're doing brakes or something like that and someone says ok well if you could do an oil change then maybe I would consider doing that, for sure, you know, but uh you know, last year uh we used less than 5 gallons in solvent waste for the entire year, less than 5 gallons so uh there's the station that takes the paint waste as well. But that's, that's annually, you know, we have um disposable cups and things like that that harden in the cup and then you can take it to the landfill and any leftover paints, then we're kind of creatively using them...like we, we're..we have the ability to mix the smallest amounts through a mixing system. So we're not mixing gallons of paint, you know, we're mixing um millimeters or a quarter of a pint or you know. **Councillor Kuczynski** –And what are your hours of operation going to be? **James Block** – So in the winter, we'll probably 9 to 5 Monday through uh Friday uh so but in the summer, uh we have a place in Gimli that uh...we have a little trailer so Friday at noon we're probably closed Friday at noon, Saturday and Sunday and then back to work probably Monday but uh ...if you're addressing noise but uh.... **Councillor Kuczynski** – Well, ya because a body Some small business, they operate, ...they go to sleep because job has to be done on time for customers so. **James Block** – You know, we're not running that kind of business, I mean uh I've worked for people like that throughout my life but uh you know, our stuff is kind of scheduled for Thursday. I don't like the Friday rushes and we're not uh I understand that people need their cars and stuff too, we were uh we are an essential uh service and uh ...but uh we're not going to work till midnight. I'm...I mean, I'm not going to work till midnight and no one else is going to work till midnight or anything past reasonable hours right. Um ya I mean the winter time doors are closed, even when it's cool the doors are closed, so July and August uh again we might have the doors open but uh I like to go away on the week...every weekend and uh ya, you know. For noise and uh it would be July and August that potentially you would have the same as someone cutting grass or...and not everything that would be use is loud.

Most of our tools are um efficient and they are quiet for our own protection as well. **Councillor Kuczynski** – Are they going to be air operated tools, ya. **James Block** – Air operated, yes. Not everything is, is essential air operated, there is little electric and... **Councillor Kuczynski** – And then how are you going to deal with the tow trucks moving in that area, bringing the cars there and.... **James Block** – We don't ...so we're not really...we're not MTI accredited, uh all the vehicles that we do are safetied or they have a government safety. There's no towing wrecks or anything like that. So we're painting a bumper or a fender or something...if it's not ... if it doesn't have a safety we can use a repair place uh to bring it to that location um but there's...there's no tow trucks. I don't recall...we used one tow truck last year, you know, I don't think any the year before. Uh cars don't show up on tow trucks because we're not doing heavy mechanical, we're not doing any, any heavy collision, we're doing small stuff that uh...no tow trucks, no more than any residential area there so.... **Councillor Kuczynski** – So do you have in your business like a frame machine? **James Block** – No, absolutely not. **Councillor Kuczynski** – No you don't? **James Block** – No. Painting, small, not frame, not air hammering, not, no. **Councillor Kuczynski** – Ok, thank you very much. **James Block** – Ok.Is that all? **Mayor Therrien** – I'm just not sure. Hang on, Sir. Any other questions at all? Uh I had 3 and they're all answered. **James Block** –Uh...(ok)... **Mayor Therrien** – So you can have a seat uh **there**, Sir. **James Block** – Ok. **Mayor Therrien** – Uh then at **this uh point here** I'm prepared to open it up to uh uh for uh people uh for inquiries, on line or in the audience. Is it for an inquiry, Sir? **NOTE: In the background someone says "I put my name down to speak".** Ok, was it in opposition, Sir or was it in favour? **NOTE: Faintly in the background, "in opposition".** Ok, then I'll open it up to you in a second then. Sir? Uh John? **John Wright** – I listened to the gentleman. John Wright, uh Oakbank. Listening to the question where **Mayor Therrien** – Just state your name Sir because people on line or ... **John Wright** – I said John. **Mayor Therrien** – Oh, I'm sorry...uh hearing, I should wear my hearing aids. (laughter) **John Wright** – Me too. He said "we". Is there going to be employees? **Mayor Therrien** – Um that's, that's a good question uh ...two employees if I read ... **NOTE: Once again someone is talking in the background but what they are saying cannot be heard clearly. I heard "up to 5" and "but we'll get there". It is too bad the room is not wired for sound.** Ok. Ok. Uh just, just for the audience, I would have had to get you up to the podium but we're going to say for the record here that up to 5 but uh there's 2, and possibly 3 for the usual. **James Block** – Three, for sure. **Mayor Therrien** – Ya.Thank you very much, **there**, John. Uh is there anybody uh in the audience for those uh in favour or on line and I see neither. Uh those ooop ... in favour (laughing). Then we'll do, we'll do one, one at a time. Then Natalie if you want to come up, uh for ... if you'd just come up **there** Natalie, state your name for the uh record. **Dan Doucet** – There's a gentleman back there.... **Natalie Laden** – Um I am in favour of the proposed. I do have 3 parcels of land right across uh the road from the Estate. Um I've lived there my entire life. Um I don't really have any concerns or any issues. **Mayor Therrien** – Any questions at all from Council and I see none. Thank you very much, uh Natalie. Craig, do you want to come up? Just state your name uh and your address. **Craig Wisinowich** – Craig Wisinowich and I live with Natalie, we both have 3 parcels. I also have a dealership up on Transport Road so I know the deal. I've dealt with James for probably 20 years, 21 years. He's always been good. He's small, he's not large. **NOTE: The size of the business keeps being mentioned. Frankly, it only takes a very small amount of oil to contaminate a water body and an ongoing business that will have a number of vehicles in and out of the property increases the risk of oil spills, inadvertent though they may be.** When Natalie uh was given the job of being the executor with her sister, um I did mention it to James because I know he was looking for property to kind of retire and to have this little business which is a perfect fit. Um Natalie's ...when the property and if it does go for sale after this is refused, we don't know who we can sell to and this way it's under control by the RM. That was one of our concerns. And James seems more than willing to comply with anything that you ask him to do. **Mayor Therrien** – Thank you, uh Craig. M'am, did you.... yours, yours was in favour as well, M'am. So ...you seem kind of shy. (laughing) Well, don't be. We're not going to, we're not going to bite. **Lyla Henderson** – I'm Natalie's sister so my name is Lyla Henderson. Um I just confirm uh what Craig said, you know, we've had other people asking about the property and they were saying they were going to do certain things there. Uh right now animals, you know, all kinds of stuff which I think that James ...we know what he's going to be doing there and you know, I think we can trust him so because Craig knows him very well so and, and I believe that so I would rather have someone there like that who's going to comply with what the RM is asking rather than bring in someone on the property and you know, making it a mess cause it's still a memory to us that it's my Mom's property. Thank you. **Mayor Therrien** – Thank you very much, M'am. Sir, did you want to talk as well? Oh, ok. **Dan Doucet** – There's a gentleman, I believe, in the back corner. **Mayor Therrien** – Oh, was there a gentleman back there that wants to talk? I can't see because of this screen here. ... just uh. You can just jump over there. **Kurt Solonka** – There you go. (laughter) **Kurt Solonka** – Name is Kurt Solonka. I own CJSR, I own 7 Fairview Road. Uh I sell cars and I know James, I know Craig, I know Natalie. I helped Natalie clean the property up as it was and I know one thing for sure, Natalie won't...and Craig won't sell that property to somebody who's going to make a mess of it. I know that and Natalie's going to you know she's got 60 acres of prime property there and everything is pristine. I'm sure she's going to make sure that everything's done right. So that's all I have to say about that. Thank you. **Mayor Therrien** – Alright. Thank you very much, uh Sir. Uh, that's good, that's good Craig. Um anybody else uh in favour? I see none. Those in opposition now. Uh Sir. Sir, you can just get up there if you don't mind. No, just go to the podium, it's just **Sir, can you just take your hat off there please. NOTE: Again, that obsession about hats. In all my years following municipal meetings, I can remember hats being worn all the time in Chambers and nothing earth-shattering happened and no one felt disrespected. Men in the country always seem to wear caps, probably to shield their eyes from the sun.** Thank you. **Harvey Brandt** - Well, I have a copy of the materials that I'm going to go through for the Council, for the consideration of the Council. **Mayor Therrien** – Ok, if you can just state your name and we'll have a look at those. **Harvey Brandt** –Ya, my name's Harvey Brandt and uh the home and the property in question is in the field behind my house. I live at 35 Laydon Crescent. Um I considered this first from a personal standpoint like the other people that have submitted letters.I mean I'm concerned about noise, smell, traffic, risk of fire, pollution. What I decided to do was to see if, how an autobody business would fit in not only in our area but in any area.Now what I found is that an autobody industry is considered the most hazardous of any consumer service industry. Um as far as the application goes, I had a question. The application was made by the Estate on behalf of a person. Is that, is that normal? I mean, would not the person have to make the application themselves for a variance. I mean, this person doesn't own the property um so the variance has been asked for on behalf of a person that actually has no accountability, doesn't belong to the RM, doesn't pay taxes in the RM. Is that legal? **Mayor Therrien** – I'll defer that uh to uh our Planning Branch um.... **Dan Doucet** – I'm going to grab the original application here. **Harvey Brandt** – Like is it the new well you're thinking about? **Mayor Therrien** – No, we're ... why don't we just get that question out of the way first. **Harvey Brandt** – Ok.**Dan Doucet** – There are a number of times where the applicant and the owner are not the same party. Um this is...Christina, do you have that copy there? You should have. So we have the applicant as uh Mr. James Block and the owner is the Estate of Ms. Olga Laden and within our package or information that we received we get a letter of consent from the owner that the applicant can go ahead with this application.So we have that consent letter in our, in our file here. **Harvey Brandt** – Ok. Alright uh um I'll go straight to the conclusion, then I'll come back and fill in. Um as far as an autobody business it's uh...there's environmental and worker hazards, that are

governed by rules and regulations. Um there's no shop or safety plan that has been provided with this application. There's nothing been provided other than what's general verbal assurances that we've heard here today. The industry, according to the insurance industry is known as high risk for fires, there's spills, air quality...air quality issue injuries. Uh I haven't heard anything.... any sort of plan here for hazardous waste or accidental spillages. When I worked for the railroad, we had a spill pad where we fueled and if 1 liter of fuel was spilled, we had to file a report and people came to investigate. Here we have an open field with damaged vehicles coming and leaking whatever on to the ground. They're setting up the shop in a neighbourhood where there are caveats prohibiting businesses on site. On my yard which is right behind this yard, I can't put any business because there was a caveat when I bought, bought the home that I can't have any kind of business on my yard but suddenly it's ok here. Um and it's contrary to the zoning. If we go to Environmental Solution Center handout that I've given here, in many communities auto repair shops represent the largest generators of hazardous waste among small businesses. These repair shops have the potential to generate pollution in the vicinity due to the following main activities: handling of chemicals, waste generation management, auto repair pollution solvents, chlorinated solvents, petroleum hydrocarbons, auto shop pollution fluids, heavy oil distillates, blended oils and glycol solutions, heavy metals, auto repair pollution antifreeze, auto repair pollution washing machines generating oils, heavy metals and other contaminants from cars and detergents, auto repair pollution refrigerants, auto shop pollution paints, methyl ethyl ketone, ...MEK, I'm a senior, I live right behind the property, last year I discovered that I had developed an intolerance to MEK requiring medication if exposed to only a small amount of it, auto repair pollution rags, batteries, old replaced auto batteries pollutions, auto repair pollution washes and so everything needs a plan and you need to have a plan and it's written down, you can't just go by the seat of your pants. Some of the plans should include um environment...capture of hazardous waste spills, capture of hazardous waste and gasses, the gentleman has talked about filters but he's also talked about having the doors open for several months of the year. General work done inside the building will generate pollutants. If the doors are open, what good are the filters? He might get a new spray booth. Spray booths are one of the most hazardous things in the working ...in working areas. Not only are you exposed to hazardous chemicals, you can have ...instantly have flash fires if they're not properly maintained or designed. Uh the products involved, even though they're water, they still may be VLCs what happens is they turn into a vapor at low temperatures and then they go into the workplace and they go into the atmosphere. Um what is the emergency plan, what happens if something happens? How far away is the firehall? When I went to buy insurance, I had to tell them how far away is the firehall because it matters. Uh when...if you would put this business like you have it in the City of Winnipeg, that's all been calculated, that's all been accounted for so if something happens, there's plans there to deal with that. We don't have plans to deal with that here. If we're lucky, on our road, we get plowed 2 or 3 days after we get a snowfall. I mean, that's how much service we get. Honestly. Uh noise suppression. Do I want to stand in my yard and hear a grinder going? Um crime and theft deterrents, that's one of the biggest hazards to your industry apparently according to insurance providers. Uh flood protection. I don't know if you know but we get heavy rains sometimes. Sometimes the water goes right up into the buildings, if that the water runs into the building, whatever's on the floor is going to leach out into the yard. So who is looking after that. So I looked after Toronto...in Toronto the um the Toronto Public Health has got ChemTrac and I tried to find something a little closer but you know, I didn't have much time and uh this is what I found. Um there's job aids out there and there's rules and regulations for autobody shops. Toronto's ChemTrac Program includes an environmental reporting and disclosure by-law, Municipal Code Chapter 423 that requires local businesses to track and report their use and release of 25 priority substances. Strategies may also reduce the use and release of other chemicals that may have a health and/or environmental impact. Um ...Public Health has identified the 25 and if you go to Page 3, they've got a list of them, substances that may be used or produced by our autobody, collision repair, auto refinishing sector and those substances you're required to monitor how much you use and if you use more than a certain amount, you have to report it. There's also an article on line. There was an autobody shop that was fined \$25,000. and.... **Mayor Therrien – interrupting** Sir, if you could address it to the Council here. **Harvey Brandt** –Ya, so they had about a \$25,000. fine because they weren't meeting all the requirements. There's other regulations too. We have the Environmental Protection Act, so these are all big things but I mean, this is the environment that an autobody shop has to live in. This is where they have to work in, this is for the protection of the workers, this is for the protection of the people. Um painting is a major source of waste from an autobody shop. Paint generally refers to primers, sealers, sealing primers etc. Um wastewater is generated in many automotive facilities through the rinsing of dirty tools and parts and cleaning of equipment and floors. Wash water is contaminated when it mixes with oil, grease, antifreeze, battery acid solvents, paints, gasoline and other chemical products used in an automotive repair facility. So where's that wastewater going to go? Is it going to go ... I don't know, is that going to go into the septic tank, the same one as the house goes? And then it's going to end up being dumped by Rolly's somewhere or is it going to go where it's supposed to go, a Hazardous Waste Depot. On Page 5 um they have a health um they have a health page that tells you um it helps you identify the type of process and the type of waste that's generated and what happens to the product as you're using it so you've got air emissions, liquid hazardous waste, you've got substances that have to go to the landfill and you've got liquid hazardous waste. So where's the plan to deal with all that or do we just take it all to the dump? Um it says here business should do a pollution prevention assessment, a good first step. Pollution prevention assessment of your business, you may need an outside expert to help. It will include mapping process flows, reviewing equipment uses, evaluating the way you use and store chemicals, evaluating the way you use energy, store chemicals, review waste handling practices and discharges. Assessment helps you identify many pollution prevention opportunities and any regulatory compliance issues and decide what steps to take. Again, I have to refer here, we need a fire plan. That's the number one hazard associated with autobody shops. And who's going to be accountable if a fire starts in that yard and it goes across and it wipes out all our houses. **Mayor Therrien – interrupting** Ok, Craig.... **Harvey Brandt** – Ok, so pollution prevention, a key to good management and then farther on here um in the publication that I provided uh the table provides a quick and simple way to take stock of what measures your business is already putting into place and those measures that your business could apply. in completing the table, you are encouraged to prioritize the actions you take so it's a health issue and it's to help you meet your regulatory requirements and your operational requirements and help prevent pollution and injuries. And that's the final part of it. So, you know, so again I guess the conclusion is you know, I would say I would deny this and for the reasons that I've given here. I mean, this isn't the right place for an autobody shop. I know it's one of those things that we need, but I mean when we, when you want to place an autobody shop, one of your considerations is you've got to place it somewhere that has the infrastructure and the proper building in order to do the work. An old shop built in 1970 is certainly not the right building and you know, it's the way it is now and that's the way it's been sold, it's not fixed up, it's not compliant with probably any of our rules and regulations that we have in 2024. So I think there's no alternative but to deny uh allowing the business on that site for an autobody business. **NOTE: My comment here is, whatever happened to the 3 or 5 minute limit for presentations etc.? Mr. Brandt was speaking for at least 20 minutes, I would say. And never was he stopped or reminded of the time limitation. Where is the enforcement of the rules?**

Mayor Therrien –Any questions uh from Council? I see none. Thank you very much, sir. (ok) Anybody else uh for um in opposition? **Sue**

Ziemski – Sue Ziemski, 15 Laden Crescent. I've already sent you in my letter which I'm sure you've all read. But the one thing that just kind of gets, gets my goat is that in 2007 we purchased our property and I believe it was Dan that personally handed me the Development Agreement and said, Sue, you'd better read this cause it's what you can and cannot do on the property. And I was told that I could have a house, I could have a garage for a minimum of 2 cars so I guess they didn't want any one car garages popping up, and I've had a stable to hold 2 horses, that's what I could do with the property. I wasn't supposed to have any businesses or I wasn't supposed to do any giant Quonset for horses, just allowed to have those things. So I know Allan had a good system going there with his horse but I know that many years ago I stopped seeing him bringing anything in... sometimes the odd tractor to work on and um it was ok to have what was going on there because there was nothing going on there. It was very quiet but the idea of having an area that's rural residential where almost everybody in that place is a family home owner or has horses or goats, the odd person has a cow, um mostly 5 acre lots, 20 acre lots, some 40 acre lots, it's not where you put a business. I know we've had a few sneaky businesses, they're in different spots around the area that are under the table, I could probably name off about 4 or 5 of them but I shouldn't do that, um but there's places where autobody shops and all kinds of industrial shops should go and that should be in an area that's industrial where like types of businesses stick together and they have the infrastructure to do everything a lot more safely so that's all I've got to say. Thank you for your time. **Mayor Therrien** – Thank you very much, M'am. Um anybody else uh on line or in the audience? John, have you already been up before? Go ahead. Come on. **John Wright** – Well, the more I've list...John Wright, Spruce Road to be exact. Uh the more I listen, the more I hear. Uh Glen's been around a long time and we know what an autobody did on Garven where they park cars all along that road for sale and against the by-law even. Um Garven...uh the other thing that...the reason that I object to this is noise, pollution, cars on the road, we have 3 businesses now on Spruce...I mean uh Oakbank Towing is on Spruce, we've got a T-shirt place on Spruce, we have uh I think uh well, Rocky isn't a business on Spruce but his trucks come and go up and down Spruce quite a bit with the garbage um and it's just the more I listen to, that it's just going to be some small little no noise, I've done enough autobody myself on bits and pieces that I know that there's lots of noise, lots of paint, lots of pollution. That's one of the reasons I would object to it. Thank you. **Mayor Therrien** – Thank you very much uh John. Um anybody else uh uh for opposition? Uh then I'll open it up to Council. Any uh questions uh at all? Uh Glen. **Councillor Fuhl** – I have a question for the Development Office. I believe there are rules and regulations but do we monitor those with Fire Department and all that for all ... all the autobody shops or who was involved with that for those complying with regulations? **Dan Doucet** – So the Provincial Government would be (clears throat) would be involved with the environmental component of it. The first condition placed um within the order uh before Council is uh our Municipal Building Inspector and Fire Chief conduct a building and fire inspection on the existing building. Uh the Fire Chief can ask for a Fire Safety Plan once they're established or prior to their, their establishment. So that could be requirements put out by the uh Fire Chief himself if that answers your question. **Councillor Fuhl** – Yep, I'm good with that. Thank you. **Mayor Therrien** – Then I, I would think it is proper that I close the uh public portion here, then we can ask Council for questions at that time **there**. So um **at this point here** I'll closing the uh Public uh Hearing portion and no further discussion will be allowed. Uh any questions for Council so Glen you had your question. Any other questions from Council. I see none. Um I had questions uh but they were all, they were all answered. There, there was um the um I guess I, I would say that I've got quite a knowledge of the uh the garage uh um, I've been there several, several times uh **there** um so I know the area uh very well. Um the um the letter from the uh from uh Mr. Block and his narrative was very well done. Uh it appears it'll be a good business uh owner and a good uh uh person in the area. Um so the, the fact that there's no uh just coming and going it got...but by appointment and no vehicles will be outside, it's a small operation with the high efficiency uh paint booth with uh there um and it's a small business that uh basically complies with our uh um our Strategic Plan uh looking for uh for uh businesses that seem to be attracted to the area in a, in an old business at one time 50 years old. Um any other questions uh from Council? Melinda? **NOTE: So our Mayor thinks that just because a small business was being operated illegally out of this property before, that is justification to ignore the Zoning By-law and allow another person to conduct a similar business illegally in a Rural Residential area. Isn't Integrity one of the pillars of our Development Plan?** **Councillor Warren** – I just have a couple of questions or one. Uh more for the Development Officer. Ok so this building that uh he's.... this 2400 sq. ft. building, built in 1970.... **Dan Doucet** – Approximately by the assessment records, ya. **Councillor Warren** – Ok 1970. Well, in 1978 ok. Um so if it, if it gets inspected, like, like Mr. Block said that he would have to like he's not going to be running this business on the first day he moves in. It's going to take him who knows, who knows how long it'll take him. So does the Building Inspector, the Fire Commissioner, whoever, go in there and actually say if that building is actually like able to have that business in it. **Dan Doucet** – Yes. Um I'll let Christina uh speak on that behalf (ok) as she oversees Part 3 and Part 9 of the Building Code with our Inspector as well. **Christine Discher** – Ok, so if our Part 3 Inspector goes in there and determines that it doesn't meet an F1 which is a High Hazard Building, um they would then have to bring that building up to code. Uh an F1 Building would uh require an architectural plan, a structural plan, a mechanical plan and uh electrical plan all stamped by engineers. The other buildings would be just signed by the architect. So the very extent ...it's a very expensive process for an F1 building. **Councillor Warren** – Alright, thank you. **Mayor Therrien** – Any other questions from uh from Council? I see none. And I'm prepared to read the resolution. **Dan Doucet** – Um here's a resolution before Council. *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by James Block c/o uh James Automotive Refinishing on behalf of uh Lyla Henderson and Natalie Laden, executor of the Estate of Olga Laden, owner of the...owner of the property legally described as Lot 8 Plan 12939 Winnipeg Land Titles within the northeast 10-12-5 located at 27137 Zora Road for Conditional Use under the Springfield Zoning By-law to permit a Home Industry being an autobody and automotive repair business on the land; and Whereas Council is satisfied that the requirements of Part 7 Conditional Uses has been met, Be it Resolved that Conditional Use Order 24-07 be granted subject to the 9 conditions read out by the Planning Assistant.* Thank you, Mayor Therrien. **Mayor Therrien** – Thank you very much. Uh so if Council with the resolution in mind, can I get a show of hands, those in support of Home Industry uh CR or CU 24-02 uh at that address on Zora Road, can I get a show of hands for support. Uh Melinda, Glen and Patrick (Warren/Fuhl/Therrien). And those in opposition, that'll be Mark and uh Andy (Miller/Kuczynski). And it is passed.

6.6 Conditional Use 24-03 – 68 & 72 Don Valley Parkway – Auto Sales – JMD Truck & Trailer – Mayor Therrien – Uh then we will go to uh 6.6 uh Conditional Use 24-03 uh for Don Valley Parkway uh JMD Truck & Trailer sales. **Dan Doucet** – Did you want to have ... **Mayor Therrien** – We'll just have a sure. Well I think we can get underway here uh can I get a mover and a seconder for uh 6.6 uh please. Uh Melinda and Glen (Warren/Fuhl). **Christine Discher** – Conditional Use No. 24-03 To permit an automotive and recreational vehicle sales, passenger vehicles on the land as per Section 69.3.5 within the MG Industrial General Zoning District. Part 7 oh sorry, on November 23rd 2023 Council recently approved Conditional Use No. 23-35, a highway tractor and trailer repair business from the subject site. Mr. Jagmeet Singh of JMD Truck & Trailer would like to add the sale of passenger vehicles from the same site. Mr. Singh would make room for an additional 10 passenger vehicles

for sale, which will be located on the southeast corner (rear yard) of the southern lot. On the 2.2-acre site, Mr. Singh indicates that the existing building can sustain 3 highway tractors and 3 trailers and 30 highway tractors and 20 trailers within the outside compound. The business owner currently has five employees. Their proposed hours of operation will be 9 a.m. to 8 p.m., 6 days a week. If Council were to consider this Conditional Use, I offer the following conditions: 1) That a maximum of 10 passenger vehicles for sale will be permitted on site. 2) This order shall expire and become null and void on the date the business ceases to be in operation. and 3) This order shall not be transferable to any other owner and/or lessee. Thank you. **Mayor Therrien** – Thank you uh very much. I'll open it up excuse me to the audience for inquiries and on line and I see none. Then I'll open it up uh to those in favour and those in opposition in the audience and on line. And I see none. Any uh questions from uh Council at all? I did forget the applicant uh Mr. Singh, would be in the audience or on line? And I don't see uh that or any person **with regards to that**. Then **at this point here**, if there's no questions uh **there** and I see none from Council, I'm prepared to close the uh the Public Hearing and no further discussions will be allowed to this. Uh Dan. **Dan Doucet** – We have resolution of Council *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Jagmeet Singh on behalf of 10139961 Manitoba Limited, uh owner of the ...owner of the property legally described as Lots 25 or 24 and 25 of Block 2 Plan 43398 within the southeast ¼ of 16-11-4 located at 68 and 72 Don Valley Parkway for a Conditional Use under the Springfield Zoning By-law 08-01 to permit an automotive and recreational vehicle sales being passenger vehicle business and Whereas Council is satisfied that the requirements of Part 7 Conditional Use ..Uses have been met, Be it Resolved that Conditional Use Order 24-03 be granted subject to the 3 conditions read out by the Planning Assistant.* Thank you. **Mayor Therrien** – Thank you very much uh then with that read, if we can get a show of hands of those in support uh of Conditional Use 24-03 under JMD Trucking, a show of hands in support. That'll be unanimous.

6.7 Conditional Use 24-04 – 38 Don Valley Parkway – Auto Sales & Repairs – Sparks Auto Service Ltd. – Mayor Therrien – Then we'll go to 6. uh 7 uh Conditional Use 24-04 uh Don Valley Parkway uh Sparks Auto Service Ltd., a mover and a seconder, please. Uh Melinda and uh Glen (Warren/Fuhl). **Christine Discher** – Conditional Use 24-04 To permit an automotive equipment and repair shop and an automotive recreational vehicle sales business on the land as per Section 69.3 4 & 5 within the MG Industrial General Zoning District. Sparks Auto Service Limited has applied to have an automotive vehicle sales and repair business including an MPI Vehicle Safety Station within Unit 2. Sparks Auto Service Ltd. is currently in operation at 225 Princess Street in Winnipeg and would like to relocate within the Springfield Industrial Park. Their business plan consists of a Manitoba Vehicle Safety Station, the repair of vehicles, and the selling of used passenger vehicles. Their anticipated vehicle sales of approximately 10 to 15 used passenger vehicles per month. There are 4 parking stalls designated to this Unit on the south side of the Unit to the rear along with additional flex parking on the West side (side yard) of the building for customers and employees. If Council were to consider this Conditional Use, I offer the following conditions: 1) That our Municipal Building Inspector and Fire Chief conduct a building and fire inspection for the existing industrial building to ensure that all life safety, building, and fire code requirements are met and that any required code upgrades and/or infractions be corrected prior to the operation of the business and the issuance of any correspondence for MPI. 2) That a Development Permit be obtained for installing signage on the existing building. 3) This order shall expire and become null and void on the date the business ceases to be in operation. 4) This order shall not be transferable to any other owner and/or lessee. 5. That a maximum of 10 vehicles for sale be permitted on the site. Thank you, Mayor Therrien. **Mayor Therrien** – Thank you uh Christina **there**. I'll open it up uh to the applicant, uh would the applicant be around uh under Sparks Auto Service Ltd.? Sir. Is there anything else you want to add uh that uh Christina here had said? Good job. Alright. Uh then what we'll do uh Sir, we're going to open it up uh for inquiries uh on line and in the audience. I see neither. Uh then I'll open it up for uh oh, did I get a mover and a seconder on that? Uh Melinda and Glen? **Dan Doucet** – Was it Melinda and Glen? Sorry, I didn't catch it. **Mayor Therrien** – Then we'll open it up uh for those in favour and those in opposition on line and in the audience and I see none...neither. Uh given that, I'm prepared to close the Public Hearing and no further discussions will be allowed. Uh is there any questions from uh Council at all? I see none. We will read... **Dan Doucet** – *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Sparks Auto Service Ltd. on behalf of Rockport Investment ... Rockport Investment Group Inc., owners of the property legally described as Lot 16 Block 2 Plan 43398 within the southeast ¼ of 16-11-4 located within Unit 2 of 38 Don Valley Parkway for a conditional use under the Springfield Zoning By-law 08-01 to permit an automotive and equipment repair shop and an automotive and recreational vehicle sales business, and Whereas Council is satisfied that the requirements of Part 7 Conditional Uses have been met, Be It Resolved that Conditional Use Order 24-04 be granted subject to the 5 conditions read out by the Planning Assistant.* Thank you, Mayor Therrien. **Mayor Therrien** – Thank you very much. And given that resolution, if I could get a show of hands of those in support. That'll be unanimous and is carried.

6.8 Conditional Use 24-05 – PR 302 – Processing Use – SkyBlue Water Inc. – Mayor Therrien – Then we will go to Item 6.8 and that's Conditional Use 24-05 uh Andy? Ya, you know, that's a good idea. Why don't we have a 2 minute uh break and then we'll uh come back in here. We might even go as far as 3 (laughing). Well thank you very much uh we're back in session uh here uh and we're going to go to uh Item 6.8 and that's Conditional Use 24-05 uh PR 32 Processing Unit uh under SkyBlue Water Inc. uh **there**. Can I get a mover and a seconder **with regards to that** please. That's Melinda and Patrick (Warren/Therrien). **Christine Discher** – Uh Conditional Use 24-05 uh Mr. Groumoutis of Sky Blue Water has come before Council at the October 26, 2023 meeting requesting Council's approval to permit a Processing Use, being a water extraction and filling station business on the subject site, which was denied. However Mr. Groumoutis felt Council denied the application due to a lack of information. Mr. Groumoutis has reapplied for a new Conditional Use and is now back before Council with the same proposal but has provided additional information for Council's consideration. The additional information is within Council's information packages. Sky Blue Water Inc. is a water bottling facility situated in the St. Boniface Industrial Park in Winnipeg and has been in operation since 1994. The company bottles natural spring water that provides bottled water to large grocers and distributors throughout Canada. Their primary source of water is located in Piney, Manitoba. During our preliminary meeting, we were advised that this site was selected as a secondary water source. As stated within their letter of intent, the business will operate on approximately 10 acres of land located at the west end of the 200 acres property along PR 302 42E. The water will be extracted from 2 wells that are sufficiently spaced apart to have minimal impact on the water source, then loaded into tankers and shipped to the bottling facility in Winnipeg. The filling station will be a 2,000 sq. ft. building and will be contained within a fenced compound with camera surveillance. The water pumps will be placed within a 2,000 sq. ft. building (filling station), therefore the noise will be minimal and will only run when the tankers are being filled. Each tanker contains approximately 40,000 liters and takes approximately one hour to fill. The anticipated number of tankers a day would be 4, running in 8-hour shifts between the hours of 6 a.m. to 10 p.m. Friesen Drillers has conducted a complete water analysis on the site together with a 24-hour pump test and determined that

there is sufficient water to meet the requirements of 190 usgpm uh US gallons per minute without impacting the water supply. The pump test indicated that the water level recovered within 10 minutes. Groundwater is a regulated Provincial resource that falls under the jurisdiction of Manitoba Environment and Climate. Sky Blue Water Inc. must obtain a Water Rights License from Manitoba Environment and Climate. Class 2, Class 2 & Class 3 Developments, Manitoba Environment Act. In Manitoba most major projects and development undertakings require an environmental license. Typically, these projects also require various other licenses or permits or authorizations under other Provincial and Federal legislation. The level of scrutiny for development projects that must undergo environmental assessment depends on the classification or "class" of the development. The Classes of Development Regulation 164/88 defines various development projects as Class 1, Class 2 or Class 3 Developments and all developments described in the regulation require an environmental license (see below section relating to Water Development and Control). So number 9. WATER DEVELOPMENT AND CONTROL Inter basin water transfers with diversion rates of not less than 0.5 meters uh cubic meters per second and not greater than 10 cubic meters per second.; Flood control projects protecting areas not less than 1 square kilometres and not greater than 100 square kilometers; Water supply impoundments of not less than 50 dam (cubic meters) and not greater than 50,000 dam (cubic meters); Land drainage projects draining areas not less that 50 sq. kilometers and not greater that 500 sq. kilometers; Irrigation projects withdrawing not less than 200 cubic meters per second but not greater than 10,000 cubic meters per year; Works resulting in modification to lake or river levels and affecting a water surface area of not less than 2 sq. kilometers but not greater than 200 sq. kilometers; Alterations to stream channels which affect fish mobility and fish habitat. Withdrawal of water from any body of water of not less than 200 cubic meters but not greater than 10,000 cubic meters per year, including non-consumptive closed systems where water is returned to its source and the flow rate is 25 liters/second and over but does not exceed 250 liters/second but not including non-consumptive closed systems where the flow rate is less than 25 liters per second. Aquifer recharge with a closed system where water is returned to the aquifer from which it is taken with no change in quality other than temperature and a flow rate not less than 25 liters/second but not greater than 250 liters/second. If Council were to consider this Conditional Use, I offer the following 5 conditions: 1) The applicant shall obtain the required permits and approvals from Manitoba Environment and Climate and provide a copy to the Municipality. 2) The applicant shall obtain the required permits and approvals from Manitoba Transportation & Infrastructure and shall provide a copy to the Municipality. 3) The applicant is responsible for complying with and/or carrying out development in accordance with any other Federal, Provincial or Municipal legislation and regulations affecting all buildings and land use. 4) That a Drainage Plan be prepared and sealed by a professional engineer and approved by the Public Works Engineering Dept. as per the municipal drainage policy and Manitoba Conservation and Water Stewardship Department and any drainage improvements shall be constructed prior to the issuance of any building permits for the property. And 5) That all onsite lighting be low-glare in nature, located and arranged so that no direct rays of light are directed at any adjoining properties. Thank you, Mayor. **Mayor Therrien** – Thank you uh Christina. Uh then **at this point here** uh would the applicant uh be in the audience or on line? Sir, is there anything else that you wanted to speak to uh or presentation with regards to this? (yes) Just state your name for the record uh Sir. **George Groumoutis** – My name is George Groumoutis. I'm the CEO of Sky Blue Water and I reside nearby in East St. Paul. I just want to let you know today that as part of our application I have a couple of our leadership group. I have Mike Parks, our General Manager, who's from Steinbach, I have Myles Rath who's our Facilities and Maintenance Manager and he is from Oakbank **NOTE: I googled the name and location and came up with a Mike Rath that seems to be a producer of videos.** and we also have Friesen Drillers here who will be here to answer any questions should they arise. **Mayor Therrien** – Is...do you want any of them to make a presentation now or **George Groumoutis** – I will make a presentation. If there are any questions, then they will be prepared to answer the questions. (ok) Thank you very much for having me this evening. So again Sky Blue Water, Christina did an excellent job of explaining what we're all about but so I'll just provide a brief overview. We are a cold packer, private label cold packer for bottled spring water. We cold pack for pretty well most of the major accounts in our trading area. Uh other than Walmart, we do cold pack for everybody else. Um water is a heavy commodity, it doesn't travel very well so our trading area is really in maybe a 600 mile radius. **NOTE: Water travels very well in its natural state. It is when it is bottled, perhaps, that it doesn't travel well.** So our market size is very limited. It's not like the, you know, the, you knowintended for 30 million people cause it won't be possible. So right now what we do, we tanker our water in from our current source in Middleboro. Our current source in Middleboro is part of the Sandilands Aquifer system. Similar to this site that we're looking at, it is also on the Sandilands Aquifer system. What we're looking for is to have what is a secondary good supply in order as part of our business continuity. Part of our business is to make sure we have backup plans for everything we do whether it be for one material that we bring in or whether for our water supply. Right now we don't have a secondary source for water so this is what we're trying to do. So this secondary source of we're going...we're looking to have is not going to be an addition to the water that we're going to be looking to pull, it'll be like one or the other. The market size will decide the amount of water that we'll be pulling out, not how much our license is. Uh so it...we had an additional presentation we want to make. Is it possible that we could put it up on the screen.... **Dan Doucet** – Yes, Christina or Jo-Anne has the Uh presentation or the PowerPoint presentation she'll bring up on the screen. **George Groumoutis** – Thank you. So we...what we want to do is show you exactly what we're doing at our current site and this will be more or less what we're looking to do at this particular site. What you see is a supply well uh that is sealed uh to protect anyone from tampering with it and then we'll build a load out station or a filling station as is noted on the drawing. It'll be about 2,000 sq. ft. as noted, it'll be fenced, it'll have surveillance, and it'll have light. **NOTE: The surveillance is in all likelihood cameras that are being monitored from Winnipeg. It is unlikely they will have security personnel on site 24/7. So the first thing I think is that if someone were trespassing, their personnel would alert the R.C.M.P. first and foremost to attend to the trespass. That adds a burden to the policing service in the RM which is understaffed as reported by the Staff Sgt. In his last appearance at Council. The location is not zoned Commercial/Industrial, it is most likely Rural Residential or Agricultural.** And of course there will be uh site work you know to ensure there's proper drainage plan on this particular site. **Mayor Therrien** – Excuse me, Sir um this picture here, the filling station, is that 2,000 sq. ft.? **George Groumoutis** – Uh that one is about maybe a thousand maybe not even ... not ... it's quite small. **Mayor Therrien** – Ok. **George Groumoutis** – And what we've realized is it's very cramped in there for the staff to work soya, we have to store our hoses and everything so we need, we want to make sure that we have a more functional size like... so I wanted to just point out some things in this drawing. One ... uh groundwater is managed by the Manitoba Environment & Climate Change according to the Water Rights Act. Uh water supplies which exceed 200 cubic decameters a year are also subject to Environment Act licensing. In our situation, our draw is quite small, it's only about 50 cubic decameters and what it requires is a Water Rights License and that's what we're going to apply for. Uh we provided for you a copy of our current well logs and we've also provided you a copy of our current license... could you kindly move to the next slide. On the next slide, what we've done, we've uh plotted it out to show you how our draw rates have occurred over the last uh almost 18 years. Uh we had uh in 2013 it went down quite a bit because we had our previous facility burned down so we were out of business for almost a year and then we started building our business back, getting our customers back. So as I

mentioned here, aside from Walmart, we have most of the major accounts and we're currently drawing about 50 ... 50 or 60 cubic decameters per year. If it grows, it ain't going to grow by much cause that's the market size ok. Um excuse me, during this period that we have operated, we've never exceeded our limit uh of our license. Uh what our draw rate really draw about a third of what our license allows us to draw so we're not even drawing close to that and as I mentioned, uh the Springfield site is going to be a secondary source, it's not an additional source that will provide additional water, ok. Uh we provide a frame of reference here, a cubic decameter is approximately a million so 50 cubic decameters is 50 million liters. We want to just give you.... there's a, a comparison of the amount of draw that we take compared to other industries or other users of groundwater here in our area. So to give you an idea, a hog barn and by the way, all this information is from Provincial uh information, Provincial Government. A hog barn draws 40 to 80 cubic decameters a year, a golf course draws anywhere from 120 to 200 plus decameters per year, agriculture irrigation can draw anywhere from a hundred and eight to three hundred and thirty cubic decameters per year, uh Municipal Oakbank and Dugald they draw about 797 cubic decameters per year, and industrial users can draw up to 4,000 cubic decameters per year or more. We'll move to the next slide. We are roughly.... I know everybody says the same but we are very conscientious of everything we do is sustainable and in terms of the well, we monitor this well 24/7 in Middleboro and this is the same thing we would do here. We put transducers in and monitor the levels of the water, to indicates if it's recharging properly or any issues are arising. So you can see this uh you know, our on site transducer records and we also utilize a third party consultants, uh a Hydrogeologist to monitor the results and to provide consultant advice to us on how to manage this resource. Ok. Move to the next slide. So the current site that we're looking at is the Mesa site owned by Peter Mesa and the characteristics of the site is remote and we like remote. Uh we don't....as you note we have, we're looking to purchase 200 acres of land, we're looking to use up to 10 acres, more likely it'll be maybe 3, 4 acres. The rest of the land we don't want to touch it at all. We don't like development around us. We want the water to be pristine and pure as it is right now. Right. Uh we also like this site because it's similar geology to what we currently have. It's sand and gravel, it is part of the Sandilands Aquifer system. Um we have, we've noted that there are 25 wells located within a mile radius. We noted that most of these are used for domestic and/or livestock. Uh there's strong well capacities, on average 30 US gallons per minute and there are high water levels, in other words, water can be found at anywhere 3 to 8 ft. below grade. As it was noted earlier, we did a 24-hour pump test on this well and we ran it at 95 US gallons per minute and we found that after it stopped it immediately recharged back to static level so it's very strong and there's a lot, there's a lot of water. And what we're looking to do is not going to, as some people are concerned, drain the aquifer. We're just such a small user like in comparison to everybody involved so that's our presentation, if you have any questions, I'd be happy to answer them or if I can't answer them, I will have you know Friesen Drillers answer them. **Mayor Therrien** – Ok, thank you very much uh Sir. **Councillor Warren** – I have... **Mayor Therrien** – You had a question, sorry Melinda. **Councillor Warren** – I have, I do. Um well back on that presentation that just disappeared, that's ok, so your well report has your well depth at 75 feet, right. Um so at what depth is your pump in that 75 ft.? Like it's going to recharge, it's going to fill back up again in 5, 10 minutes. **George Groumoutis** – Ya, if I read it correctly the test that we did, we went down 50.7 ft. and the static was 20, 20 ft. so the difference was 35. Anybody else. **Mayor Therrien** – That's good. **Councillor Warren** – Pardon me, ya, sorry. That's the most.... **Mayor Therrien** – You were writing there. (laughing) **Councillor Warren** – I mean, I've also done a little bit of research on my own just based on uh 40,000 uh liters of water in that one tanker and uh um I've tried to do a...for my own self, tried to do like a...like you did here with the hog barn, I've tried to do the livestock comparison and so I know livestock, cattle mainly, um about 1300 head drink about 40 to 45,000 liters of water a day. That's ... in my, in my comparison...what's that... no, it's, it's a statement of what I've looked at so far. Oh. **NOTE: Again, there are conversations going on in the background but non-decipherable as not close enough to the microphone.** **Mayor Therrien** – Ok. Then you can, you can expand upon that uh later on. **NOTE: What is going to happen if and when, and it is likely going to happen, Sio Silica starts sucking up water from 200 ft. down in the aquifer, bringing slurry to the surface and thus roiling the waters and admixing the levels, and then extracting silica sand, and sending the excess water back down the pipe back into the aquifer, exponentially increasing the risk of contamination? And what of the other 8 or so municipalities and urban centres that also rely on the Sandilands Aquifer for their potable water? And they have no part in this decision making.** Um are you finished then? Ok. Then we're going to open it up to uh (Andy has his...) oh Andy? **Andy Kuczynski** – Yes, I would like to know, when did you drill that uh well? **George Groumoutis** – This one here? (yes) Uh it would have been probably.... **Mayor Therrien** – Sir, could you just come up to the mike uh so for people on line. **George Groumoutis** – So I think 2022 might have been or 21 ... **Andy Kuczynski** – And what ...did you come to the Municipality before you drilled that well to ask for our permission for you to drill even that well. I know maybe you have to go through the Province but uh **NOTE: But you have to getting building permits from the Municipality so it would be a courtesy to check with the Planning Department before proceeding with drilling the well.** wouldn't you come first to the Municipality to see if you were even going to be allowed to, to draw the water? **George Groumoutis** – Uh I can leave it to Friesens Drillers to answer your question but I don't believe ... it would be a request probably from the Provincial Government. Uh we didn't do it. We contracted Friesen Drillers. **Andy Kuczynski** – So how did that happen, so the owner of the property hired Friesen Drillers to drill that well and then when was it tested and how many tankers were taken from there? Did you test the water to take it to the plant. **George Groumoutis** – No, no water was taken out at all. All that was done was take a few bottles and we sent them off to do the analysis, a complete water analysis, both organic and inorganic matter, chemical, all that. It was a complete waste analysis. It takes, it takes about a month to do all the tests. But there was no water taken out to use. **Mayor Therrien** – Dan? **Dan Doucet** – I'd just like the gallery and Council to be mindful, this is an application for the processing use, basically the surface rights, for the business on top. **NOTE: The definition of "processing" is performing a series of mechanical or chemical operations on (something) in order to change or preserve it. Thus far, I heard no mention of any "processing" being done. All that was talked about was the extraction of raw water which was to be loaded into tankers and shipped to Winnipeg for bottling. Processing goes beyond mere extraction of a natural resource. And all that was mentioned as a use for the building was to hold the hoses etc.** Council, myself, anybody in the gallery does not own the water rights, that's regulated by the Provincial Government. I just wanted to let Council know. Thank you. **Mayor Therrien** – Uh Mark? **Councillor Miller** – Uh yes, question. Water Rights License? You've got one in place or you're looking to apply for a new one for going forward? **George Groumoutis** – Yes, we do have an existing license for our site in Middleboro and if we're successful in getting the Conditional Use permit, then we will conclude the transaction with Mr. Mesa and then we will follow the steps to apply in order to obtain a license and whatever the Province decides, then that's what they decide. **Councillor Miller** – The second question is what's the difference between when you applied back in October 26th uh 23 versus now? Uh you said there's supplemental information. What specifically is that? **George Groumoutis** – Ya, that's right. You know, Slide No. 1 showing exactly the scope of the work that we're looking to do, supporting the well, with the well logs of what we've actually done, ok. Slide No. 2 showing exactly the amount of water that we're pulling out because there was some concerns from you know citizens in the area that you know the amounts that we're getting pulled out. We've quantified that for you and charted a graph and we've also tried to create a

comparison because sometimes it's very easy to say ok 50,000 liters could seem like a lot to someone, seem not like a lot to someone else. Some provided comparables so people can maybe understand it a little better and thirdly, uh we talked about sustainability so we showed you that we have transducers in our existing facility and we monitor the water levels uh throughout the year. We also identified that we test the water ... we do a complete water analysis of our source water once a year and we test our source water once a week. So we're very in depth in what we do. We're very mindful of matters of the resource. We, we are part of the communities that we serve, we're not looking to you know make a huge investment and not have a resource available us and to our neighbours. **Councillor Miller** – You touched on sustainability and as you can see, I have a UN water bottle, uh internationally single use plastics like those water bottles that uh are around here um will be phased out. Those.... **George Groumoutis** – interrupting Uh good question. I'm glad you brought that up so we talk about sustainability as part of our ethos. This bottle that you see is made from 100% recycled plastic. We were one of the first companies to do that in early 2010. We've been doing it for over a decade. And contrary to what a lot of information that comes on the media, may hear that plastic recycling is 90%... broadly it may very well be but for beverage containers which whether it's got bottled water or for pop, in Manitoba for PEP it's about 78 to 80% in the last few years and the source of that you can find that, you can go to the CEC Website, Recycle Everywhere and can pull the annual report which is audited... All the provinces, if you look in Western Canada where they have bottling system, the recycling rate for this bottle and other beverage containers is going to be 80. BC is a little bit lower, about 78% so it's not really a single use. This is one of the most valuable commodities in the recycling system. The PEP **NOTE: A PEP registered under the PEP ecopassport programme is a Type III environmental declaration as per standard ISO 14025. It creates an environmental passport for a product, and it has a 5-year validity period.** bottle and aluminum of course are what helps to sustain curbside recycling programs. Where I think we have an issue or good question to ask about plastic are some of these other containers and not necessarily only beverage, we're still working at it. We're working towards a goal of 90% recycling and we've been at it as an industry for quite a while. **Councillor Miller** – It is internationally known it will be phased out but BPA...do you use BPA in your plastic ... **NOTE: BPA stands for bisphenol A, an industrial chemical that has been used to make certain plastics and resins since the 1950s. BPA is found in polycarbonate plastics and epoxy resins. Polycarbonate plastics are often used in containers that store food.** **George Groumoutis** – There's no BPA ...only BPA is used in polycarbonate bottles that you see and not necessarily in all of them. Some they use a different compound but the issue is more on those bottles the 18.9 liter but not in PEP, there's no BPA here, there's no BPA in our plastic. **Mayor Therrien** – Thank you. If there's no other questions from Council, we could actually ask questions later on but I'm going to open it up uh for the audience uh for inquiries, on line as well. For inquiry, ok. **Janet Nysten, Oakbank** – Janet Nysten, Oakbank. I have uh two questions. Uh one I guess was why the additional information wasn't provided to the public. I mean, this would have been helpful for us to have had. We just got to see pretty much what was in the October application and a letter or two at the end. **Dan Doucet** – If I may answer that, um we just received the presentation uh this evening, this afternoon uh but the other information was, was proprietary information based on the quantities that the applicant had submitted. It was provided to Council. **Janet Nysten** – Um ok I didn't hear the applicant say that he had submitted proprietary information to Council. He said that um... **Dan Doucet** – He may ...I guess through the Chair....**Janet Nysten** – You can ask him after. The second question is, there was a letter um from the applicant attached to the public information and the...some of the information ...in it is inconsistent with the application. For example, you said 4 trucks a day and in his letter he's saying 8 to 10 trucks a day. **NOTE: PR 302 is not constructed to withstand a lot of heavy truck traffic but thanks to one particular gravel operator, it might get a lot of heavy loads on it. More heavily loaded trucks will further compromise the condition of the road. And to add to that, his understated numbers are way off as to the number of liters in those trucks but also the draw down on the aquifer.** I think there were a couple of other ones, I don't have them in front of me. So I wonder, what is the actual application, has it been changed as per the letter or what are we doing? **Mayor Therrien** – Ok I think I'll ask Dan first and then we'll open it up to Mr. Groumoutis. **Dan Doucet** – So the processing use is the same application, they're extracting water at that site **NOTE: Processing is defined as altering something, not simply extracting it.** and um I'd have to review, I believe it was possibly a maximum of 8 to 10 loads if Mr. Groumoutis would like to speak on that behalf. **Mayor Therrien** – Sure, Mr. Groumoutis. **George Groumoutis** – So it depends on the number of hours that we operate. We can operate...some days we'll operate zero because it's a holiday or we have scheduled maintenance and we shut down. If we're running one shift, we use 4 a day, if we're running a double shift we can go up to 8 loads a day. **Janet Nysten** – I just wanted clarification on that. And I almost had more question um I'm sorry, if I could come...I have one more but I've just forgotten it. If I can come back or I'll bring it up with my objection.... **Mayor Therrien** – Sure, ok. Then what we'll do, we'll go proceed and then if uh you can ask that question, Mrs. Nysten at that time. Uh then what we'll do is uh any other inquiries... **Tangi Bell, Anola** - And I also have concerns...oh sorry ... **Tangi Bell, Oakbank** uh I'm sorry, Anola. And I also have the same concerns regarding the proprietary information that you now say Sio Silica said that their information was proprietary, however the consultant of the CEC ruled the information not proprietary. Can you explain why this has been proprietary, that slide that we just saw. **George Groumoutis** – If our competitors find out our usage, our usage of water, they know exactly how to calculate the sales. So that's...**Tangi Bell** – So that is, you do have your licenses out there, is it not um... **George Groumoutis** – Our licenses, our licenses ... **Tangi Bell** – So they can go and find it on the Internet. **George Groumoutis** – So the license is an authorized amount, it doesn't show the exact amount. If someone wants to go and find it, they could. Um certainly, can do. I asked to present it in having a public forum but the competitors...**NOTE: His voice drops and I can't hear clearly what he says.** They could still go get it. **Tangi Bell** – It's just very...the optics that you work that way. Uh what are the dimensions of the water ...that you're doing.... **George Groumoutis** – 5 inch pipe ...standard 5 inches, standard 5 inch pipe. **Tangi Bell** – And that massive culvert system that we saw around it, that's for protection. **George Groumoutis** – Sure. Yes uh we put that in there so nobody can go in and tamper with it. If they're going to tamper with it, they'd really need heavy equipment to do that and with all the security that we have around there.... **Tangi Bell** – What are the other wells that are completed in this zone, like the 75 foot depth, I'd like to know the other wells in the area that would be impacted. **Mayor Therrien** – I don't...I don't know if Mr. Groumoutis would know that uh uh that's something we can get to you I guess. **Dan Doucet** – Mr. Bell might be able to answer that. **Tangi Bell** – Ok. I think for a lot of people around the area, if they are in the same zone at that depth, they would be impacted negatively from this ...draw. Um why Is this the only Provincial Department Report that was filed with this application and it's the one from MIT? Was there not any others? **Mayor Therrien** – Uh Dan. Or Mr. uh ... who would be the proper one to answer that? **Tangi Bell** – No, that would be Dan. **Dan Doucet** – See... **Tangi Bell** – That would be Dan. This would be something that you would ask.... **Dan Doucet** – It's the only Provincial report is from Department of Highways. Again, land use, we're looking what's on the land where, where...excuse me.... **Tangi Bell** – You just led into my next... **Dan Doucet** – We're not.... **Tangi Bell** – I know we're just trying to get this through. **Dan Doucet** – We're not going ... **Mayor Therrien** – Just, just let him answer, Tangi then we'll.... **NOTE: Finally! Mayor Therrien is not very good at controlling the meeting when people are allowed to continually interrupt one another.** **Dan Doucet** – We don't have the authorization or the jurisdiction as a Council to regulate water. **Tangi Bell** – I understand that. (ok) My question is Dan, is the

processing use (yes) that has been applied for this application (yes) which is most definitely a water, a natural resource extraction. **Dan Doucet** – Correct. **Tangi Bell** – Now what I am asking is, did not Provincial Planning send out a report regarding that and changing what is a natural resource development project and created into a processing use in the zone? Is there nothing on the record from some other authenticating that they're fine with that? **Dan Doucet** – I don't understand your question. Are you defining what the land use is? **Tangi Bell** – I am questioning.... **Dan Doucet** – Or the land use class? **Tangi Bell** – how a natural resource extraction development has been put under the zone of a processing use (ok) and I'm wondering if there are any reports from the Province from Planning that would explain how processing use was used to um describe this natural resource development? **Dan Doucet** – There was no report from the Provincial Planning Office but there was discussions with them on which land use class would be best suited. And we had the discussion with Larissa Sveinson and she had indicated that the best land use is that of a natural resource development. It would...should fall under a processing use, based, based on the definition of the Zoning By-law. So that's why, so that's why we went with **Tangi Bell** – Ok, so to recap, and to clarify, there's absolutely no written documentation. It was just simply a telephone conversation between.....**Dan Doucet** – Myself and the Provincial Planner, correct. **Tangi Bell** – Thank you. **Mayor Therrien** – Thank you uh Mrs. Bell. Uh Darryl? **Darryl Speer** – **In the background and unable to be fully transcribed** ... the copy ...is it that...is it, can we have a copy. **Mayor Therrien** –Just, I'm not even sure who...who are you talking to? **Darryl Speer** – I could talk to yourself ... **Mayor Therrien** – No, no, you were talking to somebody, you asked me a question about. **Darryl Speer** – Can we have a copy of the information he's submitted. **Mayor Therrien** – Oh, oh I'm sorry, the uh uh the presentation? **Darryl Speer** – The overhead, ya. **Mayor Therrien** – I, I'm not sure, uh we can discuss that uh later on but if you've got a question we can go from there. **Darryl Speer** – Ok, my name is Darryl Speer, Springfield. I have a couple of questions. One is, is this the same proposal that was considered October the 26th? **Mayor Therrien** – It's ..it's different uh it's somewhat uh the same uh but there's some added information. Uh Mr. Groumoutis, I'm sorry if I'm missing your name thereSir uh had answered that question. **Darryl Speer** – Ok because this is no point to that...ok ... **Mayor Therrien** – **laughing** ... **Darryl Speer** – Ok, I won't say 'bye" George, I'd say George, nice to meet you, George (laughing) Alright, so the additional information that we talked about and it seems to be come out in a couple of different ways here, is this what has been provided tonight? **Mayor Therrien** – Sir, just address the uh uh myself. **Darryl Speer** – Ok but he has the answer. (laughter in the room).**Mayor Therrien** – Just, just address myself but Dan's going to answer that. **Dan Doucet** – The proprietary information was submitted with the application. That was the additional information. This evening uh George and Mr. Bell mentioned that they had a presentation for Council and we just received it prior to the Council meeting so we could uh have it displayed. So the proprietary information was the additional information. I did, did not get the presentation information prior to...so with other pres...other developers, we have presentation material that is submitted prior, prior to uh the actual Council meeting. **Darryl Speer** – So I'm not clear as to what is the proprietary information. Is it what's been put on the overhead?**Dan Doucet** – No. **Darryl Speer** – It's not. **Dan Doucet** – It's quantities ...from George's business that are a number of pages that have been submitted to Council. **Darryl Speer** – Well, then I'm interpreting that the overhead is available to me. **Mayor Therrien** – That's a question we'll ... well, why don't we answer that question uh now. **Dan Doucet** – Is there any proprietary information on the overhead presentation? **George Groumoutis** – Um ...on ... I mean, we, I've given it to, excuse me, I've given it to Council so it's in a controlled environment, we issue it to the general public and it's not controlled. I don't uh, as has been mentioned earlier, can a competitor find that information, yes but they have to go through a process to get it and if they're willing to spend the time, anybody can do it. I just don't want to hand it out on a silver platter. If someone Googles tomorrow, RM of Springfield, then it's voila, I know my competitor's business. **Mayor Therrien** – Ok, George, alright then. That's great so it's not ... it's not available. **Darryl Speer** – Ok, ok I understand that uh this is only a backup water source for Piney. **Mayor Therrien** – That's correct. **Darryl Speer** – That's correct, ok. It indicates that there's Super 8 Quinn tankers that are being used to draw the water. What is their capacity? **George** **Mayor Therrien** – I'll, I'll let you know, Darryl, who's going to answer that. Can you answer that, Dan? **Dan Doucet** – I believe, I believe each tanker...you can correct me...is 40,000 liters? **George Groumoutis** – It's just over 40,000 liters to a truck. We simp...uh both tankers combined is 40,800 liters. **Darryl Speer** – Ok so it's not 2 40,000. (no) Ok, that's what I wanted to get clear again. You don't have to repeat it. Ok. Uh the previous application indicating a maximum draw of 40,000 per truck ...tanker ... Quinn, yes...good uh which is 4 per day which is 160,000 liters. Um the application that I've received uh it indicates that up to ten tanker loads per day can be uh drawn out. That's a 250 uh 250% increase so uh when we're looking at what was the current water usage, um I think it was mentioned tonight, there's no major uh change in water uptake uh judging by the information received, uh we had from 2018 to 2020 approximately a 7% increase, from 2020 to 2022 we had a 10% increase so um when we're looking at 8 to 10 tanker loads, that works out to 400,000 liters which is as I said 2.5 times so there seems to be a bit of a discrepancy between what you say is a modest increase to a dramatic increase so I wonder what the explanation is? **Mayor Therrien** – Uh the business has gotten expanded upon uh from what uh George was saying that the business has, has increased. **Darryl Speer** – George was saying only modestly, he didn't say.... **Mayor Therrien** – **interrupting** Well ... **Darryl Speer** – **carrying on regardless** 250%. Am I wrong? **Mayor Therrien** – George, you may as well just stand up **there**. **George Groumoutis** – Ya, thank you Mr. ... (laughter) **Darryl Speer** – Uh help me out, my friend, we're in trouble here ... **George Groumoutis** – Well just to let you know, in our industry, ...we don't have steady business every day, every week, every month ok. Our busiest time is Spring/summer so in the Spring, summer time, then we will, you know, if demand spikes sometimes, it spikes because there are uh hazards like floods...or it could be forest fires and the Municipal sources get locked out and all the water is available to supply that. We also act as a secondary support for our customers in the area so if our competitor runs into a problem, then they will lean on us to help them service that area. When that happens, what we have to do is increase our hours of operation in order to meet the demand. So that's why you will see, either we run 4 loads a day ...or 8 loads. Hand loads is very rare but it can happen. Sometimes it can happen if we're...let's say, we're behind, I mean, we catch up ... I don't want to get too complicated but it's not, it's not a simple linear calculation. It depends on the demand and we're a cyclical business. Generallyit'll range on average 4 to 8 if we're providing institutions. **Darryl Speer** – It seems to me you would anticipate a sudden demand as in fire or flood or whatever.... **George Groumoutis** – Like last year for example the forest fires in northeast Ontario, we got a call from the Ontario Ministry asking for help for providing them with water so that's an additional demand that we had to adjust uh to meet their needs. Uh there was an increase in demand in uh Alberta and B.C. because of forest fires there, our competitor was trying to keep up but he was falling behind in his orders so we support. So those things can happen...there's heat waves...if it's a cool summer or a wet summer then it's very predictable, it's not going to be as busy as some of 30 – 35 degrees ... **Darryl Speer** – If you will remember, at our last October 26th the rationale for the back up support was that Highway 12 was closed. You say you have back up supply sufficient to carry the 2 highwayclosure presumably which is usually temporary. **George Groumoutis** –We will never be using both wells at the same time. It'll be either one or the other. Ok. And the reason for that is if you get a bottle of water or any garbage, it tells you the source. We cannot change the source just because we feel like it. I...in order for us to change the source, we have to change all our packaging. And we have to go through a ... process so

it's either one or the other. **Darryl Speer** –able for a number of different entities, right ... **George Groumoutis** – But it's the same source. **Darryl Speer** – Oh, I see. Ok. Yep. A couple of more things. Ya so the question that uh came to me was that if we're using this as a backup supply, um and we're in this area that's new, how prone is that to trouble whether it's forest fire or flooding, whatever? Do you have an answer for that? **NOTE: Again a bunch of voices all at once.** **Dan Doucet** – Would you like George to answer. **George Groumoutis** – What happens in our current source if there's a forest fire? We have a problem. **Darryl Speer** – That's it. Ok. What about in your proposed site. **George Groumoutis** – Uh if there's a forest fire, we don't have access to it and that's our primary source, we'd have a problem yes but what we do...you know, we have a business continuities plan. We have in our facility the ability to store water, the finished goods, the finished product. When we get to our busy time, we can have anywhere from 300 semi loads hedge supply so we have time. Uh if a forest fire destroys our operation, then I guess we're out of commission until we get it going. (ya) So there's something thereand it's the higher power. **Darryl Speer** – How many loads did you say? **George Groumoutis** – 300 semi loads. **Darryl Speer** – 370 it says here so that's why I had a problem with the previous application because it indicated you were stressed for a source or for stock because of highway closure. This doesn't seem to meet that information. **George Groumoutis** – Either one or the other that we would use. We would never use both sources. We do not, we would not pull water from one source to the other, you're not allowed to do that. It's not allowed and we would just not ... **Darryl Speer** – So like the Piney location and this new location can't be intermixed? **George Groumoutis** – No. They're different. **Darryl Speer** – Ok. So that means it would have a different license. It's a different water standard. **George Groumoutis** – No. It's all in a package ... you're not allowed, you're not allowed under COWCAN to intermingle water from two different sources. **Darryl Speer** – So wouldn't that impact your license as well? Cause ... well, the information we got is that you don't need a new license for the uh the new location because it would be under the umbrella of the old location. **George Groumoutis** – ... would be up to the Province what they would do, whether they would put it under the same license or whether they would issue a separate one. I can't answer that because we're not They may, they may not. **Darryl Speer** – Don't you get all that information in advance? (no) Oh really. **George Groumoutis** – No. We haven't applied. We can't there's no point in applying if we don't have control of the property and there's no point in having control of the property if we don't have conditional use approval from the Council. **Darryl Speer** – Well, the other thing I picked up in your most recent information and from the Planning Department was that there's going to be other users uh on this source and what other users will they be and for what uses and where's the security on this? **George Groumoutis** – There's no other users. It's just going to be us. Ya, it's just going to be us. **Darryl Speer** – It is? No, It says right here in your Report, page 1. Page 2, sorry. *This is important to assure a long term sustainable future for the water source, not only for Sky Blue Water but also for other users that may be accessing the same water source.* **George Groumoutis** – Well, what is says there.... other users the same Act but It probably could be our neighbours, future neighbours or anyone that has access to **Darryl Speer** – ... who are these other users under your authorization. Ok so this is a dedicated site **Mayor Therrien – interrupting** Mr. Speers, is there any...is there more questions cause I've got a feeling you're going to come up as opposition as well. **Darryl Speer** – George, what do you think? (laughter) **George Groumoutis** – You know what, we, we ... I'm very proud to say I live here near the property. I'd be happy to sit down and have lunch with you or dinner or whatever you want cause we know what we're doing is the right thing. We provide necessities to other people, we provide a life style choice for them. We don't do anything that would harm the environment. And we don't do anything that harms people so I'm very proud to be here and I'm not offended at all by all these questions. **Darryl Speer** – Well, I'm glad to hear that. I get the sense that's not the case for everybody here. (laughing) Just, just a thought. Yep. **Mayor Therrien** – Ok, Mr. Speer, are you finished? I think uh uh there's lots of inquiries here and there may be some other people so I want to follow through with this for people in favour and in opposition. **Darryl Speer** – Ok, well, I want to thank my friend, George, here, for broadening with me. **George Groumoutis** – Any time you have questions, sure. **Darryl Speer** – Ok. **Mayor Therrien** – Ok, Darryl. Any other people for inquiries, on line? Then we'll open it up uh for people, uh those in favour, in the audience and on line and I see uh neither. So those in opposition? And so I'll open it up to people on line and in the audience. And who uh is for in opposition? Janet. **Janet Nysten** - ... Janet Nysten, Oakbank. Uh water again is a concern to me. Um I wrote this down before some of the answers might be a bit repetitive but this is a very similar application to one that was denied just 3 months ago and after reading through the information that is publicly available, I noted a few changes although I understand that the Council package held other new information. I'm confused that the Development Officer has referred to this Conditional Use as processing. There does not seem to be any processing mentioned in the application, just extraction and transportation. Also the report from the Province attached to the application refers to the application as a Natural Resource Development. This seems to make more sense to me because water is a natural resource that is being used. A Natural Resource Use requires more reports and permits as I understand in the Zoning By-law and I would ask that Council determine the correct use and act accordingly. Secondly I must object to the practice of the Development Officer's Report not including all information, particularly new information not being provided to the public for what is a Public Hearing. Now we've heard now that it was proprietary and perhaps another course of action would be to have that information available for public viewing at the Planning Office but not for copy. After all, if it is a truly a public hearing or is it truly a public hearing if the Council has information for their decision that is not open and transparent to the public. Thirdly at the earlier hearing, the applicant stated that the site would be backup to the Piney site and that approximately 4 trucks a day would be needed if the roads to the primary site was closed. In this application, the number of trucks is now 8 to 10 and the volumes have been stated as 40,000 gallons per truck. I...he's made further explanation though my numbers are off that when I was writing this today I thought that 10 trucks a day meant 400,000 gallons of water per day, pardon me, 400 liters of water per day and 1,460,000 liters per year so how can this quantity of water be sustained when our aquifer has been identified by engineers as already being beyond sustainability. The reasons that Council should deny this application. Our Development Plan No. 19-08, 3.5 talks about groundwater protection and it's your responsibility to manage and protect groundwater as a water supply so of course Springfield's 10-year vision, strategic role number (d) is protecting sustainable water and the natural resources, protecting our water quality and quantity. Under the Planning Act, which we are here today, reason that you could reject a Conditional Use application would be on the basis that it would be detrimental to the health or general welfare of people living or working in the surrounding area or negatively affect others properties. But the biggest thing that I want to raise today, tonight is the perception that we have. This application comes 3 months after an almost identical application was denied by Council 3 to 2 and if Council changes the outcome, then it paves the way in the future for many other applications or applicants to keep reapplying for their project or their conditional use in the hopes they will either wear you down or one, more than one member of Council is absent, or 2, more importantly that the public will think that something behind the scenes has changed and for example, something may have been offered and this type of perception is already in the mind of a number of government officials on a number of government issues and I want you to think about that clearly. I'm not suggesting that's the case here, I'm just suggesting it is a perception that people are um voicing. The intent of this business is to take our water and bottle it for sale in North America and I had to put this in because it's something I remembered from

years...the old commercial about America drinking Canada Dry. I oppose this Conditional Use application and ask that Council deny it. **Mayor Therrien** – Thank you, M'am. Is there anybody else uh in opposition uh Tangi. **Tangi Bell** – Hi. Tangi Bell again. Um I'll try not to repeat what Jan said but I am in agreement with many of what she had said so forgive me if I repeat....I will try to skip through. Um this application and I quote "is the same proposal and/but has provided additional information for Council's consideration to permit a processing use, and in brackets, water extraction, and filling station within an Agricultural General zone. It is a secondary water source complementing the Middleboro site. There is no information to support that this is a processing use as opposed to the obvious natural resource development. We are told this information was obtained through a series of phone conversations with the Provincial Planning Department in Beausejour, no report from this Department is provided to back this up and to explain the use of the processing use zone. The September 21, 2023 Report from the Department of Transportation and Infrastructure that was not made available for the October 26, 2023 hearing although its citizens did inquire about Provincial reports during that meeting concurred and refers to the meeting application and I quote "to permit a natural resource development". Water extraction, not processing. Water extraction is a Natural Resource Development. This application is misrepresented and I request that Council deny this application based on that. The Planning Report for the secondary application states for 40,000 liters of...40,000 liter tankers per day, however the developers attached letter states and I quote "if this site needs to be used as a backup source, it may require approximately 8 to 10 tankers per day to run an 8 hour shift. Each tanker load contains approximately 40,000 liters of water. Two tankers may load at the same time." So we have ...400,000 liters per day, a massive draw of 80,000 liters of water can occur during certain hours when both tankers load, there will be continual draw of 400,000 liters a day over possibly 30 years so there will be little recovery time available to the aquifer. The Middleboro wells are 30 years so close to the end of life. If Council votes in favour, this site will become the main point of use. Springfield will see full water extraction operations and heavy truck traffic. Traffic has been an issue for over a decade, has not been mitigated and it's detrimental to residents. Many have lost their lives. No information on well interference modelling has been provided for the developer to prove that surrounding wells will not be negatively impacted by this. This CU application may be benign on its own, however it is not. Council should be fully aware of increasing population, increasing need for food production and security and of the other resource extractions, both present and proposed in Springfield and others on the aquifer system. There are concerns of overdevelopment of the aquifer system and salt water intrusion. This would also be of concern to this development. The addition of this significant resource extraction project into the area has not been assessed, cumulative impacts have not been assessed. This application is not insignificant and will likely cause issues with water quality and quantity. This would be detrimental to the health and general welfare of residents. I request that Council deny this conditional use application based on that. I will skip over the Water Rights Act license. They are site specific. I know in the previous one, we were told that a piggybacking can be held and attained on this but because Water Rights Acts are site specific point of views, we have not been provided with legislation that permits this. And the consultant previous did give Selkirk's well field as an example in the last previous meeting, however the distance between Middleboro and Vivian is over 200 kilometers. This distance really stretches the limits of a point of view well field for a Water Rights Act license. Uh in the 2007 Report on the Pembina Valley Water Co-operative Supplemental Groundwater Supply, the Manitoba Clean Environment Commission and I quote "recommended that no further development take place until a Watershed Plan was developed and that a sustainable withdraw limit be defined for southeast Manitoba." This has not been done. Manitoba's November 2022 Water Management Strategy mentions the importance of having defined sustainable draw limits and local aquifer measurement plan. However the Strategy did not contain the defined sustainable draw limits or local aquifer management plan for southeast Manitoba. In 2005 Drs. Kennedy and Woodbury performed a large-scale model to test the aquifer system's sustainability. Input data was normal population growth and usage. In the 20th year model, 2025, just a few months away, water consumption from household use in that model exceeded the sustainable yield of the southeast Manitoba aquifer system, the bedrock aquifer. Please note that the water use from industry and agriculture were not profiled in that model. They weren't used for the input. The Kennedy and Woodbury paper is peer reviewed. Again there are other extracted industries present and proposed but in fact the land use and the water in the area, residents are concerned of the over-development of the aquifer, that system and that water quality and quantity may deteriorate over time if the development is not undertaken in a sustainable fashion. These are cumulative effects that have not been addressed in the application. Requirements for a water rights license includes and I quote "determination of beneficial use". This was brought forward a little bit. Some examples for that in the license application form are crop type, acreage, and number of animals. This natural resource extraction project for bottled water is not beneficial. We know that plastic pollution is overwhelming, recycled or not. We know that bottled water also contains micro-plastics, that was just recently in the news. Scientists are warning of health risks from this plastic source. It is not safe. This is not a safe or an ethical development. It clashes with known science. This is no benefit to society. Given this and in this representation, the contradictory information in this application, the potential for full extraction operations, the increase of truck traffic, the emissions, no data provided for and no sustainable yield, uncertainties, the detriment to health, potential negative impact to properties ... to Council, deny this Conditional Use application. **Mayor Therrien** – Thank you, M'am. Um anybody else uh for opposition on line uh Pat. **Pat Burbank, Sunnyside** – Pat Burbank, Sunnyside. I just want to make a note to you that like people were asking about the uh overhead and if you would make it available to the public. Um it is available now to the public because it's on ZOOM and if you're on ZOOM, you can see those figures. It's not a controlled um source anymore, like if you think it's controlled cause we're in this Chamber but ZOOM, anybody can ZOOM in and it can be recorded, visually as well as audio. That's all I want to say. **Mayor Therrien** – Thank you, M'am. Darryl? **Darryl Speer** – I guess this means I'll get some papers to go home with. I didn't hear you. **Mayor Therrien** – No. **Darryl Speer** – laughing George, help me out here. **Mayor Therrien** – It's Pat. (laughing) **Darryl Speer** – He's my backup. **Mayor Therrien** – Laughing. **Darryl Speer** – I agree with the things that are said by Janet Nylen and Tangi, of course. Groundwater sustainability is a big, big issue and it needs to be preserved as was mentioned. Uh the fact that bottled water has been made a commodity when in point of fact our water source is at our tap, and we drink bottled water. So that's a problem. The fact that bottled water is known to contain these micro elements that are harmful to, not just to ourselves, but to anything that's in the way of where these things are disposed of, uh that's, that's part of it too. I, I think that one of the big issues we have is the commodification of bottled water and studies have shown that, that's the case. People reach for a bottle of water instead of pouring themselves a glass uh out of their own tap or a water fountain. I mean, it's getting to the point where you can't find water fountains around because uh everybody's, you know, providing bottled water at different meetings whether it's needed or not, as a matter of fact we just had a meeting on Tuesday and they're handing out bottled water. There was fountains in the church that we could access, we didn't need to have bottled water. So to me such a superfluous ... such a big word, I haven't mastered it ... uh as far as that goes and I'm ... I welcome your support here and interest. And I think we need to rethink this uh this whole thing. Uh the idea of 370 semi loads of, of bottled water waiting to be dispersed is, is a little bracing to me. And uh so I think my view is that we need to be more environmentally responsible in terms of the water, groundwater impact, the plastic

containers, and not actually accessing water when it's available to us, uh **taking the lazy route** if that'sso I would ask Council to take this into consideration. We did not support this back October 26th and I haven't been convinced that we've done enough on this file to give it further support. Thank you. **Mayor Therrien** – Thank you, Sir. Uh anybody else uh for opposition? Georgina? **Georgina Mustard** – Georgina Mustard, PR 302. Um I'm up here to object. I think we have a lot of things going on that live in our area. We don't know what's going to happen with Sio Silica. Um I, I also think that um I strongly think that agricultural land should stay as that. That's all I have to say. Thank you. **Mayor Therrien** – Thank you very much, M'am. Anybody else in opposition? Josh. Geez, I think I know all the Mustards. (laughing) **Joshua Mustard** – Joshua Mustard, PR 302. Ya I'd strongly object too. It's so offensive. **Mayor Therrien** – Thank you, Josh. Uh I don't see any other hands for opposition. I'm going to uh uh oh sorry, M'am. **Rochelle Kopak** - Rochelle Kopak, PR 302. And I also am objecting. I have no further comment. **Mayor Therrien** – Ok. Thank you very much. Uh anybody else that I am missing uh here? Then uh I'll open it up to uh to uh George uh or somebody in Friesen Drilling that may want to answer some uh of these questions or kind of clarify uh any of them and that's just uh you can do that now or fine not to but this is your opportunity. **George Groumoutis** – Just want to make a quick comment. I've heard the obviously **NOTE: Can't hear him at first.** I respect your concerns but a lot of the concerns are, you know, they're, they're concern about the bottled water industry. **NOTE: Again his voice drops off.** I respect your decision that you not drink bottled water..... but there are many people in society that are dependent on water. They don't have pop municipal water systems, you know, they maybe have a new system but they can't tolerate chlorine. I don't want to sit here and grandstand about the product but it is a necessity to a lot of people. We supply water to remote communities, toobecause they don't have potable water. And at times when they do have, it gets contaminated. We, we are an important part of society uh and if we weren't, our customers would not be buying the product so I respect your concerns ... If we're successful, your neighbours So thank you. **Mayor Therrien** – Thank you, George. Um then uh any questions from uh uh Council? Mark? **Councillor Miller** – I'm not sure that it's a question but it's uh it can be phased into that. You know, we heard a lot of good presentations here tonight uh beyond sustainability, um we heard about our vision, 10 year vision to protect water, of course, uh that's absolutely critical, we heard about the sustainable water strategy for the Province that is absolutely critical for all of us moving forward uh but we have someone on stage here that I want to ask a question. Councillor Warren was affected by the P & H water draw. Uh was there, is there any liability that uh residents that may have turbidity or any other negative consequences to this water draw in the vicinity that the RM would be liable for? Were we with P & H? Did we have to drill any additional wells? Did we have to provide subsidies? Did we.... **Councillor Warren interrupting** – Can I, can I stop there. That was...it wasn't P & H. It, it ... the water issue I had when um years ago was because of the RM drilling their wells (laughing), sorry to say. Um when they....it wasn't my property, it was one of my family members' property. Uh they did the 24 hour test pump and the 24 hour test pump had to be stopped basically. Um so I do understand people's concerns on the water. Um it's not ...uh for George, sorry George, I can't say your last name uh you know, you know, I understand what ...and, and his well is 75 ft. and he's going to draw thousands and thousands of water out of it at a time. Um when the RM did their test pump and Friesen Drillers did the test pump, um they were there and they had monitoring wells and George here has his transducers making sure that, you know, the water levels in those pipes are, are right and Friesen Drillers does the same thing. They have transducers in the RM wells that they can follow the fluctuations of the water dropping and what...and stuff like that and they do, they do water quality and the same with George here, George does water quality. And he even said he does it ...what did he say, once a week, twice ...once a week and then once a year for the big one. Like ya I was...my family was affected. Um when my family was affected, yes the RM stepped up and had to rectify the situation. **NOTE: The RM is us! We, the ratepayers, paid for a new well to be drilled for her family member. Governments only have access to money via their ratepayers, one way or the other.** So, I'm sure George like any business, like my business, for example, I have \$5 million liability. I don't know what George carries but he's also um uh regulated by the Provincial Government cause it's a Water Rights License so and the same thing with the RM. The RM is legislated with the Water Rights License. Right? **NOTE: And we all know how effective and diligent the Provincial Government is at regulation and enforcement....NOT. If so, the Heatherdale wells would not be under threat. That's why the RM moved their primary water sourcing to Poplar Road.** So it, it wasn't P & H, P & H draws water for a toilet and a shower...I've never been in there but I don't want to go in there. (laughing) You know, really but they're my neighbours and uh they have their own uh fire retention pond in the yard there and they keep it at a certain level. Uh my water at home and don't forget, my well is at let's say 120 feet in depth and the RMs wells are at 300 ... I can't remember right now. So and my neighbour's well which that one affected, was at 300 and you know, like there's certain circumstances um so ya, I understand when there's an issue with water, or an issue with the neighbour, I totally get it. Um there is accountability. If George screws up somebody's well next door, his neighbour that he wants to be friends with, he's going to step up, I would hope right? But if Friesen Drillers has done the test and nobody came forward to say...and I would hope that when they did their pump test, that the neighbours, the surrounding neighbours within that so many area would have been notified. So you know that's what I'm saying. Like it...P & H didn't do ...and to me it was the RM and the wells that are right next door so but the RM stepped up and did what they had to do to rectify the situation. **NOTE: At the expense of ratepayers.** **Mayor Therrien** – I'll tell you what, Council, why don't we close the public hearing portion, then we can discuss it uh amongst ourselves. So I don't see any other questions uh in the audience or on line. Uh at this point uh here I'm prepared to uh close the public portion and no further discussion uh will be allowed. Uh so is there other questions or comments **there**, uh Mark? **Councillor Miller** – Ya, just a few. Obviously the natural resources extraction is something different than what's being applied here so I don't know that we have a hundred percent certainty from Beausejour that uh it's not a natural resource extraction versus what's been applied here too. **Dan Doucet** – If you look at the definition of use classes, I have it before me, it meets the development use for extraction. It is extracting water. Uh there is no treatment, there is...there could be some preparation, there's packaging uh on...and there's transportation handling of a raw uh storage of ...storage...handling and storage of raw materials and other materials. That's how it's defined. And that was the best definition of use class for this operation. And I confirmed that with the Province before moving forward. **Councillor Miller** – So there is documentation? **Dan Doucet** – No. It was a verbal conversation. **Councillor Miller** – Ya, well that holds up in court like a hill of beans but I'm not going to challenge you on it, I mean. (ok) Uh next time please get some uh letter or documentation because again, you could make conversations to whoever right and it doesn't hold any substance, you know that. (ok) Well, you tell me a witness tells you a story and you, as a former police officer, you're going to take everything without written testimony? I don't think it happens. **Dan Doucet** – If it does go to court, we'll bring Larissa to court and she could verify that. Thank you. **Councillor Miller** – **How about our Vision, our 10-year Vision? How about protecting water? Deaf ears. NOTE: It would appear that the recorder was turned off for some of this portion as there are long pauses with no dialogue.** The Municipality has a 10-year vision. Water protection, sustainability and a whole host of other things are in that document. So how does this adhere to it if we pass it...to try to justify it. Right. We'll try to... **Mayor Therrien** – Um the 5 minute refreshing uh test uh or it took 5 minutes to refresh the uh the well so I think that's an exceptional uh uh refreshment uh rate what I understand and uh the CEC Hearings **there** uh um which uh I believe it

was Tangi that mentioned uh Kennedy and Woodbury uh review, uh peer review that was noted in the CEC, I think I remember reading that but um I uh just felt that was, it was a good uh um Report uh **there** uh so the point of view definition is uh pointed out uh to us and uh the matter of uh the source being on a small acreage, uh 5 uh or 3 acres uh I believe plus 200 acres uh **there** will make it as George stated as pristine as possible so he's looking towards that uh in conserving the uh the water source um and I believe this is uh a good addition to the to the RM uh it shows uh um confident to what George has stated that it will be done correctly as well as it's been done in Piney. The second source has, has to be there and I'm sure uh if Piney goes down, then there'll be another source, whether it's in our area or not and then we can call it ...we can go upon that one if we have to. Um and I think George had mentioned uh there in regards to bottled water on the reserves, I think I had to uh uh you know I was up north for quite some time and uh I seen lots of water coming up uh on the police plane and uh other planes uh as well. Um the fact that uh the recycled water I thought that was quite uh informative uh **there**, the containers and by George. Uh the license is, it's, it's a Water License and that's dictated by the uh by the Province uh **there**. Uh the fact that it's ... it's uh...it's got such a low uh use uh relatively speaking uh **there** um I think it's the aquifer itself uh should sustain it but that's, that's not an issue for uh Council, it's uh based on the evidence I see, I could say it's a very viable uh uh plan, a very viable business, uh in my estimation and these are my notes and if I can get a second I think that should uh should do it uh **there** unless there's any other questions from Council, then I'll uh get Dan to read the uh the resolution. **Dan Doucet** – Ok. **Mayor Therrien** – Go ahead. Thank you Andy. **NOTE: Fine example of missing dialogue. Obviously there was a long pause and then the Mayor thanks Councillor Kuczynski for something but it is not on the recording.** Any other questions from Council? Mark? **Councillor Miller** – Uh do we have a current uh a Aquifer Sustainability study available? **Dan Doucet** – There's a.... **Councillor Miller** – What's the date and where is it? **Dan Doucet** – I think there's a Risk Assessment study that was done. I'd have...I'd have to look, Councillor Miller. I'm not sure. Jeff Bell is in the audience and he, he has uh **Mayor Therrien** – We...we'll close it to the uh the Hearing now. **Dan Doucet** – Not yet. Want to proceed with the resolution? **Mayor Therrien** – Yes, uh Glen. **Councillor Fuhl** – Ya I just going to add, there was 2 or 3 studies done through my term uh with the studies of the aquifer and the water and I could tell you the reports are on line, I believe, in our, in our uh Web Site. Thank you. **Mayor Therrien** – Go ahead, Dan. **Dan Doucet** – *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Sky Blue Water Inc. on behalf of Peter Mesa, owner of the property legally described as Part ...uh legally described as of the south half of 7-11-8 located on PR 302 42N north of PTH 15 for a Conditional Use under the Springfield Zoning By-law 08-01 to permit a processing use being water extraction business, Whereas Council is satisfied that the requirements of Part 7 Conditional Uses have been met, Be it Resolved that Conditional Use 24-05 be granted subject to the 5 conditions read out by the Planning Assistant.* Thank you, Mayor. **Mayor Therrien** – Can you just read those uh 5... **Dan Doucet** – Sure. 1) *The applicant shall ... I'm sorry ... the applicant shall obtain the required permits and approvals from Manitoba Environment and Climate and provide a copy to the Municipality.* 2) *The applicant shall obtain the required permits and approvals from Manitoba Transportation & Infrastructure and shall provide a copy to the Municipality.* 3) *The applicant is responsible to comply with and/or carrying out the development in accordance with any other Federal, Provincial or Municipal legislation or regulations affecting all buildings and land use.* 3) *That a Drainage Plan be prepared and sealed by a professional engineer approved by the Public Works Department as per the municipal drainage policy and Manitoba Conservation and Water Stewardship regulations and any drainage improvements shall be constructed prior to the issuance of any building permits for the property.* 3) *That all onsite lighting be low-glare in nature, located and arranged so that no direct rays of light are directed at any adjoining properties.* Thank you. **NOTE: Mr. Doucet incorrectly cited three number 3s when reading out the resolution rather than 3, 4 and 5.** **Mayor Therrien** – Thank you very much. With that resolution uh read, can I get a show of hands of those in support of, of Condition of Conditional Use uh 24-05 under uh Sky Blue Water uh a show of hands for support. That'll be Melinda Warren, Glen Fuhl and Patrick Therrien. Those in opposition? That'll be Mark, Mark Miller and Andy Kuczynski. At this stage, given the vote uh it is passed. **Dan Doucet** – Yes, it was moved and seconded right at the beginning.

6.9 Conditional Use 24-06 – 2869 Day Street – Trucking Operation/Utility Equipment Processing & Shipping Facility – Aevitas – Mayor Therrien – Ok, then we will uh we will uh proceed to uh 6.9 uh that's a Conditional Use 24-06 uh 2869 Day Street uh uh trucking operation/Utility equipment processing under Aevitas. Can I get a mover and a seconder uh for that please. Uh Glen and Melinda (Fuhl/Warren). **Christine Discher** – Conditional Use 24-06 to permit the following use classes: a trucking operation and a utility equipment processing & shipping facility on the land as per Section 69.3(11) and 7.0.4 within the MG Industrial Zoning District. Aevitas Inc. are applying to have a utility equipment processing and shipping facility in conjunction with the trucking operation. The trucking operation, Fast Lane, currently consists of 10 highway trucks and 15 trailers with a potential growth of up to 20 tractors and 30 trailers. Fast Lane and Aevitas will use the property and building to service a contract with Manitoba Hydro to recycle electrical equipment. Electrical equipment such as transformers, bushings, regulators, etc. are typically picked up from the Ma...Hydro Utility either on a flatbed, van or containerized bins and disassembled into liquids and metals. Larger equipment will be offloaded using an outdoor 80 ton overhead crane which will be constructed along with a concrete pad behind the current building. Most of the smaller equipment will be offloaded at the loading dock and brought inside the commercial building. The liquids are transferred to 1,100 litre totes, temporarily stored, then transferred off site to a reclamation facility. The reclamation process qualifies for the Manitoba Association for Resources Recovery Corp. (MARCC) for Used Lubrication & Antifreeze Products Stewardship Program. The metals, comprising of copper, aluminum, brass, silicon, metal, and ceramics are placed in containers or pallets for shipment offsite to a reclamation facility. The project volume of electrical equipment is estimated to be 200 tons per month. Based on their website, Aevitas Inc. is a Canadian Industrial, institutional, and commercial hazardous waste service provider who provides comprehensive environmental protection services. Aevitas would like to potentially expand their business operations to include hazardous waste collection facility with a future Conditional Use application. If Council were to approve the Conditional Use, I offer the following conditions: 1. The Owner and/or Applicant shall obtain the required Municipal permits. 2. The Owner and Applicant shall provide a Fire Safety Plan and form part of the Development agreement acceptable to our Municipal Fire Chief. 3. The Owner and/or Applicant shall obtain the required Provincial approvals and provide a copy of the approval to the Municipality. 4. The Owner and Applicant is responsible for complying with and/or carrying out the development in accordance with any other Federal, Provincial or Municipal legislation and regulations affecting all building and land use. 5. This order shall expire and become null and void on the date the business ceases to be in operation. Thank you, Mayor. **Mayor Therrien** – Thank you, uh Christina. Then I will open this up for uh inquiries uh or I'm sorry uh the applicant, would the applicant be present uh. Sir is there anything else you want to add to what Christina had mentioned **there**? Just state your name Sir for the record. **Thomas Maxwell** – My name is Thomas Maxwell uh I'm with Aevitas. **Mayor Therrien** – Can we just wait, like 30 seconds while these guys leave. Ok, sorry about that. **Thomas Maxwell** – Alright. Tom Maxwell. My address is ??, Ontario and um as was mentioned before, we're a federal company, we operate across Canada, and a few years ago we purchased uh Fast Lane Freight that offers transportation services

out of 105 Transport Road. So we've got a small terminal um and collectively the two companies are providing services on a Manitoba Hydro contract where we take um non-regulated electrical equipment um such as transformers, bushings, capacitors, uh switches and then we safely recycle it. So one of the, one of the requests of Manitoba Hydro um when we initiated the contract was to increase our presence within the Province, to hire more people, uh spend more money here as opposed to moving it all to Ontario, western Ontario. So um the request is twofold. One is to transition the operations of the trucking company from Transport Road which is a much smaller parcel of land um over to the Day Street parcel and that'll give them more capabilities to operate with more room. Right now it's, it's very confined um with some safety issues on, on the site just because of how confined it is. And then uh the second uh, the second uh purpose of the application is um to process electrical equipment uh non-regulated, I want to specify that, it's non-regulated electrical equipment on that property and increase our presence in the Province. So today I've also brought Carol Bucknell, uh General Manager of Fast Lane Freight. Uh she's been in the area managing the facility for about 17 years and she operates a good operation with RPM or they're COR Certified and I know they have great..great people with them. So just that's my introduction. **Mayor Therrien** –Ok well thank you very much uh Sir and we'll open it up to uh Inquiries, on line or in the audience. **Darryl?** **Darryl Speer** – Darryl Speer, Springfield. What I wanted to determine is, is there any hazardous waste associated with this operation and what, how is it being dealt with. **Mayor Therrien** – Um I guess Sir if you could come up and do what George and them were doing last time. **Thomas Maxwell** -I'm not George. **NOTE: Again several people are talking at once.** **Mayor Therrien** – Darryl, Darryl that's not Tom, that's Darryl. Darryl, that's Tom. **Thomas Maxwell** – So part, part of our contract with uh Manitoba Hydro does include hazardous waste but it does not uh got to...it's not intended to go to this facility. So right now, uh um the big bad word in electrical equipment is PCBs and uh Manitoba Hydro's got a very strict regime of testing on every single piece of equipment that they deal with and equipment that has the PCBs is rerouted to their PC storage facility, then our trucks come and pick up that material and they take it right to a permanent site in Ontario. So it's not our intention to ever permit this facility for PCBs. **Darryl Speer** – Uh any facility in the locale? **Thomas Maxwell** – No, out of Province. **Darryl Speer** – Ok. That's what I wanted to know cause we had a whole issue with hazardous waste in one of our own facilities so we don't need more. **Thomas Maxwell** –I understand that. **Darryl Speer** –Thanks. **Mayor Therrien** – Thank you, uh Sir. Um then I don't see anybody else for inquiries uh **there**, we'll open it up for uh those in favour on line or in the audience. I see none. Uh those in opposition. I see none in the audience or on line. Uh Dan. **Dan Doucet** – Before you close the Public Hearing, I'd like Council to consider condition #2 since there is no hazardous waste on the facility. I don't think it's warranted to enter into a Development Agreement on this type of industrial site where it's a trucking operation. Um the other conditions will remain. Uh number 1 wasThe owner/applicant shall obtain any required Municipal building permits.... that was for any renovations within the structure. Number 2 I'd like to change where it says The owner and applicant shall provide a fire safety plan, I definitely want to keep that but uh to form part of a Development Agreement, I don't think it I don't think it's warranted on this application. And then the rest of the uh conditions would remain the same. **NOTE: Again faintly someone can be heard talking in the background but what is being said is not clear. The RM should arrange to have the entire Council chamber wired for sound so the comments made away from the mike can be recorded.** **Thomas Maxwell** – No. Absolutely. It's not part of our application. It's not part of our application, no. There will not, there will not. We rely on the Manitoba Hydro's testing protocol and before we move anything off site, they provide us a detailed list by serial number with the PCBs So if anything should happen, they come to our site that is PCB and if we find it, that would be a non-conforming. It's never happened but I'm just...I'm just suggesting. That's why I said it's not our intention to receive it. **NOTE: Do they use the same trucks to haul materials containing PCBs as they do to haul to this facility, that would be my question, because there could be inadvertent shedding of PCBs? More questions in the background.** **Correct. Correct. Dan Doucet** – We could discuss that after this discussion with Council about this condition if you wish. No. **Mayor Therrien** – Now what is it you wanted to uh Item No. 2. **Dan Doucet** – So Condition No. 2 reads "That the owner and applicant shall provide a fire safety plan and form part of a development agreement. I don't find that the development agreement is warranted for this but a fire safety plan, yes. So there ... Condition #2 would read: That the owner and applicant shall provide a fire safety plan acceptable uh to our Municipal Fire Chief. **Mayor Therrien** – Ok, so we're getting rid of which one, 2 or 3? **NOTE: Keep up, Mayor. They are simply rewording condition #2 to remove "development agreement". Doucet has said that twice now.** **Dan Doucet** – Uhhh a portion, just a portion **Mayor Therrien** – interrupting Oh I see, modifying it ... **Dan Doucet** – Modifying it. **Mayor Therrien** – Council good with the with that. There's not going to be any uhhh PCBs uh there. Ok. What, what does it say there? No. 2 now. **Dan Doucet** – No. 2 just says that the owner/applicant shall provide a Fire Safety Plan acceptable to our Municipal Fire Chief. It doesn't talk about uh any hazardous material, dangerous goods or anything like that. Um I just ...ya we can but I'm just cautious, you know, the trucks have gasoline in them. Uh uhhh you know there's some flammable products in there that in...you know they're a transport company. Uh all these goods are regulated by the Provincial Government, Department of Environment or dangerous goods if I'm not correct. **Mayor Therrien** – No PCBs. **NOTE: Did the Mayor drop off to sleep for the last 5 or 10 minutes?** **Dan Doucet** – Well it's to be...Ok. Let me, let me think of the wording before... Council could continue with that discussion. **Mayor Therrien** – Um ya, the PCBs is the big thing uh **there**. It's not ... I, I totally believe uh Tom **there**, just having it in writing we're going, we're going to look at, to look at that uh **there** um but that'll be part of the fire uh inspector as well, he'll be looking for any PCBs or any labels like that. **Dan Doucet** – He will if there's any say if there's gasoline or any types of products that are not a danger... not a hazardous material but rated as a dangerous good, gasoline could be a dange....uh ah dangerous good because it's flammable and say Jerry Cans of gas have to go into a sealed container un non-fire-proof container so there's a difference between uh dangerous goods and hazardous uh materials. **NOTE: Dangerous is defined as: able or likely to cause harm or injury. Hazardous is defined as: Risky, dangerous. In a Transport Canada classification document, it states: The primary class is the class of dangerous goods that poses the highest hazard and takes precedence over any other class posing a lower hazard. The lower hazard class will be identified as a subsidiary class. To me, the terms are interchangeable but Transport Canada used the term Dangerous to define goods. When I google Hazardous Waste, the Transport Canada "dangerous goods" comes up.** **Mayor Therrien** – You have a Workplace Safety guy on your crew all the time? Ok, and he does inventories and reports to the uh Environment uh uhChief as well, she'll, she'll report. Ok. Um. Just give me a second, Dan. Would you be ok with that, uh um it's going to be, the license is going to reflect that there can't be any PCBs on there, like, like the license, Environmental License, so, I'm not sure if we have to put that down there Dan? If, if the Environmental License is going to state that ... **Dan Doucet** – Cause we don't regulate the Provincial Environmental Licenses so we can't put uh something that we don't regulate on there. **Mayor Therrien** –No ok then if we're not ... I'm saying, is they're not, they're going to...the Environmental uh Provincial Environment will be checking.... **Dan Doucet** – They won't... **Mayor Therrien** –for that. I guess we're just trying to make sure that the PCBs, again I trust uh Tom **there**. **Dan Doucet** – Let me just write something out and I'll see if it makes sense **Councillor Kuczynski** – And we have to protect the, you know, the community, the businesses, other businesses ... **Mayor Therrien** – Ya ... **Dan Doucet** – My first kick at it. I want Tom to consider this as well. Any recycled equipment brought to the site shall not contain any hazardous

waste materials. That sound ok? **Thomas Maxwell** – Sure. **Dan Doucet** – I'll add that to number 6. **Mayor Therrien** – Ok. Have we read those ones already, uh Dan? Just give another reading. **Dan Doucet** – I haven't done the reading of the resolution yet. I'll read the whole thing including the 8 conditions. **Mayor Therrien** – Sure. **Dan Doucet** – Uh a Public Hearing has been enclosed ... *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Tom Maxwell of Aevitas Inc. on behalf of Shoreline Investments Ltd., owner of the property legally described as Parcel G, Plan 68522 within the northwest quarter of 16-11-4 located at 2869 Day Street for a Conditional Use under the Springfield Zoning By-law 08-01 to permit a trucking operation and a utility equipment processing and shipping facility on the land, and Whereas Council is satisfied the requirements of Part 7 Conditional Uses have been met, Be it Resolved that Conditional Use 24-06 be granted subject to the following 6 conditions: 1) The owner and/or applicant shall obtain the required Municipal permits. 2) That the owner and/or applicant shall provide a Fire Safety Plan acceptable to our Municipal Fire Chief. 3) The owner and/or applicant shall obtain the required Provincial approvals and a copy of the approvals forwarded to the Municipality. 4) That the owner and/or applicant is responsible for complying with and carrying out the development in accordance with any other Federal, Provincial or Municipal legislation and regulations affecting all buildings and land use. No. 3 oh sorry 5) This order shall expire and become null and void on the date the business ceases to be in operation. 6) That any recycled equipment brought to the site shall not contain any hazardous waste materials.* **Mayor Therrien** – Thank you very much. With that uh resolution read, uh **there**, can I get a show of support for Conditional Use uh 24-06 under Aevitas, a show of hands for support. That's unanimous and is passed. Thank you very much. Sorry it took uh so long but that's, that's how it works.

7. CLOSED MEETING

8. RETURN FROM CLOSED MEETING

9. ADJOURNMENT - **Mayor Therrien** – Then can I just get a uh mover and a seconder for closing of the uh meeting please. Uh Melinda and Glen (Warren/Fuhl). And at uh 10:05 we'll close the meeting. Uh thank you very much.

NOTE: Although the agenda indicated a Closed Meeting, the meeting was adjourned and they did not go into a Closed session.