

**RM of Springfield
Planning Meeting
June 20, 2024 6:00 p.m.**

WITHOUT PREJUDICE (E&OE)

LENGTH OF MEETING 1 hour 10 minutes

NOTE: I checked with members of Councils in nearby municipalities regarding **WARD APPROPRIATIONS** and **NONE** of them receive monies annually that they can spend at their own discretion. I am not sure when this practice was introduced in Springfield but I do know it existed, if I remember correctly, in 2008 when I first started following the meetings of the Springfield Council.

2. CALL TO ORDER - Mayor Therrien – Good evening, uh ladies and gentlemen. We’re going to start the uh uh the Planning Meeting. Uh today’s date uh is June the 20th of 2024 and it’s exactly uh 6 uh p.m. Uh I’d like to introduce uh Council for you uh uh my name is uh Patrick Therrien, I’m the Mayor for the RM of Springfield and to my right and going down the order is uh Deputy Mayor Councillor Ward 1 Glen Fuhl uh Councillor Ward 2 is Andy Kuczynski, Councillor Ward (coughing) Ward 3 is uh Mark Miller... that’s a Melinda uh thing there and I’m going to get sick as you and Councillor Ward 4 uh is Melinda Warren uh **there** so we are ready to uh being the process uh. Uh the first thing uh up would be the Adoption of the uh Minutes uh can I get a mover and a seconder for that please. Oh, just Approval of the Agenda? Oh, I’m sorry, I missed that one. I already crossed it off.

3. APPROVAL OF AGENDA – Mayor Therrien - Um can I get a mover and a seconder for Approval of the Agenda, please? Melinda and uh Andy (Warren/Kuczynski). **CAO Colleen Draper** – *Be It Resolved the Agenda be approved.* **Mayor Therrien** –Any questions uh from Council at all? Uh Glen? **Councillor Fuhl** – I just ... I’d just like to state that we maybe start at 6.1 for Public Hearings and fill in the upper five points 5.1 to 5.5 in between when we have time. That way the meeting, people won’t be waiting as long. **Mayor Therrien** –I think that’s a good idea. Good with Council? Ok, then why don’t we uh start uh with the Public Hearing portion at 6. uh 1. Um I’ve got a little bit of reading to do. **CAO Draper** – You need a vote on the Agenda and the Minutes. **Mayor Therrien** –Oh, ok. **Councillor Fuhl** – Uh Dan has his hand up. **Mayor Therrien** –Ya, ok. Go ahead, uh Dan. **CAO Draper** – You’re muted. **Dan Doucet** – So I believe we have to start with 5.5 first before we go into the zoning ... zoning variation uh 6.1. Thank you. **Councillor Fuhl** – Ya, I’m good with that. **Mayor Therrien** –Ok, um so is it best just go 5.1 in the order pre-assigned? Or just do 5.5? **Dan Doucet** –5.5. **Mayor Therrien** – Ok why don’t we just uh do the 5.5, then we’ll get into the public hearing portion and I’ll get into my narrative then. Um if Council is uh good with that, uh could I get a uh a vote for Approval of the Agenda? And it is unanimous and it is carried.

4. ADOPTION OF MINUTES – May 23rd, 2024 - Mayor Therrien – Uh Adoption of the Minutes, a mover and a seconder. Uh Patrick and uh Melinda (Therrien/Warren). **CAO Draper** –*Whereas the Minutes of the Council meeting held May 23rd have been previously distributed to Council, Be It Resolved that the same be and are hereby approved.* **Mayor Therrien** –Any uh modifications uh to the Minutes uh from uh Council at all or uh addendums? I don’t see any so it is carried.

5. PLANNING MATTERS

5.5 Proposal to Subdivide 4189-24-7775 – 62107 Dundee Garson & 28093 Zora Road – Title Consolidation – Yuzek & Christie - Mayor Therrien – Uh then why don’t we get to 5. Uh 5 um that’s uh Proposal of uh to subdivide under that number, uh 62107 Dundee Garson Road. Can I get a mover and a seconder for that as well, please. Um Melinda and uh Andy (Warren/Kuczynski). **Dan Doucet** - We have subdivision 4189-24-7775. The intent is a boundary realignment for the existing 82.18 acres of land under two titles to create the following: Proposed Lot 1 being 37.2 acres and the residual lot will be 185.4 acres. The current zoning is Agricultural General Zoning District, the Development Plan designation is an Agricultural Preserve Area. Uh the proposed subdivision uh involves approximately 222.6 acres of land held under two Certificates of Title numbers, 2399-31-2/1 and 1943-59-2/1. The subject lands are legally described as Legal Subdivision 12 in the northwest 15-11-6 and legal subdivision 6 within the SW 15-11-6 and also the west half of the northwest 10-11-6 and the south half of the southwest 15-11-6. Uh the lands under Certificate of Title number 2399-31-2/1 are labelled on the subdivision application map as parcels (a) and (b) and the other title 1943-59-2/1 on the subdivision application map are labelled as parcel (c) and (d). Parcel (a) contains a residential dwelling and other accessory uh structures which are...which is serviced by a sewage ejector and an individual well and has an existing driveway off Dundee Garson. Parcel (c) also contains a residential dwelling and other structures and is serviced by a septic field and an individual well. There is an existing driveway on to Cedar Lake and it also abuts Dundee Garson. Parcel (b) is landlocked. It’s vacant, it’s a large cultivated field. Uh Parcel (d) is an entirely cultivated and has agricultural access on to Cedar Lake Road and abuts Dundee Garson. The owners...the owner of Parcel (c) and (d) has offered to purchase Parcel (b), the landlocked parcel of the subdivision uh and is intended to allow the split from Parcel (b) and consolidate with parcel (c) and (d) to form one individual title. No new lots are being created uh and there will be no change in uh the use...uh the use of the land. Uh the applicant indicates that there is a livestock operation approximately uh 1600 animals being cattle within 1.6 kilometers of the subject property. I’m not going to read all the uh requirements of the zoning or development plan policies. Uh there was comments received from various agencies. There was no concerns raised by the Government agencies but we received the following comments: *Winnipeg Land Titles requires a plan of survey. Manitoba Hydro requires easements. Manitoba Environment Climate uh Environmental Compliance and Enforcement Branch has indicated um that in accordance with the on-site wastewater management system, the sewage ejector uh be decommissioned at the time of the subdivision but they may also qualify for an exemption subject to the uh Provincial regulations.* All other agencies responded with no Comments or concerns um and they have been attached to um Council’s ... Council’s package. We received comments from various Municipal departments. Community and Regional Planning uh recommends the subdivision

proposal appears to comply with Policy 417 of the Development Plan which allows for the creation of small lots as a result of a boundary adjustment. The proposed consolidation will ensure that there is legal access to all the lands in the sub... in the subdivision area. A variance order will be required for the site area of parcel (a). Provided Council is satisfied with the proposal, uh uh of the policies of the Development Plan uh this office being the Beausejour Planning Office recommends approval of this subdivision. Council may deny the subdivision, Council may defer the subdivision, Council may approve the subdivision without conditions, or Council may approve the subdivision with conditions. If Council were to consider the application, I would recommend the following 4 conditions: 1) The payment of the requisite fees as set out by the current Municipal Fee Bylaw. 2) That any variance order be obtained, if required, to ensure compliance with the Zoning Bylaw. 3) The owner of Parcel 3... Parcel (c) enter into a drainage easement with the Municipality for the existing 60 ft. drainage swale along the northern limits of Parcel (c) as shown in Schedule A. 4) The applicant provide a digital copy of the Plan of Survey georeferenced and in AutoCad Civil 3D or 2000... 2010 or more recent format. The subdivision can be considered under the provisions of the Development Plan and I would recommend approval subject to the uh conditions under option 4. Thank you, Mayor Therrien. **Mayor Therrien** – Uh is Mr. or uh Mrs. Yuzek and uh J. Christie in the audience at all? Or on line? You're uh Mr. and Mrs. Yuzek? Is there anything else you wanted to add that you think you want Council to know? We're going to ask you the same question next in any case uh **there** but ... ok... ok... thank you. Then I guess just for... as long as everybody is aware and it looks like a lot of people aren't uh **there**. Ordinarily we'd have to have people come up here to the stand to make comments because people on line have to hear that as well but I ... I'm satisfied with uh with that. And at **this point** here then um **I kind of lost my train of thought...** is there any questions uh from Council **with regards to** 5.5 proposal. I found it was pretty hard to read that **there** and I had to get some clarification and I was finally able to kind of get my head wrapped around this uh **there**. Um if there's no other questions and I don't see any, I think we're prepared to read the resolution, then we could uh vote on this. **CAO Draper** – *Whereas Michael and Lorelie Yusek and James Christie, the owners of the property legally described as part of the NW and SW 1/4s 15-11-6 and part of the NW ¼ 10-11-6 have submitted an application to create the following: Proposed Lot 1, 37.2 acres and residual lot of 185.4 acres, Be it Resolved that application for subdivision number 4189-24-7775 be approved subject to the 4 conditions.* **Mayor Therrien** – With that resolution being read, can I get a show of hands uh from Council, those uh in support? Uh that is unanimous and is it carried. And now what we're going to do, ladies and gentlemen here, we're going to get into the public uh hearing uh um portion here and I have to, to read this by law um proceedings for the public hearings are under the Planning Act. Uh the public hearing process is as follows uh number one, the public notice will be read out indicating the intent of the application, number two the Development Officer will provide a summary (coughing) and information pertaining to the proposal, and number three, those that wish to make uh representation uh to speak on a planning matter uh must uh sign in prior, uh you will be given the opportunity to make a presentation or to speak on the matter uh presented before Council. Oh right on, thank you very much. **NOTE: I think someone brought him a glass of water.** Um opportunity ... opportunity for uh a presentation or to speak on the matter will be uh in the following order: uh (a) will be the applicant will speak or make a presentation on the proposed application... may or may not uh um next will be the inquiries portion uh and that is specific uh you know for clarification of what the planning matter is um it's not so much the questions, it's just an inquiry, and (c) is those in favour, this will give those that are in favour the opportunity to speak to the matter and (d) those in opposition will uh be given the right uh to express their opinion in opposition uh to the matter. When you begin speaking, uh state your name ... we'll tell you all this if you want to come up to speak to the podium here and last uh once everyone has had an opportunity to speak, Council may close the public hearing on the matter after which further input from the public will not be permitted for legal reasons. It is important that if you wish to speak and be heard on the planning matter, now is the time to make representation. (laughing because he mispronounced "representation" the first time) Again once I, the chairperson, uh close the public hearing, no further discussions will be allowed. So what we did, ladies and gentlemen here that's there's two components to this, this is the uh matter here that we were going to vote on but it's not a public hearing portion **there**. Uh so it's just to kind of make things go a little bit easier. It's...it's kind of hard to, to explain. We're going to go to the public hearing portion here. We did the Yuzeks and the Christie uh **there** just because uh it's in line with this one here but we had to do this one first uh so what we're going to do now is the very first is going to be uh uh um the very inset 24-18 uh under Yusek uh and Christie uh **there** if I can get a mover and a seconder **with regards to** that please. Uh Mark and Melinda (Miller/Warren).

6. PUBLIC HEARINGS

6.1 Variance 24-18 – 62107 Dundee Garson Road – Site Area (Subdivision 24-7775) – Yuzek – Dan Doucet – We have zoning variance 28- ... 24-18. The proposal is to permit a minimum site area of 37.2 acres instead of the required 80 acres as per Section 84(4)(1) within the AG Agricultural General Zoning District. This is as a requirement to the subdivision application 4189-24-7775. This is located at 62107 Dundee Garson. The land affected is legal subdivision with the NW ¼ of 15-11-6. Mr. and Mrs. Yuzek are requesting Council's approval to allow for the reduced site area for the proposed uh lot identified as Parcel A on the Map below as a condition of the subdivision application and is required to be in compliance with the Zoning Bylaw. The variance application is a condition of subdivision uh for the property boundary realignment that severs the 40 parcel of land that is landlocked shown as Parcel B on the Map and has...and having it consolidated with the neighbouring lots identified as Parcel C. Although the minimum lot size for agriculture preserve designation is 80 acres, under Section 4-1-7 of the Development Plan, smaller lot sizes may be considered in the case of lot boundary adjustments and tol...title consolidation. If Council were to consider this variance, I would offer the following condition: Number 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 4189-2477-75. Thank you, Mayor Therrien. **Mayor Therrien** – Thank you very much. And uh I know the Yuzeks are here and it's just part of the procedure. Is there anything else that you want to add uh **there** uh Mr. and Mrs. Yuzek? Good with that. Nothing's changed in the last 3 minutes? (no) We're...we're good to go. (laughing) OK, now this is where I uh put it out to the audience uh here for inquiries and just show your hands if there's any inquiries, I see none and on line, I see none as well. Then I'm going...I'm going to put the two together, those that are in favour uh and those that are in opposition, both if I can get a show of hands in the audience who wish to speak to either or. I see none. And I see none in the... on line uh **there**. Uh any questions from Council at all? I see no questions there as well so **at this time here** I'm satisfied that all the uh matters have been uh dealt with uh and the public inquiries uh **there** and I'm prepared to close the uh hearing and for uh legal reasons, uh no further questions will be uh allowed. If I can read the resolution, then we can vote. **CAO Draper** – *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by Michael and Lorelie Yuzek, owners of the property located at 62107 Dundee Garson Road 33 E for a variation of the Springfield Zoning Bylaw number 08-01 and Whereas Council is satisfied that the requirements of Part 6 Variances has been met, Be it Resolved that Variation Order Number 24-18 be granted subject to the one condition.* **Mayor Therrien** – Thank you very much. Uh with that uh

resolution uh variance being read, uh 24-18 under Item 6.1, can I get a show of hands, those in support? That is unanimous and is carried. So it's all done. Thank you. You (laughing) you can stay if you like uh **there** and feed us coffee later but uh we're...we're all done **there**. Uh do we jump to this part here uh back and forth or do we have to do **CAO Draper – (can't catch what she said).**

6.2 Variance 24-19 – 64 Christopher Street – Rear & Side Yard Setbacks and Site Coverage –Ahmurzynski– Mayor Therrien – Then we will go to Item 6.2, that's Variance 24-19 uh Christopher uh Street uh side uh rear and side uh yard setbacks under Chmurzynskithere. **NOTE: The mayor had trouble pronouncing that one, understandably.** Could I get a mover and a seconder uh please. Uh Melinda and **Patrick (Warren/Therrien).** **Dan Doucet –** We have Zoning Variance 24-19. The proposal is to permit the following: A rear yard setback of 8 ft. instead of the required 10 ft. as per Section 69(4)(5) and the required 25 ft. as per Section 3.1(c) uh and a north side yard setback of 8 ft. instead of the required 10 ft. as per sections 69(4)(6) and Section 3.1(b) and a maximum site coverage of 40% instead of the required 35% as per Section 3.3. This is from the registered Development Agreement and within the MG uh Industrial General Zoning District for the construction of a 6,300 square foot addition. Uh this is located at 64 Christopher Street. This is on Lot 4, Block 3, Plan 37748 within the NE ¼ of 16-11-4. Mr. Ahmurzynski **NOTE: Doucet also has trouble pronouncing the name.** ... did I...hopefully I got that right... thank you. **Mayor Therrien –**Oh, I was right then. Right on. **Dan Doucet –** uh would like to uh the 3,000 uh sorry, the 6,300 square foot addition and is requesting Council... Council's approval for the reduced uh rear...rear yard setback and site coverage. Uh the proposed addition would be an extension... would extend to the current building uh to 8 ft. from the north property line and near the building on the adjacent property. Uh the owners uh realize that the yard needs to be cleaned up and he wants to be more efficient at his operation. He plans to asphalt the parking area after the building is complete. Based on the submission provided and site inspection conducted, I have no concerns with the reduced rear yard setbacks and site coverage of the addition subject to the yard ...the yard site being cleaned up and the ... a lot grading plan be provided. Um the yard site will have to be cleaned up to allow for the construction crew to have room to build the addition. If Council were to consider this variation, I would offer the following 2 conditions: 1) That the applicant obtain the required Municipal permits and number 2) That the developer shall provide a lot grading plan prepared by a professional engineer for the proposed development as per the Municipal Drainage Policy and shall be submitted to the Public Works Department for review and approval prior to the issuance of the building permit. Thank you, Mayor Therrien. **Mayor Therrien –** Thank you very much, uh Dan. Uh Mr. and Mrs., Mr. and Mrs. Ahmurzynski **NOTE: He gets it wrong and tries again.** Ahmurzynski uh is there anything else you want to add to what Dan had mentioned **there?** **Grzegorz Ahmurzynski –** No, everything was said. Like we would like... **Mayor Therrien –**Sorry, Sir, if you can just mention your name uh ... **Grzegorz Ahmurzynski –**My name is Grzegorz Amurzynski, I'm the owner of Rng Pro and owner of the building of 64 Christopher Street. (ok) Uh we would like to build an additional building stand to our building an addition to our building, we've got lots of uh storage containers and we would like to get rid of it. We'd like to clean up the lot. We'd like to pave the lot, we'd like to put nice green space there uh a space on the side of the lot just to make it nice and clean. **Therrien –** Thank you very much, uh Sir. Um then if you could just have a seat in the front, I don't think there should be any questions but should there be, uh you're ready uh to jump up **there** and answer them. Uh then **at this point** here I'm going to open it up to uh to the public hearing portion for inquiries, on line ... I see none... and in the audience and I see no questions uh **there** as well. Then I'll open it up uh to those in favour and those in opposition, on line first, I see none and in the audience, uh the same. Uh any questions from uh Council at all? I don't see no questions. Then **at this point** here I'm satisfied uh the public uh uh portion of the matter um is uh can be closed and **at this point** here I'm closing it and no further question will be uh permitted for legal reasons and I'll ask our CAO to uh read the uh uh the variance. **CAO Draper –** *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by Grzegorz Amurzynski, owner of the property located at 64 Christopher Street for a variation of the Springfield Zoning Bylaw No. 08-01 and Whereas Council is satisfied that the requirements of Part 6 Variances has been met, Be it Resolved that Variation Order Number 24-19 be granted subject to the two conditions.* **Mayor Therrien –** Thank you very much for reading that **there**. Can I get a show of hands, first of all, those in uh support of the Variance 24-19 uh 64 Christopher Street. That is unanimous and that is carried. Thank you very much, uh Sir/M'am. Have a... have a good evening.

6.3 Variance 24-20 – 15 James Way – Side Yard Setback & Between Building – Advice - Mayor Therrien –Uh then we'll get to Variance uh um sorry, Item 6.3 and that's Variance 24-20, 15 uh James Street under the name of Advice uh **there**. Can I get a mover and a seconder uh please. Uh Glen and uh Melinda (Fuhl/Warren). **Dan Doucet –** We have Zoning Variance 24-20. The proposal is to permit a north side yard setback of 1.5 ft. instead of the required 5 ft. as per Section 57(5)(5) and the minimum distance between the accessory building and the principle dwelling of 2 ft. instead of the required 10 ft. as per Section 25-06(b) within the RS Residential Single Family Zoning District for the placement of a 7 x 7 uh accessory building. This is located at 15 James Way within Oakbank, uh Lot 15 Block 5 Plan 50759 within the NW ¼ of 21-11-5. Mr. Advice would like to place the accessory building to the north of the dwelling and is requesting Council's approval for the reduced north side yard setback and the reduction uh for the minimum uh separation distance between the accessory building and the uh principle building. The accessory building 7 x 7 structure um please note that structures under a hundred square feet do not require building permits but they must uh still adhere to the uh Zoning Bylaw. At the time of the inspection, it was noted that there was positive drainage towards James Street and away from the dwellings. Based on the submission provided, I have no concerns with the location of this accessory building. If Council were to consider uh this variation, I would offer the following condition: That the applicant ensure positive drainage away from the dwellings and uh towards James Street. Thank you, Mayor Therrien. **Mayor Therrien –** Thank you very much. Would Mr. Advice uh be in the audience or on line? Is there anything else you wanted to add, Sir, to what the ... Dan had said? Are you satisfied with that? Ok. Thank you very much, uh Sir. Then we'll open up the public uh hearing portion uh **there** to inquiries uh those on line uh and in the audience. And I see neither. And then once again I'll open it up to those in favour and uh those in opposition on line, I see none and then in the audience, the same. Uh any questions uh from Council at all? No questions. Then **at this point** here, I'm prepared uh to close the public hearing portion. I'm satisfied that the public's concerns have been met and then no further questions will be allowed. I'll ask the ...our CAO to uh read the resolution uh the variance, please. **CAO Draper –** *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by Keith Advice, owner of the property located at 15 James Way in Oakbank for a variation of the Springfield Zoning Bylaw No. 08-01 and Whereas Council is satisfied that the requirements of Part 6 Variances has been met, Be it Resolved that Variation Order Number 24-20 be granted subject to the one condition.* **Mayor Therrien –** Thank you very much. Uh with that uh variance being read, can I get the first uh show of hands, those in support? That is unanimous and it is uh carried. That's it, Mr. Advice uh thank you very much.

6.4 Conditional Use 24-31 – 35140 PTH 15 (Dugald Road) – Animal Shelter – RAMS- Mayor Therrien –Um then we'll get to 6. uh 4 can I get a mover and a seconder **with regards** to 6. uh 4, that's under the Conditional Use 24-31 uh Animal Shelter uh RAMS uh **there** a mover and a

second please. Uh Glen and Melinda (Fuhl/Warren). **Dan Doucet** – We have Conditional Use 24-31. The proposal is to permit an Animal Shelter being an Animal Management Services within the existing commercial building and uh and yard site. This is as per Section 64.3 and number 2 and also 7.04 within the CC Central Commercial Zoning District. This is located at thirty... 35140 PTH 15 um in the community of Dugald. This is on Lot 2, Plan 23814 in the northeast ¼ of 36-10-6. Uh Miss Meghan Main of uh Rural Animal Management Services RAMS is requesting Council's approval to permit an impound facility animal shelter and to operate a non-for-profit animal adoption center from the subject site. Uh the Animal Shelter consists of the care of dogs, cats and all ...and other small domestic pets such as rabbits which will be operated within the 2,000 square foot commercial building. Um teams consist of 4 to 8 employees and up to twenty volunteers. There will be two staff and two volunteers on site at any given time. All staff vehicles will be parked in the designated parking area as identified on the site plan provided. Uh additionally the applicant uh conducted a survey ... a survey of the neighbours at their current location and they... and the proposed location and found that they have no issues with noise level, traffic, cleanliness of the site. In 2023 the owners of the property, Losy Inc. applied for Conditional Use um before Council to permit a mini warehouse, self-storage business at this uh location. On June 22nd uh of 2023 Conditional Use 23-23 was granted approval for that mini-warehouse, self-storage. If Council considers granting the approval of the Animal Shelter, I would recommend that Conditional Use 23-23 be null and void for the mini-warehouse, self-storage use. Based on the submission provided and the site inspection conducted, I have no concerns with the Conditional Use. If Council were to consider this Conditional Use, I would offer the following two conditions: 1) That the applicant obtain the required Municipal and Provincial permits and approvals. 2) That the Conditional Use 23-23 for the mini-warehouse uh self-storage be null and void. Thank you, Mayor Therrien. **Mayor Therrien** –Thank you very much. Is there like two uh we're getting rid of the other uh uh conditional use for the mini-storage? Is that required or we're just going to go.... **Dan Doucet** – That's just a recommendation cause I don't want two conflicting land uses in one building. **Mayor Therrien** –Sure, I, I totally agree with that. **NOTE: He sure does not listen to what Dan is saying because then he turns around and asks redundant questions.** Uh would Meaghan uh be in the audience at all or on line? Is there anything else you wanted to add uh to that Meaghan? Oh, ok. Then I'll open it up to the uh to the public **with regard to** inquiries uh first on line and in the audience. And I see uh nobody **therethen** I'll open it up to those in favour and/or those in opposition on line and uh in the audience and I see none uh as well. Uh any questions uh from Council at all? No questions. Uh then **at this point** here, I'm satisfied the Public Hearing Portion is uh is met uh here and I'm prepared to close the public hearing and for legal reasons, no further questions are allowed. And to our CAO for reading. **CAO Draper** – *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by Meaghan Main c/o Rural Animal Management Services on behalf of Losy Inc., owner of the property located at 35140 PTH 15 Dugald Road for a Conditional Use under the Springfield Zoning Bylaw Number 08-01 and Whereas Council is satisfied that the requirements of Part 7 Conditional Uses has been met, Be it Resolved that Conditional Use Order No. 24-31 be granted subject to the two conditions.* **Mayor Therrien** –Thank you very much. Uh with that Conditional Use being read, can I get a show of hands, first those in support. That is unanimous and it is passed. Thank you very much, uh **there** Meghan. Just want to give you an atta boy or atta girl for your reports, you've got ... you make very good reports. Uh you should have been working in some of my detachments uh **there**. You write a better report than some members I've had there so (laughing). Thank you very much, uh (laughing), thank you, Meaghan.

6.5 Conditional Use 24-32 – 35024 Hazelridge Road – Temporary Additional Dwelling – Dudych - Mayor Therrien –Uh we're going to go to 6.5 uh uh Conditional Use 24-32 uh under Dudych**there**. Can I get a mover and a second please. Uh that's uh Mark and uh Glen (Miller/Fuhl). **Dan Doucet** – We have Conditional Use 24-32. The proposal is to permit a temporary additional dwelling to be placed on the property in accordance with Section 62(3)(13) within the RR Rural Residential Zoning District. This is located at 35024 Hazelridge Road, Lot 1, Plan 62123 in the NW ¼ of 25-11-6. Uh Mr. Dudych is requesting Council's approval to allow for the temporary additional dwelling, being a mobile home for his stepson Craig and his spouse Marcy so they could provide care ... provide him with care and assistance. Uh the Clark family would be assisting with daily activities, maintenance of the property, transportation to medical appointments, and any other issues uh that may arise. Uh the proposed temporary dwelling will be located to the east of the primary dwelling and would comply with the zoning setbacks. Based on submission provided and the site inspection conducted, I have no concerns with the proposed Conditional Use for the temporary additional dwelling. If Council were to consider this Conditional Use, I would offer the following 5 conditions: (1) The owner shall obtain the required Municipal permits. 2) That the temporary additional dwelling, being the mobile home, shall only be occupied by Mr. Craig and Marcy Clark. 3) That the temporary additional dwelling and mobile home shall be removed when no longer occupied by Mr. Craig and Miss Marcy Clark. 3) If there are any land transfer, the temporary additional dwelling must be removed from the site prior to the possession date. **NOTE: That is not a typing error. Doucet quoted the wrong number.** And 5) This order shall expire and become null and void on December 31, 2029. Thank you, Mayor Therrien. **Mayor Therrien** –Thank you very much uh Dan. Uh would Paul Dudych be in the audience or on line? I see uh neither. Uh then I'm prepared to ... Mr. Dudych. Sir, are you Mr. Dudych? Oh good timing. We're just talking about yours right now. Um you weren't here to read that uh or to hear what was said uh **there** um but I uh I don't think we have to repeat it uh **there**. Is there anything else you wanted to add uh to your application **there**. It's all pretty specific already uh it's just uh I have to give you that uh chance. No, we're doing that right now. Oh, I'm...I'm good that uh we're taking care of you as well Sir so we're going to go into the inquiries uh portion uh **there** Mr. uh Dudych uh **there**, uh those for inquiries on line and uh uh in the audience and I see none. And then I'm going to go both for those in favour and those in opposition uh **thereon** line. I see none and in the audience uh the same. Uh so I'm satisfied that the hearing portion has been met uh then I'm prepared to close the uh public hearing and no further questions or uh will be permitted for legal reasons and I'm ready to hear the uh Conditional Use. **CAO Draper** - *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by Paul Dudych, owner of the property located at 35024 Hazelridge Road for a Conditional Use under the Springfield Zoning Bylaw Number 08-01 Whereas Council is satisfied that the requirements of Part 7 Conditional Uses has been met, Be it Resolved that Conditional Use Order No. 24-32 be granted subject to the five conditions.* **Mayor Therrien** – Thank you. Uh with that uh being heard by Council, can I get a show of hands, those in support. That is unanimous and it is carried. Wow, you came here at the right time, Sir. You didn't have to be here, actually uh but still it's good but you were coming through the door when we were talking about it so geez, bang on to you, that's uh very efficient. I ... I like it. I kind of... I wasn't sure whether you were a spy with your glasses on or something like that (laughing), Ok, that's it Sir. It's been granted and you're ready to go. No. Uh Dan or Joanne uh **there**. **Dan Doucet** – Call our Planning Office. **Mayor Therrien** –Ya, Planning Office uh **there**. Good, you can just save yourself and speak to Joanne or Dan or whoever, just phone the office and they'll take care of you. Did you leave your vehicle running (laughing). Ok Paul. Alright, Paul, you take care.

6.6 Conditional Use 24-33 – Unit 4 – 1071 Oxford Street – Automotive Repairs & Sales – Naser H Auto – POSTPONED BY OWNER - Mayor Therrien – Uh then we're going to uh miss uh 6.6 because it's been postponed, we're going to go to 6.7.

6.7 Conditional Use 24-34 – 2735 Day Street – Automotive Repairs – Andy's Adventures - Mayor Therrien – Uh that's Conditional Use 24-34 under the name of Andy's Adventures uh **there**. Can I get a mover and a seconder uh please. Uh **Patrick** and Glen (**Therrien/Fuhl**). **Dan Doucet** – We have Conditional Use 24-34. The proposal is to permit an automotive and equipment repair shop on the land as per Section 69(3)(4) within the MG Industrial General Zoning District. This is located at 2735 uh Day Street, Lot 5, Plan 26003 in the southwest ¼ of 16-11-4. Uh the applicant of Andy's Adventures is requesting Council's approval to permit a vehicle repair business in addition to his previously approved vehicle sales business on the subject property. On July 20th, 2023 Council approved a vehicle sales business under Conditional Use uh 23...23-27 with the following conditions: Uh that a development permit be obtained for any future signage prior to installation, maximum of 5 vehicles for sale being permitted on the site, the order would expire and become null and void on the date the business ceases to be in operation and number 4 that the order was not uh transferrable to any other owner or lessee. Uh as indicated in the letter of intent, uh the applicant uh will be taking over uh the current repair business under the business name of A1 Neighbours Vehicle Repair. The vehicle repair.... the vehicle repairs would take place within the commercial building uh located on the west side of the property and is con...uh and consists of general mechanical repairs such as struts, struts, shocks, rotors, pads and other, other uh vehicle regular maintenance. Uh the applicant ... the applicant is anticipating approximately 12 vehicles for repair at any given time with two vehicles within the shop. The ten uh ten vehicles awaiting repair would be stored outside. Business hours will remain 8 a.m. to 5 p.m. Monday to Friday with only the applicant as the only employee. If Council were to consider this Conditional Use, I would offer the following 5 conditions: Uh number 1) That our Municipal Building Inspector and Fire Chief conduct a building and fire inspection for the existing industrial building to ensure that all the life safety building and fire code requirements are met and that any required code upgrades or infractions be corrected prior to the operation of the business and the issuance of any correspondence to... for MPI. Number 2) That a Development Permit be obtained for any signage related to the business. Number 3) That this order shall expire and become null and void on the date the business ceases to be in operation. Number 4) That this order shall not be transferrable to any other owner or lessee. And Number 5) That a maximum of 20 vehicles total for sale and repair be allowed to be parked within the front and side yards for the business. Thank you, Mayor Therrien. **Mayor Therrien** – Thank you very much, uh Dan. Is Mr. Alshawwauh in the audience? I saw you there, Andy, with Mr. Jasper uh **there**. **NOTE: The gentleman's first name is Adnan. Perhaps he goes by Andy.** Ok. Sorry to hear about that Sir but uh ok, thank you very much and we're going to open it up uh to the audience and on line uh for inquiries, those in favour or those in opposition, all three of them uh **there**. Anything in the audience? I see none. Or on line? I, I see none as well. Uh any questions from Council. Same thing, I don't see any **there**. Then I'm prepared to close the public hearing portion and uh the hearing has been uh satisfied by myself and Council and no further questions will be permitted. And uh we'll get the reading. **CAO Draper** – *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by Adnan Alshawwa on behalf of Neighbours Landscaping and Construction Limited, owner of the property located at 2735 Day Street for a Conditional Use under the Springfield Zoning Bylaw No. 08-01 and Whereas Council is satisfied that the requirements of Part 7 Conditional Uses has been met, Be it Resolved that Conditional Use Order No. 24-34 be granted subject to the 5 conditions.* **Mayor Therrien** – Thank you very much, uh **there**. With that being read, can I get a show of hands, uh those first uh in support. It's unanimous and is carried. Take care uh Andy and Mr. Jasper and all the best to you, Sir or sirs.

6.8 Conditional Use 24-35 – 20 Boys Road – Automotive Sales – North Star Reel Trailers (Canada) Inc. - Mayor Therrien – Uh why don't we go to uh 6.8 uh that's uh Conditional Use 24-35 under uh North Star Reel Trailers. Uh can I get a mover and a seconder uh please. Uh **Patrick** and Andy (**Therrien/Kuczynski**). **Dan Doucet** – We have Conditional Use 24-35. The proposal is to permit an automotive and recreational vehicle sales being Reel trailers on the land as per Section 69(3)(5) within the MG-1 Industrial General Zoning District. This is at Unit 1, 20 Boys Road, which is Lot 6 Block 2 Plan 35572 within the SW ¼ of 15-11-4. Uh Mr. Mark uh Flaman uh of North Star Reel Trailers is requesting uh Council...Council's approval to operate a vehicle sales business uh being the sale of reel trailers. A reel trailer is used for a multitude of applications by power utility companies, utility contractors, and cable installation. Uh it is used in the transportation and uh the payloads of uh of cable. The reel trailer allows for easy access for other equipment uh in the field. I provided Council with a few pictures of what a reel trailer looks like. As indicated within their letter of intent, there will be an average of 5 reel trailers on site uh but the number can range between 0 to 30 uh utility trailers and they vary in size. Uh they can be stored behind the building, inside the building, or at the ... a different location. Uh there will only be the applicant as the employee. If Council were to consider this Conditional Use, I would offer the following 4 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 the 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. Number 2) That a Development Permit be obtained for the...for any signage related to the business. Number 3) That this order shall expire and become null and void on the date the business ceases to be in operation. Number 4) This order shall not be transferrable to any other owner or lessee. Thank you, Mayor Therrien. **Mayor Therrien** – Thank you very much, uh Dan. Would Mr. Flaman or Flaman be in the audience or on line. Ok, is there anything else you wanted to add that Dan might have left out or are you satisfied with that? Ok, thank you very much. For the record, uh M'am, what's your name? Leanne Flaman ... Amor. Sounds good. Ok, thank you very much uh M'am. Then **at this time here** uh I'm going to open it up to uh inquiries, those in favour, and uh those in opposition, so all three, on line, I see none. I'm sorry, you had a hand up there. No. And in the audience uh I don't see uh anything uh there. Uh any questions from Council? Nothing? Then **at this point herethis** portion... at this time here I'm satisfied the public hearing portion has been met and we're prepared to uh close the hearing and no further questions will be allowed. We'll get into the reading uh please. **CAO Draper** – *Whereas the public hearing has been conducted under the Planning Act to consider an application filed by North Star Reel Trailers on behalf of 6116923 Manitoba Limited, and 6118969 Manitoba Limited, owners of the property, located at Unit 1, 20 Boys Road for a Conditional Use under the Springfield Zoning Bylaw No. 08-01 and Whereas Council is satisfied that the requirements of Part 7 Conditional Uses has been met, Be it Resolved that Conditional Use Order No. 24-35 be granted subject to the 4 conditions.* **Mayor Therrien** – Thank you very much, uh with that being read, uh first of all, can I get those in uh support, a show of hands. That is unanimous and that is carried. Thank you very much, uh M'am.

6.9 Conditional Use 24-36 – Unit 2 – 6 Don Valley Parkway – Automotive Repairs & Sales – Mohkam Auto Sales & Services Inc. - Mayor Therrien – Then we'll get to the last uh Public Hearing portion is 6.9 under Conditional Use Number 24-36 of uh Mohkam Singh I believe it uh is uh **there** um and if I can get a mover and seconder, please. Uh Melinda and uh Glen (Warren/Fuhl). **Dan Doucet** – We have Conditional Use 24-36. The proposal is to permit an automotive and an equipment repair shop and an automotive and uh recreational vehicle sales business on the land as per Section 69(3)(4) and (5) within the MG-1 Industrial General Zoning District. This is for Unit 2, 6 Don Valley Parkway, Lot number 8, Lot 8, Block 2, Plan 43398 within the SE ¼ of 16-11-4. Um Mr. Singh is requesting Council's approval for the vehicle sales and repair business uh within Unit 2, 6 Don Valley Parkway. As indicated within their letter of intent, the business consists of general mechanical repairs which will be done within the unit. Uh Mr.... Mr. Singh has uh also applied for the sales of vehicles and is hoping to grow the business in the future. There'll be approximately 2 vehicles inside the workshop and the outdoor area uh can accommodate 3 to um 4 vehicles within the combined parking area on the north end of the property. Uh there is room in the front for staff parking. The business will be open 6 days a week between 9 a.m. to 6 p.m. um with only 2 employees including the applicant. If Council were to consider this conditional use, I would offer the following 5 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 issuance of any correspondence to MPI. Number 2) That a development permit be obtained for any signage related to the business. Number that 3) This order shall expire and become null and void on the date the business ceases to be in operation. Number 4) This order shall not be transferrable to any other owner or lessee. And number 5) Uh to allow for a maximum of 10 vehicles for sale and/or repair to be allowed to be parked on the site. Thank you, Mayor Therrien. **Mayor Therrien** – Thank you very much. Would Mr. Singh be in the audience or on line. I don't see either. Uh then at this time here uh I'm prepared to go to the uh uh presentation portion for inquiries, uh those in favour and uh those in opposition, so all three together or in uh on line I see nobody and in the audience, I see nobody as well. Uh any questions uh from uh Council at all? No questions then I'm prepared uh satisfied that the public hearing portion has been met and am closing the hearing and no further questions will be allowed and we'll go to the reading and then the vote. **Colleen Draper** -Whereas the Public Hearing has been conducted under the Planning Act to consider an application filed by Mokham Auto Sales and Services inc. on behalf of Rockport Investment Group, owner of the property located at Unit 2, 6 Don Valley Parkway for a Conditional Use under the Springfield Zoning Bylaw Number 08-01 and Whereas Council is satisfied that the requirements of Part 7 Conditional Uses has been met, Be it Resolved that Conditional Use Order Number 24-36 be granted subject to the 5 conditions. **Mayor Therrien** – Thank you very much. Can I get a show of hands, with that being read, those in support first. That is unanimous and it is carried.

Mayor Therrien –Then we'll close the Public Hearing portion and getting into uh uh the other uh parts of the agenda.

5. PLANNING MATTERS

5.1 Signing of Development Agreement – CU 22-48 – Akbast Global Resources Inc. - Mayor Therrien – And we'll start off with uh 6 or not 6, 5.1, uh that's the signing of Development Agreement Conditional Use 22-48 under Akbastuh Global Resources. Can I get a mover and a seconder for that as well, please. Uh Glen and Melinda (Fuhl/Warren). **Dan Doucet** – Does Council want me to go over the Report or is Council satisfied with the Report. **Mayor Therrien** –Council? Everybody's read it? I have as well so I think we can get right in to the uh portion uh now. Would Mr. uh sorry I uh I didn't get the uh name. **Dan Doucet** –Mr. Akbast. **Mayor Therrien** –Akbast (he makes it sound like Akblast) ... would uh Mr. Akbast be in the audience at all or on line. I don't see anything uh **there**. Any questions uh from Council uh at all? I don't see any questions. Then we'll do the reading and then uh have uh our vote. **Colleen Draper** -Be it Resolved that the RM of Springfield be authorized to enter into a Development Agreement with Akbast Global Resources Inc. and Be it Further Resolved that the Mayor and CAO be authorized to sign the Development Agreement. **Mayor Therrien** –With that being uh read, Conditional Use uh 22-48, can I get a show of hands, those in support. That is unanimous and it is carried.

5.2 Request for Letter of Concurrence – Rogers – 23112 PR 213 Road 66N - Mayor Therrien –Uh 5.2, it's a letter uh request for a Letter of Concurrence under Rogers uh giving a location uh on Garven Road, uh a mover and a seconder for that. Uh **Patrick** and uh Melinda (**Therrien**/Waren). **Dan Doucet** – I'd like to add to Council if there was any questions with the Report, if you'd like me to go over this Report for the Communication Tower. It's pretty much in the middle of uh Elmhurst Golf Course. **Mayor Therrien** –I had one question uh **there** Dan. Uh Mr. Donny's uh property there has got a huge tower, probably the biggest in the uh **Dan Doucet** – Yes. **Mayor Therrien** –... in the area **there** and it did say a tower is close by which would meet their needs. I have to assume that's the one but it's not specific. It is on the map but it's not written. **Dan Doucet** – Yes, there are a few towers in that area, there's one by Mr. Taras' property, there's another one just to the north off of Hillside Road near the transfer station as well and I guess to meet their...their requirements or the other towers are maybe full of components as well uh which can't handle the load of additional components. That's something that the tower companies have to investigate. **Mayor Therrien** –That's the only question that I had uh **there**. Um would the representative for Rogers be in the audience or on line if they want to add anything more to that? Uh I don't see anything uh **with regards to** that. Any questions uh from Council as well? Uh no questions then uh is everybody in agreement uh for uh...well, I guess we'll get the reading ... **CAO Draper** –Now therefore Be it Resolved that the Development Officer be authorized to provide the required correspondence relating to the Letter of Concurrence for the construction of a new wireless communication tower installation on the SE ¼ 1-12-4 East at 23113 PR 213. **Mayor Therrien** –Thank you very much uh those in favour of the Letter of Concurrence uh a show of hands, please. Unanimous and is carried.

5.3 Development Plan Amendment By-law 24-09 – Mixed Rural & Agricultural to Rural Residential – 1st Reading – Roy - Mayor Therrien –Uh then we'll go to 5.3, that's the Development Plan Amendment uh By-law 24- uh 09Mixed uh Rural Agricultural to Rural Residential under Roy. Uh can I get a mover and a seconder uh please. Uh Melinda and uh **Patrick** (Warren/**Therrien**). **Dan Doucet** –Mayor Therrien, do you want me to go over this application? Are there any questions from Council? This is just the application by the applicant, Mr. Roy, to do a Development Plan amendment for mixed rural and agricultural to rural residential. **Mayor Therrien** –I think for this one here uh Dan we should uh do that. **Dan Doucet** – Sure. **NOTE: I am one of the 5 properties that this would be affected but my two lots combined are ¾ of a mile long and my home is just 200 ft. from Pleasant Road so likely, should I live so long that it happens and the lots are sold, it probably would not have much impact on me as between me and what would be the western edge of those properties is nothing but natural bush. However, I thought**

during Development Plan discussions that officials and even staff alike were striving to prevent silo developments away from serviced urban areas. This would be the epitome of such a silo development. As I recall, the front of that property was once used for the extraction of aggregate and is depressed and sandy in nature and there is no homestead there unless just recently built. **Dan Doucet** – Uh, Mr. Roy, the owner of the property has made an application for Development Plan amendment on Lot 9 Plan 16023 within the north ½ of 33-10-7. This is to redesignate the property from mixed rural and agriculture to rural residential. He would like to subdivide the approximately 56 uh acres and create 4 10-acre lots and then have a residual 16 acres from the home... for the homestead. This would mirror the existing lots to the west of the subject property. Uh the subject property is currently designated under the Development Plan as agricultural preserve and zoned under the Zoning Bylaw as Agricultural General uh Zoning District. Under Section 4.3 mixed rural and agriculture parcels uh parcels shall be 80 acres with the subdivision re... restrictions of one lot per ... one lot per existing 80 ... sorry, I'm going to read that again, with the subdivision restrictions of 1 lot exist... uh from the ... one lot ... one lot per existing uh parcel less than 80 acres as of the date of the adoption of the Development Plan. Uh the subject property is not directly adjacent to rural residential being 5 acre node, however it's surrounded by multiple smaller uh holdings of less than 80 acres. Uh the subject site uh is contained uh and is predominantly a Class 3 soils from the Manitoba...from the Manitoba Agricultural capability ... and is covered with trees and is not actively farmed. **NOTE: Small wonder! If there is any soil to speak of, it is full of roots and rocks and conducive only to growing dogwood, high bush cranberries, and white poplar type of vegetation. My driveway is 5 ft. out of the natural terrain, being swamp, and it cost me a mint over the years for fill and gravel. My house excavation was a mere 3 ft., done in May, it rained and filled with water and my Dad used the water to level the footings which are 1 foot deep if I remember correctly. The rest of the soil around the house was trucked in as backfill.** Uh if Council were to consider the following development plan amendment, I would offer the following resolution to be motioned for Council's discussion and consideration. **Mayor Therrien** – Thank you, uh Dan. Would Mr. Roy be in the audience or on line? That's you, Sir. Is there anything else you wanted to add that uh Dan hasn't uh said or you want to add more to it. Ok. Um ok then uh we're going to open it up uh **there** to Council for any questions at all. Uh Glen. **Councillor Fuhl** – Ya, I'm not familiar with the area. Is all those lots around it, 5 acre lots or 10 acre lots. **Dan Doucet** – Uh they vary in size. **NOTE: My property is 33.32 acres so the others adjacent to mine would be about the same.** Um to the north off Vinehaven they are about 5 acres in size um to the west I believe the are approximately 20 to 30 acres in size, I'd have to um check our GIS but uh I'd have to ... this would create a cluster of rural ... rural residential outside of our ... or not even contiguous with the... and I believe the Department of Agriculture would not support this application when we go to the um formal circulation and the public hearing due to the soil classification of a Class 3. We've seen that in other applications (ok) so it's up to Council fi they want to pursue First Reading and then go through that formal process of the Provincial circulation. **Councillor Fuhl** – Ok, thank you. **Mayor Therrien** – Any questions from Council? I have just uh we just did one almost identical to this not too far away from us uh now and the soil was uh better than a Class 3 and like you say, uh sir, it's a middle of the road uh class uh classification uh **there**. What it is uh preserve uh there. Am I right, am I right if I... it's uh preserve. **Dan Doucet** – It's a mixed uh and agricultural in that, in that area ... **Mayor Therrien** – Oh, ok. **Dan Doucet** – In the Development Plan with a Class 3. **Mayor Therrien** – Um and is that the precedent, am I right to say uh not a precedent, it's not a court of law but um am I right to say this is very similar to rural...rural pa...sorry I mixed up his name uh **there**, last uh Planning Meeting uh there. **Dan Doucet** – It is, it is... very, well it's similar in the application from uh an agricultural component to a rural residential. The difference with this application is it's not even contiguous with an existing rural residential and that can be shown on the uh uh page 2 at the bottom. **Mayor Therrien** – Myself, I uh I think uh the Province will probably deny it **there** but I, I ... we lose our ability to make decisions at the local level and this is one of those examples **there** uh it's uh we've got development sized lots all around that ... or in that area **there**. Uh I know the area well and like Mr. Roy says, it's uh...there's rocks ... there's rocks everywhere over there. But it's Class 3 soil. Uh that said, I uh do we, so we...talking for myself, uh voting in support of it **there** uh um knowing that the uh Province will probably say no, that's...that's how we lose our ability as the local government uh to make these decisions. Uh speaking for myself, uh uh I'm not uh uh against rules and regulations but I think there has to be some flexibility in that as well. Um any other questions from Council or comments? Melinda? **Councillor Warren** – Uh just that um agricultural and as Mr. Roy was saying, it's full of boulders, bushes, I mean the Province has the last story. It would be up to Mr. Roy uh I think, to contact the Prov ... the Agriculture and prove that it's not really the high quality that they say it is, like I don't know how they do that if soil testing or ... **NOTE: Save your money. The millions of frogs singing outside my bedroom window in the mornings and evenings and the big bull frog that croaks at me when I go out the back door can tell you there is not good soil here between Pleasant Road and Monominto Roads south of Highway 15. In fact, trying to use a fence pole auger in this terrain is a waste of time. It does not budge the ground. You have to work at it with a pick axe. I know. I built a sort of fence across the front of my property years ago. Took us all summer to put in about 20 poles. However it is also not ideal terrain for building a home unless you are prepared to spend thousands of dollars and many, many years, bringing in topsoil from surrounding farm dugouts as I did.** **Dan Doucet** – You'd have to hire an ... **Councillor Warren** – Like... **Dan Doucet** – I'm going to say the name ... agronomist ... **Councillor Warren** – Ya. **Dan Doucet** – ... one who studies the soils and uh subsoils. **Councillor Warren** – They will deny it, right and so he would have to make his case. **Dan Doucet** – But it's just not on the soil class Council must be mindful of because the other application that was before Council, they stated that we had already enough rural residential. They said that we had an abundance of land that can be developed. That'll be one of their uh concerns as well with the Provincial agency. Yep. We haven't done any advertising for this as of yet. It's a hefty application fee of \$2,000. If Council denies this and we haven't gone through the formal advertising, would Council consider pay a partial refund in the application or full refund. We haven't sent any notification for circulation as of yet, we only created a bylaw. So it's up to Council. **Mayor Therrien** – Ya, so that's another question we'll have to, to look at that and I would ... should it be uh denied, we don't know what the vote's going to be like and I'd be for that and I guess what we'll do is do the vote now and then we can discuss that uh after uh the vote, uh depending on what it is, if it's uh we're allowing it **uhthere** with the pretext of I'm sure Mr. Roy was probably made aware that it could be denied at the Provincial level, uh um ok sir. Um at **this point here** let's read the uh uh the Conditional Use and then we can uh vote. **CAO Draper** – *Be it Resolved that First Reading be given to Bylaw No. 24-09 being a bylaw of the RM of Springfield to redesignated all those lands under Certificate of Title 3271528/1 described as FP Lot 9 Plan 16023 within the north half of 22-10-7 from mixed rural and agricultural area to rural residential.* **Mayor Therrien** – Uh then I guess we'll go to the vote uh **there**, uh those in support with a show of hands. I see no support. Uh those that uh uh are denied uh deny, a show of hands... opposed, sorry. Uh then that's uh that's uh adopted and it's **DENIED**.

5.3.1 Refund for Development Plan Amendment By-law 24-09 – Mixed Rural & Agricultural to Rural Residential – Roy - Mayor Therrien – And now let's have a discussion about the fee uh um I'm not going to draw any inferences uh **there**, I think uh Mr. Roy made a decision and uh that's uh that's good, that's uh how democracy works uh **there** but I still ... I think he's kind of caught in the middle, to be honest with you uh

there. **NOTE: What is the Mayor talking about? Mr. Roy purchased a piece of land, probably for relatively little, thinking he could make a handy profit from it if he subdivided into residential lots and sold them. I don't think there is any reason to refund him the fee. He gambled and lost ... for the moment. He could very well turn around and sell it to some unsuspecting purchaser and tack on some profit for himself in the bargain. It seems obvious to me he is a speculator. He has no intention, in my opinion, to build himself a home there.** So I think waiving the fee totally would be wrong because we have to have the interest of the public in mind here as well so I would say a thousand dollars as opposed to two uh uh any other comments from uh Council at all. Uh Glen. **Councillor Fuhl** – Can I ... can I have clarity what has been paid so far. Is it \$2,000 already or.... **Dan Doucet** – It's \$2,000. Ok, very good. Thank you. So ya I'd be in favour of a thousand. Fifty per cent. **Mayor Therrien** - Everybody good with that? **Councillor Kuczynski** – Well, can we ask Planning Department how much it cost ... your time and your effort to prepare this for this meeting? **Dan Doucet** – Probably with the Report, maybe 3 hours so with Joanne's time, my time, \$250, \$300 is a best guess. So it's totally up to Council. **Mayor Therrien** – I understand where you're going with that, Andy, but we had a lot of other people that have done the same thing and they've been denied, they had to pay the \$2,000. So we have to look at the other people that have gone before Mr. Roy uh **there**. Just based on this, the fact that the Province is kind ... we've already kind of figured that they probably won't do this uh I, I think meeting him half way, that would be my uh uh my position **in regards to that**. **NOTE: Ya, cut the baby in half!** Uh just based on the other people that had to pay and were denied and weren't successful ... so if everybody's in agreement for \$1,000., it's not a vote but can I get a show of hands so that I can see where we're at? **Dan Doucet** – I don't want a resolu ... I want a resolution of Council. **Mayor Therrien** – Can I get a resolution, those in favour of refunding 50%? Oh, can I get a mover and a seconder **with regards to 1,000**. uh Melinda and uh Glen (Warren/Fuhl). **Dan Doucet** – I have to go through the application. **CAO Draper** – *Be it Resolved that a 50% refund be provided to the applicant for By-law 24-09.* **Mayor Therrien** – Can I get a show of hands, those in support of the uh resolution as read. That is unanimous and is carried. Thank you, Sir. Sorry, but I thank you as well. I uh uh that's uh uh a Planning Department uh question, that... if you talk to him on Monday uh or tomorrow, thank you very much. Thank you for your time, Sir. **Councillor Fuhl** – Thank you.

5.4 Re-Zoning By-law 23-11 – AR to RR in the SW-12-4E 3rd Reading – Antoniuk - Mayor Therrien – Then why don't we get uh to uh 5. uh 4, that's a Re-Zoning Bylaw 23-11 um under Antoniuk, this is the Third uh Reading, can I get a mover and a seconder please. Uh Glen and Melinda (Fuhl/Warren). **Dan Doucet** – Uh I won't read the whole entire details of the Report but I'll just give the Coles notes of Mr. Antoniuk had made an application to rezone his property from um umum from I believe it was Agricultural Restricted to RR Rural Residential and uh it went uh ... there was objections at the public hearing which led to a Municipal Board hearing and the Municipal Board uh had stated in their uh findings that uh they... they uh confirmed uh the rezoning bylaw. So this is the Third and Final reading for Council. **Mayor Therrien** – Thank you very much, uh is Mr. Antoniuk in the audience or on line. Um sir is there anything you wanted to add uh **with regards to** what Dan had mentioned uh it's very brief **there** but ok. Thank you very much uh Sir. Uh then any questions from Council uh **with regards to** this Third Reading under Antoniuk? I see no questions uh **therethen** we'll read the uh the rezoning bylaw 23-11 and then make our vote. **CAO Draper** – *Be it Resolved that Third and Final Reading be given to Bylaw Number 23-11, being a bylaw of the RM of Springfield to rezone all those lands described within the status of title 3015848/1 also described as SP Lot 17 Plan 14982 within the west half of section 1-12-4 to AR Agricultural Restricted to RR Rural Residential Zoning District.* **Mayor Therrien** – With that uh read, can I get a show of hands uh first of those in support of the uh rezoning bylaw 23-11 under Antoniuk? That's uh Melinda, Glen and **Patrick** (Warren/Fuhl/**Therrien**). Uh those in opposition? That'd be Mark and uh Andy (Miller/Kuczynski) and it is so carried. Thank you very much uh Sir.

Mayor Therrien – And I believe that's it. Oh, ok can I get a mover and a seconder for uh closing the meeting. Melinda and uh Andy (Warren/Kuczynski). And uh I declare it closed at uh 7:11 p.m. I thank you very much for your time.

NOTE: Although on the posted agenda there is 7. CLOSED MEETING and 8. RETURN FROM CLOSED MEETING, there apparently was no In Camera session.

9. ADJOURNMENT