

**RM of Springfield Planning Meeting
June 22, 2023**

WITHOUT PREJUDICE (E&OE)

LENGTH OF MEETING 2 hours 51 minutes 51 seconds

On CTV (and possibly the other TV stations) both evening of August 10th. and morning of August 11th., Councillors Miller and Kuczynski's announcement of a referendum on Sio Silica was on the news. It stated the Mayor and Administration had been approached for their comments but none had been provided as of that time.

NOTE: It is now a matter of public record who on Council puts the interests of business first and ignores the concerns of residents. See Tervita/Secure Energy discussion below.

Mayor Therrien - Thank you. Good evening, uh ladies and uh gentlemen, both on line and before us here. Uh today's date is uh June the 22nd. at 20:23 and it's uh 6:01 uh p.m. Just to give you an idea uh of the Council, we're going to start off with myself as Mayor uh of the RM of Springfield and to my right uh and descending upwards is Councillor, Ward 4, Melinda Warren, uh Councillor Ward 3 Mark Miller, Councillor Ward 2 is Andy Kuczynski, Deputy Mayor and Councillor Ward 1 is uh Glen Fuhl. Uh thank you very much for attending and uh we'll get uh started.

3. APPROVAL OF AGENDA - Mayor Therrien - If I can get a mover and a seconder for Adoption of the Minutes please. That'd be Andy and Melinda.... **Colleen Draper, CAO** - Approval of the agenda, sorry. **Mayor Therrien** - Oh, I'm sorry. I crossed it out too quickly. So Approval of the Agenda, that's moved..uh Melinda and Andy (Warren/Kuczynski). **Colleen Draper** - *Be it resolved that the agenda be approved.* **Mayor Therrien** - Unless there's any questions and I don't see any uh **there**, I'll assume everything's good, can I get a vote on voting for the Approval of the Agenda, please. That'll be unanimous.

4. ADOPTION OF MINUTES - Mayor Therrien - We'll go to Item uh 4, that's the Adoption of the Minutes, again a mover and a seconder, please. That'll be Melinda and Glen (Warren/Fuhl). **Colleen Draper** - *Whereas the Minutes of the Council Meeting held May 25th. have been previously distributed to Council, be it Resolved that the same be and are hereby approved.* **Mayor Therrien** - That'll be the Minutes of May 25th., I forgot to say that. Any questions uh from Council? I don't see any with regards uh to that. Can I get a vote uh those uh ready to adopt item number 4 Adoption of the Minutes, please. Show of hands and that is passed unanimous.

5. PLANNING MATTERS

Mayor Therrien - Uh then we'll start at uh 5. uh 1 or do I have to say 5 at all or that's just Planning Matters.

5.1 WPR Subdivision Concept Plan - W 1/2 1-2-4E Antoniuk - Mayor Therrien - Ok. Then we'll go to uh 5. uh 1, that'll be WPR Subdivision Concept Plan uh in the name of Antoniuk uh **there**. Can I get a mover and a seconder, please. That'll be Mark and Glen (Miller/Fuhl). **Colleen Draper** - *Whereas Luke Antoniuk submitted a conceptual plan for the subdivision of SP Lot 17 Plan 14982 within the west half 1-12-4 EPM as a requirement of Policy 6.1 of the West Pine Ridge Secondary Plan By-law 21-21, Be it Resolved that Council adopt the Concept Plan as presented and attached as Schedule A.* **Mayor Therrien** - Does Dan speak on this or.... **Dan Doucet** - I can if Council wants to or if the reports are sufficient um that's suitable if Council wants me to say a few words on this, I can. **Mayor Therrien** - Uh well maybe you can say a few words, then, Dan. **Dan Doucet** - Sure. Um item number uh 5.1 is a conceptual plan for the West Pine Ridge Secondary Plan. It is a requirement under By-law 21-21. Uh Mr. Antoniuk uh is proposing to subdivide the existing 29 acres to create 5-5 acre lots and an 80 ft. right-of-way along the north side uh the north side of the property for future developments. Council has the uh aerial photo and also the West Pine Ridge uh Secondary Plan map before them also with the uh conceptual plan. Uh Lot 17 is currently zoned AR Agriculture Restricted Zoning District under By-law 08-01 and will require um a Zoning By-law amendment uh if this were to come forward for a subdivision. Uh it would have to be re-zoned to a RR Rural Residential. Um Mr. Antoniuk has met the obligations of Section 4(1)(1) of 5(2)(2) which 5(2)(2) speaks about local road network, 4(1)(1) speaks about lot sizes being 5 acres in size, it talks about conceptual policies under 6.1, I won't read them all. Um Section 7.2 talks about development agreements and cost sharing of infrastructure. Uh if Mr. Antoniuk is going to be installing the road, there'll be a development agreement also with a front ending agreement which he will be able to recoup some of the costs related to uh the infrastructure of the proposed development. Uh the Conceptual Plan is consistent with Policy 4(1)(1) and 6(1) of the West Pine Ridge Secondary Plan and if Council wishes to approve this Conceptual Plan, I'd offer the following resolution which Colleen Draper has already read out. Thank you, Mayor Therrien. **Mayor Therrien** - Thank you, uh Dan. Any questions from Council with regards to the Concept uh map. I see no uh questions uh. I like the detail in it, uh **there**, the area seems good uh based on that. Is everybody ready to vote with regards to this uh item uh 5.1? I see no resistance to that so maybe what we'll do is we'll ..for 5.1 the WPR Subdivision Concept Plan uh Antoniuk, can I get a uh show of hands, those in support of the Concept Plan? That'll be unanimous and is passed.

5.2 Proposal to Subdivide 4189-23-7720 - 35040 Springfield Road - 1 lot - Schwarz - Mayor Therrien - Then we'll go to uh 5.2 uh that'll be the proposal to a long numbers 35040 Springfield Road under Schwarz. Um can I get a mover and uh a seconder please. That'll be Melinda and Andy (Warren/Kuczynski). **Colleen Draper** - *Whereas Mathias and Nellie Schwarz, the owners of the property located at the west 1/2 of the northwest 1/4 of 13-11-6 have submitted an application to subdivide an existing approximate 42.79 acres of land to create the following: proposed lot 5 acres residential, residual 37.79 acres agricultural, be it resolved that application for subdivision number 4189-23-7720 be approved subject to the following conditions: 1) Payment of requisite fees as set out by the current Municipal Fee By-law. 2) That 10% of the property development is provided to the RM of Springfield in land or cash or a combination thereof to satisfy municipal needs for recreational opportunities, open space and buffer zones. 3) A variance for the site area and site width of the residual lot will be required. 4) The Developer will provide a digital copy of the subdivision, if approved, geo-referenced in an AutoCad Civil 3D2010 or more recent format.* **Mayor Therrien** - Thank you very much, uh Colleen um any questions from Council? Um I just had a question in regards to the sewage ejector and the septic field

but I, I thought it was a pretty good idea for what it is **there**, um and that's something I can follow up with uh Phil at another time um in the new house on the 5 acre lot, uh so I got no issues **there**. Uh if there's any more questions uh **there** from Council. Um I see none. Then we're prepared to vote on it with a show of hands uh, those in favour of the proposal, subdivision at 35040 um Springfield Road, a show of hands please. That'll be unanimous and is passed.

5.3 Proposal to Subdivide 4189-23-7726 - Eastdale Road - 1 Lot - RM of Springfield - Mayor Therrien - Then we'll get to uh 5.3, that's the proposal to subdivide Eastdale Road, Lot 1, RM of Springfield, uh a mover and a seconder for uh please on that. That'll be Melinda and Glen (Warren/Fuhl). **Colleen Draper** - *Whereas Franz Hoepfner, Wiens Law Office on behalf of the RM of Springfield, the owner of the property legally described as north half of northwest quarter 5-11-7 has submitted an application the existing approximate 80.8 acres of land to create the following: Proposed Lot 4900 square feet, 0.118 acres utility service, Residual 80.72 acres, Be It Resolved that application for subdivision number 4189-23-7726 be approved.* **Mayor Therrien** - Thank you very much. Uh any questions uh from Council uh on 5. uh 3. I, maybe um ..Dan if you can answer this, um it's, it's got a 70 by 70 uh utility uh and it's ..in one of its e-mails Mike says "MINOR" and he had it in capital letters **there**. Is that just because it's below a certain threshold that they declare it as "minor"? **Dan Doucet** - Um the Provincial Government will declare subdivisions minor um when there's no road being uh utilized uh hence no public uh no, no public road and secondary if it's usually a one lot subdivision, the Province usually um has the process of a minor subdivision where Council has to grant approval first and then uh the Province would uh the Province's conditionally approving it subject to Council this evening. Uh this is, this parcel, the small 70 by 70 parcel is uh for a communication tower and a utility building for uh Valley Fiber Communications for the internet. **Mayor Therrien** - Ok, I was just kind of curious about that. Thank you very much. Um unless there's any other questions from uh Council, we're prepared to vote on 5.3 proposal at Lot 1, the RM of Springfield, uh can I get a show of hands, those in favour of this, that'll be unanimous and passed.

5.4 Rezoning By-law 23-08 - AR to RR in the SE 8-10-4E - Steinke - First Reading - Mayor Therrien - Then we'll get to uh 5.4 please. That's uh By-law 23-08 in the name of uh Steinke uh First Reading, uh a mover and a seconder, please. Melinda and Pat (Warren/Therrien). **Colleen Draper** - *Be it Resolved that First Reading be given to By-law 23-08 being a by-law of the RM of Springfield to re-zone all those lands described as Lots 1 to 3 within Subdivision 4189-22-7658 within the SE 1/4 8-10-4 from AG Agricultural General to RR Rural Residential zoning district.* **Mayor Therrien** - Um thank you. Did you want to add anything to that, uh Dan? **Dan Doucet** - Mr. Steinke had made an application for a subdivision for a 3 lot 5 acre uh 3 5-acre parcels of land. Um this is one of the conditions of that subdivision. Mr. Steinke was hoping that uh our current..or the new Zoning By-law would have been completed at this time but he's seen the uh delays but wants to move his uh subdivision forward so that's why he's made this application under 08-01. Thank you, Mayor Therrien. **Mayor Therrien** - Thank you very much. Uh can't even read my own writing here. Um that's uh Hunter and Symington, right? (right) Ok. Um I've got no questions. Any questions from Council with regards uh to that? Uh I see none so if we're prepared to uh vote on uh 5.4 uh under Steinke **there**, can I get a show of hands in support of uh this? That'll be unanimous and passed.

6. PUBLIC HEARINGS

Mayor Therrien - Now we're going to proceed into the uh Public Hearings. Before I do that, I have to read this out loud, please. Uh Public Hearing matters will now be heard under the uh Planning Act. Council wishes to thank you for attending. Uh the Public Hearing process is as follows. Item number 1: The public notice will be read out indicating the intent of the application. Item number 2 is: The Development Officer will provide a summary and information pertaining to the proposal. Item 3: Those that wish to make uh representation and speak on a planning matter must sign in. You'll be given the opportunity to make a presentation or speak on the matter presented before Council. Opportunity for presentation or speaking on the matter will be in the following order: uh (a) is the applicant will speak and make presentation on the proposed application uh there will be inquiries next and this will give the opportunity to ask for clarification on what the uh planning matter is proposed. Item number or uh subject to (c) is those in favour uh this will give those uh that are in favour the opportunity to speak to um Item (d) and those in opposition, this will give those that are in opposition the opportunity to as well. Um when you begin speaking, please state your name and address. A reminder at all times that you are to direct your comments or questions to the Chairperson which is myself and no others. Uh Item 4 is once everyone has had an opportunity to speak uh Council may close the uh public hearing on the matter after which further input from the public will not be uh permitted for legal reasons. Uh it is important that if you wish to speak and be heard on a planning matter, now is the time to make representation. Once again, once I, the chairperson, close the public hearing, no further discussion will be allowed. Thank you very much.

6.1 Variance 23-27 - 375 Laurel Bay - Max Area Accessory Building & Distance Between Dwelling & Accessory Building - Winter - Mayor Therrien - Uh with that said uh we will look at Item 6 point uh 1. Can I get a mover and a seconder on that please. That'll be Andy and Mark (Kuczynski/Miller). Uh just for the record that is uh Item 375 Laurel Bay um Marvin Winter uh application there. Um whenever you're ready, uh Dan. **Dan Doucet** - We have Variance 23-27. The proposal is to permit the following: a maximum accessory building area of 1,244 sq. ft. instead of the required 800 sq. ft. as per Section 57(5)(9) and a minimum distance between the accessory structure and the principal dwelling of 4 ft. instead of the required 10 ft. which is to clear all projections as per Section 25(0)(6)b. This is for the construction of a 364 sq. ft. addition to the existing 670 .. 676 sq. ft. accessory building within the RS Residential Single Family Zoning District. This is located at 375 Laurel Bay within Oakbank. Uh Mr. Winter is requesting Council's approval to allow for the increase in maximum building area and for a reduced distance between the dwelling and the detached accessory building, again for the construction of the addition on to the accessory uh um building. As indicated in his Letter of Intent and the site plan provided, the applicant would like to construct a 364 sq. ft. addition to the west side of the existing garage uh which is at the rear of the garage resulting in a total square footage of accessory buildings of 1,244 sq. ft. Um a maximum building area of 1,244 sq. ft. comprises of the following: the existing accessory building, 676, the proposed addition, 364 and an existing utility shed of 204 sq. ft. Uh the subject site is half an acre point five two of an acre which is larger than the uh requirements where the uh ..the current standards of 5,000 sq. ft. for a dwelling unit site. Uh half an acre equals 22,627 sq. ft. compared to the 8,500 sq. ft. The existing garage was built in 1993 and pre-dates the regulations of By-law 08-01 and does not conform with the minimum distance between the primary dwelling and the accessory building and since the applicant is increasing a non-conforming building, we must vary that uh limiting that separation distance between the accessory building and the, and the house. As stated within Section 2 a Non-Conforming building shall not be

extended unless it is altered by way of a variance as per this evening's meeting. As the garage has been enlarged and the variance, we are varying the distance like I had mentioned. Uh based on the site inspection, I have no concerns with this application. If Council were to consider this variance, I would offer the following condition. *1) That the applicant obtain the required Municipal permits.* Thank you, Mayor Therrien.

Mayor Therrien - Thank you, Dan. I'll put it out to the public uh there uh Marvin uh if you've got anything else you want to add uh to Dan's detailed report uh you could do so now. **Marvin Winter** - The only thing that's going to be different is originally when we had done the application, we were going for a 26 by 14 addition. We are now looking more at the 12 by 26 addition so it's going to be a little bit smaller than originally proposed. **Mayor Therrien** - I think if it's smaller, it's better. Larger is ..we might have to review that. Am I right uh Dan? **Dan Doucet** - If the application uh sorry if the size of the building is smaller than what was on the notice, that's fine. If he wanted to go greater, then the notice that was distributed, then we'd have to postpone this meeting and send out new notices but since it's lesser, that's uh acceptable. Now this may reflect the zoning variance, the approval based on the square footage if Council wants to allow the overall square footage of 1,244 or reduce it by the amount that uh Mr. Winter's not building. **Mayor Therrien** - So it's 1,226 or 12... **Dan Doucet** - 12 uh 1244. Uh Mr. Winter, you said this, the addition was going to be how large that you're considering. **Marvin Winter** - Well, originally when we applied for a 14 x 26 addition, we're now considering a 12 by 26. **Dan Doucet** - So it just reduces it by uh very little. **Mayor Therrien** - Ok Marvin uh if that's all, then I'll go to the uh format here for inquiries. Is that everything for you Marvin or Kathryn want to say anything at all. **Marvin Winter** - No, that would be it. **Mayor Therrien** - Thanks Marvin. I'll put it out to the uh persons on line and in the uh the public here. Is there any inquiries uh **with regards to this matter** in the Gallery. I see none in the Gallery and I see none on line. I will assume there's none there. I'll go for those in favour and those in opposition for this matter here. Uh in the Gallery I don't see anybody and neither do I see anybody uh on line uh there. **Um where do I go now, Colleen?** **NOTE: Unbelievable. After 6 month of chairing numerous Planning meetings, I have already typed "I will now close the public hearing" and I am not even on Council.** Will you read it out, Dan? **Dan Doucet** - I'd just like to add, I did some quick calculations and the difference is 52 sq. ft. uh so the application was for uh 1,244 sq. ft. The new number surface area is one thousand one hundred and ninety-two feet (1,192 sq. ft.). Council may just want to round it off to 1200. sq. ft. if you wish. **Mayor Therrien** - Ok, any questions from Council **in regards to this matter?** **Colleen, did you want to read it now?** Oh, ok uh because everything is done here, I see no questions from Council, uh I'll close the Public Hearing at this time here uh. No other questions can be asked. Uh uh will Council give me a show of hands, those who are prepared **to close the Council meeting** **NOTE: Wishful thinking?** or this public hearing. That'll be unanimous.

Colleen Draper - *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Marvin Winter, owner of the property located at 375 Laurel Bay for a variation of the Springfield Zoning By-law Number 08-01 and Whereas Council is satisfied the requirements of Part 6 Variances has been met, Be it Resolved that Variation Order No. 23-27 be granted subject to the one condition.* **Mayor Therrien** - Thank you very much, Colleen. Then if we're prepared to vote **on this matter**, uh 6.1 uh uh maximum area of building distance between the buildings under Marvin uh Winter and Katherine Wrightson, show of hands, those in support of the uh proposal? That'll be unanimous and adopted. Thank you very much, **there** Marvin. **Marvin Winter** - Thank you.

6.2 Variance 23-28 - 28063 Hillside Road - Accessory Building in Front of Dwelling - Dyson - Mayor Therrien - And uh, the next one will be 6.2, and that'll be uh 28063 Hillside Road under uh Dyson. Can I get a mover and a seconder uh please? That'll be Mark and Melinda (Miller/Warren). Whenever you're ready, **there**, Dan. **Dan Doucet** - We have Variance 23-28. The proposal is to permit an accessory building, accessory building to be uh uh closer .. located closer to a public road than the front wall of the principal building as per Section 25(06)(b) of the uh Zoning By-law within an AR Agriculture Restricted Zoning District. This is located at 28063 Hillside Road in the south 1/2 of 11-12-5. Uh Mr. Dyson, Mr. Bill Dyson, the son on behalf of uh Ms. Dyson, the mother, is requesting Council's approval to allow for the construction of an accessory building to be located in front of the front wall of the principal dwelling. As indicated in their Letter of Intent and site plan, Mr. Dyson plans to construct a one thousand, eight hundred sq. ft. accessory building (1,800. sq. ft.) on the west side of the property and west of the existing dwelling, approximately 30 ft. from the front of the..of that dwelling. Uh the accessory building will be approximately 100 ft. from the west property line and over 2,200 ft. from the front property line. Uh the chosen location is in front and to the southwest of the dwelling was due to low lying land and extremely wet conditions directly to the west and to the north which is to the rear of the building. Based on the site inspection, I have no concerns with this location of the proposed accessory building. If Council were to consider this variance, I had two conditions: *1) That the applicant obtain the required Municipal permits. 2) The use of the accessory building shall be limited to the keeping of personal goods, supplies, personal hobbies, vehicles, unless an application made is uh to utilize the accessory building to accommodate for a home based business..and this was just based on the square footage of that building, the 1800 sq. ft.* Thank you, Mayor Therrien. Sure. Did you want to hear my conditions again? The last one. The condition is put in place that it's used for personal um uh personal uh equipment, supplies, vehicles unless they want to utilize it for the building, they're going to have to come back before ..utilizing for business ...they'd have to come back before Council for a home based business. **NOTE: And if they did that, Mr. Bill Dyson, the son, would have to be living on the property, not just his mother unless she were the one running the business.** So I could re-read that condition: *2) The use of the accessory building shall be limited to the keeping of personal goods, supplies, personal hobbies and vehicles, unless an application is made is to utilize the accessory building to accommodate for a home business.* **Mayor Therrien** - Um thank you very much, uh Dan. I will put it out to the applicant. Would Mr. uh Dyson be on line or in the audience? Mr. Dyson. Is there anything else you wanted to add uh to that at all? Ok, thank you very much. Then we'll throw it out uh to inquiries, uh is there any inquiries uh in the audience? John, did you want to come up there? **John Wright** - John Wright, Spruce Road. I had uh 2 questions actually and I think Dan pretty well answered the first question. I guess what..my question was I read it's a his and her shop and I just wondered what they were doing in his or her shop. (laughing at Council table) I guess that's the question I wanted to ask. (more laughter) So I mean, I was concerned that it was going to be manufacturing or something (more laughter) because they're both working together. We've seen commercial stuff strike up in Springfield so at least that end of it I guess it ..will answer my two questions really, it's ... **Mayor Therrien (interrupting)** - So that's one question, why it's his and hers. **John Wright** - No. That's only one question I wanted to ask. What is the use of it? What is it? Is it... **Mayor Therrien** - Ok. We'll let Dan answer that, John. **Dan Doucet** - The ..the uh size of this uh the shop is 1,800 sq. ft. , not 1,080. (ok) So being a fairly large shop I had uh looked at that as well, saying "ok" I hope this isn't a business and that's why I put that second condition there that it's just for personal use. I think it's a man and woman man cave thing going on (much laughter) so that ... **Mayor Therrien** - She cave. **Dan Doucet** - ...unless Mr. Dyson would want to explain further (more laughter). **Mayor Therrien** - What's that? **Mr. Dyson** - We won't be doing any manufacturing ... **NOTE: Any I can't hear anything more than that.** **John Wright** - I was more concerned about the noise that might even reach my place ... that's all. **Mayor Therrien** - That's it, then, John? (yep) Alright, thank you. Um so we have that inquiry uh **there**. Then I'll open it up for those uh in favour uh on line, I see nobody and in, in the

audience I see nobody as well so then I'll open it up for those in opposition uh to this. Same uh nobody in the audience and nobody on line. Then if uh Council has any questions at all, uh Mark. **Councillor Miller** - Thank you, Mr. Mayor. I was delighted to take up the invitation of Mr. Dyson and come to the property. They have a beautiful sanctuary there uh for animals and you can see the setback as far from the road, there's no manufacturing, there's no issues, um I'm fully uh in support of this type of initiative going forward. **Mayor Therrien** - Thank you. Um there's no other questions from Council, I don't see anybody's hands up there. Then I will uh close the uh Public Hearing component uh now um and uh no more questions to be uh asked regarding this matter. Um and Colleen... **Colleen Draper** - *Whereas a public hearing has been conducted under the Planning Act to consider an application filed by Bill Dyson on behalf of Joan Dyson, owner of the property located at 28063 Hillside Road for a variation of the Springfield Zoning By-law Number 08-01 and whereas Council is satisfied that the requirements of Part 6 Variances has been met, Be it Resolved that Variation Order 23-28 be granted subject to the 2 conditions.* **Mayor Therrien** - Thank you very much. If Council is uh prepared to vote uh regarding uh the variance 23-28 on that location on Hillside Road under Dyson uh can I get a show of hand, those in support. That'll be unanimous and then it is passed. That's good uh Mr. Dyson. Make sure it's 50/50 uh split (laughter). It's, it's not going to be a 60/40 split for a man cave or a she cave. Thank you very much.

6.3 Variance 23-29 - 26114 Oakwood Road 64N - Maximum Accessory Building Area & Rear Yard Setback - Jonker - Mayor Therrien - Dan, we will go to 6 point uh 3 uh that's 26114 Oakwood Road uh under Jonker. Can I get a mover and a seconder please? That'll be Melinda and Glen (Warren/Fuhl). And Dan, whenever you are ready. **Dan Doucet** - Uh we have Variance 23-29. The proposal is to permit the following: a maximum accessory building area of 1,440 sq. ft. instead of the required 800 sq. ft. as per Section 57(5)(9) and a rear yard setback of 2 ft. instead of the required 5 ft. as per Section 57(5)(4). This is for the construction of an accessory building within the RS Residential Single Family Zoning District. This is off Oakwood Road .twenty uh twenty six one fourteen Oakwood Road. As mentioned, Mr. Jonker is requesting Council's approval to allow for the increased maximum building area and a reduced rear yard setback for the construction of this accessory building. As indicated in his Letter of Intent and site plan, the applicant would like to construct a 720 sq. ft. accessory building, being a garage, resulting in a total accessory building area of 1,440 sq. ft. (Excuse me) The maximum building area consists of two buildings, there's an existing 720 sq. ft. building and Mr. Jonker wants a new 720 sq. ft. accessory building. On May 18th. at the Planning Meeting uh Council approved a Zoning Variance uh Variance 23-25 for the relocation of the existing accessory building having an east side yard setback of 2 ft. Based on the site inspection, I have no concerns with this application. To the rear of the property is a 100 ft. right of way by the railway. If Council were to consider this Variance, I'd offer the following 2 conditions: 1) *That the applicant must obtain the required Municipal permits.* 2) *The use of the accessory building shall be limited to the keeping of personal goods, supplies, personal hobbies and vehicles unless an application is made to utilize the accessory building to accommodate for a home based business.* Thank you, Mayor Therrien. **Mayor Therrien** - Thank you, uh Dan. Uh then I will put it out to the public with regards uh to Mr. Jonker. Is there any questions you want to add, Mr. Jonker, add to it or anything? Thank you very much, Mr. Jonker. Then uh I'll throw it out to uh to anybody in the audience uh **there** who wants to make inquiries or on line and I see none. As well I'll throw it out to uh people in the audience and as well as on line for those who are in favour uh or in opposition and I see neither. Then at this point here unless there's any questions from Council I'm prepared to close the public hearing portion and then we'll be prepared to uh vote on the matter and no other discussions can be made. **Colleen Draper** - *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Neil Jonker, owner of the property located at 26114 Oakwood Road for a variation of the Springfield Zoning By-law number 08-01 and whereas Council is satisfied that the requirements of Part 6 Variances has been met, Be it Resolved that Variation Order 23-29 be granted subject to the 2 conditions.* **Mayor Therrien** - Thank you very much, uh Colleen. With regards to uh Jonker uh 26114 can I get a show of hands in support of the Variance 23- sorry 23-29. That'll be unanimous. And that is um unanimous and passed. Thank you, Mr. Jonker.

6.4 Variance 23-31 - 34075 Oakwood Road - Accessory Building in Front of Dwelling - Brown - Mayor Therrien - Then we're at 6. uh 4. Uh that'll be Variance uh 23-31. That is on Oakwood Road uh under Brown. Can I get a mover and a seconder as well please? That'll be Melinda and Glen (Warren/Fuhl). **Dan Doucet** - We have Variance 23-31. The proposal is to permit an accessory building to be closer to a public road right of way than the front wall of the principal building uh as per Section 25(0)(6)(b) of the Zoning By-law within an AG Agriculture General Zoning District. This is located at 34075 Oakwood Road. Mr. Brown is requesting um Council's approval to allow for the construction of an accessory building closer to the front..uh to be located uh in the front property of the uh site closer to the front wall of the existing single family dwelling. As indicated in his letter of intent and site plan, Mr. Brown would like to construct a 720 sq. ft. accessory building located on the southwest side of the dwelling approximately 24 ft. in front of the dwelling. The accessory building will be approximately 120 ft. from the west property line and ten ft...ten ft. from the dwelling and 456 ft. from the front property limits. Uh based on the site inspection, I have no concerns with the location of the proposed accessory building. Uh the site was full of vegetation and mature trees and that was a suitable location of the..for this accessory building. If Council were to consider this Variance, I'd offer the following 2 conditions: 1) *That the applicant obtain the required Municipal permits.* 2) *The use of the accessory building shall be limited to the keeping of personal goods, supplies, personal hobbies and vehicles unless an application is made to utilize the accessory building to accommodate for a home, home based business.* Thank you, Mayor Therrien. **Mayor Therrien** - Thank you Dan. Would uh Mr. Brown uh be in the audience at all? Uh did you want to take the podium or did you have anything else you wanted to add to it? Ok, that'd be fine sir, you don't have to **there**. Then I'll open it up uh to uh the uh crowd uh on line and in front of myself for inquiries. I see uh nothing on line and I see nobody in the audience. The I'll open it up to people on line and in the audience for those in favour and uh uh or those in opposition. I see none uh on line nor in the audience. Uh any questions from uh Council at all? I see none from Council. Then at this point here I'll close the uh public portion of uh this uh discussion and then at this point no further uh discussion can be made and we're uh prepared to vote uh Colleen. **Colleen Draper** - *Whereas a public hearing has been conducted under the Planning Act to consider an application filed by Timothy Brown, owner of the property located at 34075 Oakwood Road for a variation of the Springfield Zoning By-law number 08-01, and whereas Council is satisfied that the requirements of Part 6 Variances has been met, Be it Resolved that Variation Order No. 23-31 be granted subject to the two conditions.* **Mayor Therrien** - Ok so if Council is ready to vote uh on the Item 6.4, that's Variance 23-31 uh at 34075 under Brown, can I get a show of hands uh those in support of the uh variance. That'll be unanimous and is passed. Thank you, Mr. Brown. Geez, you only got here like 3 minutes ago and now you're out of here. Perfect timing.

NOTE: Councillor Fuhl can be heard laughing, joined by Therrien.

6.5 Variance 23-32 - 66 Don Valley Parkway - Maximum Letter Height - John Arthur Consulting - Mayor Therrien - Then we'll go to 6. Uh 5 uh please and that'll be Variance 23-32 uh under Don Valley uh Parkway, uh John Arthur Consulting, can I get a mover and a seconder uh please on that. That's uh Andy and Melinda and Dan, whenever you're ready. **Dan Doucet** - Uh for..we have Variance 23-32. The proposal is to permit a business fascia sign having a maximum letter height of 2.3..2.33 ft. instead of the required 1.97 ft. Uh as per Section 33(3)(3) of the MG uh Industrial General Zoning District. This is located at 66 Don Valley Parkway. Uh Mr. ..John Arthur Consulting on behalf of TY Holding is requesting Council's approval to allow for the business fascia sign having an increased maximum uh letter height. Uh as per Section 33(3)(3) which states: fascia signs shall not have letters over .6 of a meter being 1.97 ft. in high, in height and exceeding 80% of the uh building width. Uh they are proposing a fascia sign on the west side of the building facing Don Valley Parkway. Uh the letters on the sign will have the height of 2.33. The difference is basically 4 inches uh in increase. Uh based on the site inspection, I have no concerns with the increased letter height on this advertising sign. Uh if Council were to consider this variance, I would offer the following condition: *That the applicant obtain the required Municipal permits.* Thank you, Mayor Therrien. **Mayor Therrien** - Thank you, uh Dan. Um would uh the applicant uh be in the audience or on line? Sir, did you want...is there anything else, anything else you wanted to add to that at all? Ok um then we'll uh go to the public with regards to any inquiries in the audience. I see none and nothing on line. Uh then we'll go to those in favour and or those in opposition. Nothing in the audience and uh nothing on line. Uh anything from uh from uh Council at all? I see no questions as well. Then at this point here I'll close the uh Public Hearing and no further discussions can be made with regards to the matter and if we're prepared to vote, uh I'll ask Colleen to read that please. **Colleen Draper** - *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by John Arthur Consulting on behalf of TY Holding Ltd., owner of the property located at 66 Don Valley Parkway for a variation of the Springfield Zoning By-law 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 23-32 be granted subject to the one condition.* **Mayor Therrien** - Thank you very much. Uh then if we're prepared to vote on uh Variance 23-32, 6.5 on our uh agenda, under John Arthur Consulting, could I get a show of hands, those in support. Uh that'll be unanimous and passed. Thank you, sir.

6.6 Conditional Use 23-18 - 999 Redonda Street - Hazardous Waste Collection & Processing Facility - Mayor Therrien - Uh then uh um uh we'll could get to uh...are we able to maybe get a couple of these out of the way first, 2.7.. **NOTE: The Mayor does not seem to be able to follow his agenda.** we've got uh Council approves or just go by ...ok. Then we'll go by to 6.6 please and that will be the uh 999 Redonda Street uh Hazardous Waste Collection processing facility. Mover and seconder please, That'll be Glen and Melinda (Fuhl/Warren). Alright Dan. **Dan Doucet** - We have Conditional Use 23-18. The proposal is to permit the continuance of a hazardous waste collection and processing facility use on the land as per Sections 7(0)(4) within the MG Industrial General Zoning District. This is located at 999 Redonda Street in, in the northeast 1/4 of 16-11-4. Uh on May 18th. uh Miss Snodgrass and Mr. MacDonald on behalf of Secure Energy went before Council seeking approval for the renewal of the Hazardous Waste Collection Processing Facility. Council deferred the decision until they were able to purs..participate in a site tour of the facility which took place on June the 6th. Uh Margaret Reimer, the Environmental Officer uh with Manitoba Environment and Climate also conducted their routine inspection, not at this time but it was done on May the 30th. Um I'm just going to go briefly some of the notes that were read out at the last meeting that this was formerly Tervita Corporation, uh they have amalgamated with Secure Energy um the facility will not handle any explosives or radioactive or biohazard waste, uh they have stated within their Letter of Intent of an annual ground..groundwater monitoring um for the site, uh there have been zero instances of any emergency response needed at the site uh and confirmed by our, by our Fire Department. Uh based on the submission provided and site inspection conducted in past record, I have no concerns with the proposal. **NOTE: How could our Planning Officer have no concerns with this proposal. The site is within a concentrated Industrial area, flanked by City of Winnipeg housing developments. Within an urban center is no place for a Hazardous Waste Collection & Processing Facility. It only takes one incident to make a disaster.** Um if Council were to consider this application, uh I have six conditions I'd recommend: 1) *The owner and applicant shall enter into a Development Agreement with the Municipality.* 2) *That the Mayor and CAO be authorized to sign the Development agreement.* 3) *The Owner and Applicant shall provide a Fire Safety Plan and form part of the Development Agreement acceptable to our Municipal Fire Chief.* 4) *The Owner and/or Applicant shall obtain the required Provincial approvals and provide a copy of the approvals to the Municipality.* 5) *The Owner and Applicant is/are responsible for complying with and/or carrying out this development in accordance with any other Federal, Provincial, or Municipal legislation and regulations affecting all buildings and land use.* 6) *This order shall expire and become null and void on the date the business ceases to be in operation.* Thank you, Mayor Therrien. **Mayor Therrien** - Thank you very much, Dan. At this point here uh would uh Mr. MacDonald uh be in the audience? Did you want to add anything at all to what Dan was saying? Ok. Then we'll open it up to the audience and on line uh first on line for inquiries. I see nobody ..inquiries on line or in the audience. Then we'll go in uh John? Go ahead. Just state your name **there** John. **John Wright** - John Wright, Spruce Road - May the 18th. I stood up and made a comment about this facility and the reason people had objected to it 5 years ago. And we moved it to this meeting because I thought the Mayor was going to look into their process or what they were going to do and also the name change. And whether the name change..the new owner. **Mayor Therrien** - Well, what we want to do, John, is have all the Council do a tour. I've done a tour uh the day, uh or the day before, of the uh facility and this would have allowed the Council to have this time to have the tour uh **there**. The name change is uh I thought that was answered by uh Miss uh Snodgrass and uh it was over I guess uh the company was taken over by uh Secure Energy. That's the way I understand it, would I be correct uh Dan uh, it was all in our papers here. **Dan Doucet** - I believe uh Tervita uh had, had taken over, amalgamated with Secure and...correct. **Mayor Therrien** - Does that answer that, John? **John Wright** - I guess with Dan stating that, be as long as being used as this facility, this will stay as acceptable. They keep changing, they've changed ownership and name change so it could go on forever, they could just keep changing the name, keep the owner, and another company. **Dan Doucet** - What we're looking at is the use, not necessarily a corporate name. Corporate names change all the time. We're, we're looking at the use of the facility. It's basically a transfer station for the hazardous waste collection. They collect the product. A lot of times that product is shipped directly from the collection point, not even brought to the facility and uh ..but **there'll be no processing**. There'll be taking it in small quantities, putting it in larger quantities uh inside of a uh uh building with a secondary uh uh containment cell which we've seen. It's basically a 6 to 8 inch concrete lip where they do the transfer. **John Wright** - Number two question if I may. Is this going to be a Conditional Use time limit again? **Dan Doucet** - This is a Conditional Use. Uh there's no..the time limit is when the business ceases to be in operation. There's not a 5 year or, or a 3 year time limitation. That was placed by the first Council to monitor the activities of what was going on with Manitoba Environment. **John Wright** - One more question. Is the processing taken out of that agreement? **Dan Doucet** - The processing taken out of that agreement. **John Wright** - Right now, we saw it at the last Council meeting, it was just a transfer, having stuff in there, there wasn't much going on at all. So what's saying when

you sign this, they don't start full-fledged processing there? **Dan Doucet** - Council may want to place a condition that there's no processing, an additional condition if they wish. I'd like to speak with Mr. McDonald first just to ensure that that doesn't impede his environmental license if we place a condition in that effect. **Mayor Therrien** - Ok, ya um once we get to that, John, then we'll uh address that and uh then we'll let you know what that findings are. **John Wright** - Thank you. **Mayor Therrien** - Thank you very much. Was there another hand for the inquiry? Sir? Ya. **Gerald Matheson** - Do I have to sign anything? **Mayor Therrien** - No just state uh your name please. **Gerald Matheson** - So basically my name is Gerald Matheson. I'm uh from 62 Don Valley Parkway, so I live in the area, I am I guess a local I guess land owner and developer. I appeared before Council a while ago. I just want to reiterate kind of what I said last time and I don't want to spend a lot of time rehashing this but like I say, I have huge concerns over the potential for another catastrophic environmental event that could occur next to my property. That worries me, fire issues, water contamination, air contamination, long term environmental effects, even loss of life given emergency services in responding to something which is happening in the area which we know we just had an event last week if I'm not mistaken. Um so I have huge concerns. And we agree on that. Number two, the amount of risk that we are taking on as a Municipality if something does go wrong versus the tax benefit, like I mentioned last time, I don't understand that analysis. I think there's too much risk. I've looked more into um how secure they are with a 2.5 billion dollar company so they are big, I agree with that. They seem to have a relatively clean record so I understand that but I still have concerns regarding what could happen if something goes wrong and who's going to cover those costs so that really concerns me. Um we just had another fire over at General Scrap a few days ago, I think everyone's aware of that. Um now my properties are adjacent to this so if there is a fire caused by you know a train going by, lighting grass fires and things get out of control like happened at General Scrap to a certain extent, they tried to self contain it but obviously it didn't quite go the way they wanted to go so they had to call another, you know, other people involved and in these events, you know, like we're all going to be volunteers from the RM of Springfield. They, if they go into a toxic fire or they take in these contaminants and stuff like that, who's going to deal with these costs and why are we subjecting our volunteers to this kind of environment. Not just us, I mean, there were like 5 Fire Departments involved and there was a lot of stuff going on there um you know. And General Scrap ties, every 5 years there's an event there. That's reality. We can't get away from that, you know, and what makes this even worse, we've got the trains going by, sparks coming off trains, I mean, I used to farm that land. I was a farm..well, I was a ..my Dad, you know, and I mean, I was always putting out bush fires or grass fires and you know, the RM of Springfield fire would come out, all that kind of stuff and under Jack Lazaruk's ownership, we saw some events there too. We saw this other fire going on I mean so these are all events you know but at some point we can't just say this is just by chance, this is happening too often in an area where we've got a lot of people that are going to be living and working there. In my own property, I have like 500 people, you know, the first section over there's another 500 people. There's going to be what, 700 houses, that's another 3,000 people, how many residents live within half a mile or a kilometer of this location. It's crazy. It's like nuts. Um and I guess the other thing I wanted to kind of go back to this, I understand that Secure and Tervita, there was a merger there, and the Competition Bureau successfully challenged the uh, I guess the merger between Secure and Tervita so right now I'm not even sure who owns this site um which I think is a very, very interesting conversation. This whole thing, I guess the Competition Bureau uh had a ruling on March 7th., 2023 saying that the merger between Tervita and um Secure is questionable, due to the Competition Bureau so they're making them split up the company. Now what facilities are going where and how that's going to happen, I don't really know. I'm not a lawyer and it's not my job but what concerns me if it's not going to be Secure, it's not going to be Tervita, who the hell's going to own and operate the site, you know, some hasbro from nowhere, I don't, I mean, you know so you've got to look at all sides and I think at the end of the day, Council's job is protecting the Municipality from undue risk and that's, that's what I see here. I mean, they have a clean record, you know but you get you know and I thought it was a very good point um that Mr. Wright brought up regarding the whole processing, the facility operations, you know and the transfer station, at least we have limited goods on site, I agree with that, I can handle that. You know, uh we know the lines were down, it was expected, that's great, but I don't know how you know we take the brakes off this thing. And also the next thing I know I've got a General Scrap operating next to me because of the extremes of what we just did here, you know, and there's no limitations, once you take the brakes off, guys, you know, we going to have another 60 acres in the RM of Springfield for, for this. So anyways, you know, it's Council's decision, you've heard my perspective. Um like I say, I'm a big investor in the area and very involved and you know, I'm, I'm pro business, trust me, I'm very pro business but not in this kind of business. Thank you. Any, any questions. **Mayor Therrien** - I'll ask that part (laughing). **Gerald Matheson** - Sorry. I'm used to being in control. **Mayor Therrien** - Any questions from Council? Uh Mark. **Councillor Miller** - Thank you Mr. Mayor and thank you, Mr. Matheson for doing an extensive amount of research and, and background information. In fact, you've taken some of the momentum out of me as an environmentalist. Uh you've addressed a number of concerns, not just the NIMBY issue about concerns of neighbours but rather the potential risk for the neighbouring..the neighbours that exist there. Transfer facility of course is not uh, what could I say, uh is not un-vulnerable for potential hazards, as you say the rail and other things, break and enters, perhaps vandalism and those kinds of things that aren't anticipated and of course the ownership would never want that to happen but it does happen and we've seen that instance so I guess my question is, uh do you see uh you know, like you say, you're a developer, you're a land owner in that area, you've seen accidents, break-ins and all the rest of it, uh is there any way that you could give 100% assurance that someone wouldn't break in and/or vandalize or cause havoc in this property going forward over the next 5 years even? **Gerald Matheson** - It's impossible. Just in the general area, you can go back, the amount of crimes that we've had in that area. It's huge. We used to have bobcats stolen from the area, we, at one point we were sure there was some internal theft going on from someone in the park, uh you know, so even if you look at the neighbourhood, community, we had a get-together, I wasn't there but you know, there are huge concerns with what happens in that area and the other side is being so close to a population and I'll go back, when we had farmers fields there, uh we had some kids from high school come across and they got my Dad's, they took my crop hopper and set my Dad's crop on fire so we had the entire Springfield Fire Department out and everything else but you know, it was just kids doing a prank, you know, and before we knew it, we you know so that whole area, even when we were harvesting, you know, we were always worried about you know a steel shaft being in the swath or something because kids just do stupid things, you know, so growing up in that area and being aware of what happens there and kids are kids. So we can't control that but you know, and I think that it's like the trains, it's like the fires, you know, it's a very busy area with a lot of activity which is prone to things like that, you know, cause you can get lost in the mirage of things there so you know, I go back to, we need these facilities, we do, you know, and it's a big problem, I mean, I think Secure has got a 2.5 billion dollar company. We're not talking small fish here, we're dealing with big issues but the other side is, where ..let's put them in a safe place. You know, and everything's logistics. We're already moving stuff there anyways and that's being moved out. Let's put this thing 5 or 10 miles out where you have, like you know, I don't even want to say a farm leaning in this fashion but you know what I'm getting at. Low density, low risk, control what can go wrong. There's just too many variables here with too many

people and too much activity. That's my opinion. **NOTE: When Tervita first was considered for this site, there was a great deal of opposition to the proposal. The long and the short of it is that a hazardous waste facility does not belong in the midst of an industrial park full of other businesses with many employees, and adjacent to dense housing developments, located on both sides of the Industrial Park. In the past, there have been catastrophic events at this site and there is no guarantee that such events could not happen in the future. Further no one has mentioned that the materials are trucked to the site so an accident could occur before the waste even reached the site, therefore the hazard is even less contained than discussed.** Councillor Miller - I appreciate that. Mayor Therrien - Thanks, Gerald. Any other questions uh from Council at all? Um Andy? Councillor Kuczynski - Mr. Mayor, here we have a, I don't want to get into the development agreement with them and say the owner/applicant shall enter into a development with the Municipality, when are we going to see that agreement that's going to be made? Are we going to see it and are the public going to have input into it or it's just going to be done behind the closed doors again? Colleen Draper, CAO - Development agreements are all closed meeting discussions uh and we have timelines that we have to follow for entering into a development agreement so um that would be the standard for any development agreement. Mayor Therrien - It won't change from the last one then, right? Essentially just the dates and so on? Colleen Draper, CAO - Ya. Dan Doucet, Planning Officer - The ..I'm going to answer both questions. Number one, a development agreement is not made to the public cause it's a negotiation document. There's financial obligations in there as well, others, insurance obligations as well. Uhhh Mayor Therrien, as per your question, will the Development Agreement that we exist..that exists today change? It'll change slightly. There..we'll look at the insurance, we'll look at other obligations or conditions that Council may want to put in there. Ummm and obviously we're going to be doing a name change cause it won't be Tervita, it will be Secure Energy. Thank you. And we do have..sorry, uh 90 days to get this completed as per the Planning Act. Mayor Therrien - Alright. Thank you. Andy? Councillor Kuczynski - But that's going to be 90 days ..after we approve the Conditional Use. Dan Doucet - So once you approve the Conditional Use, the clock starts ticking. Councillor Kuczynski - Ok, are we as a Council going to be involved in this development agreement? Dan Doucet - All development agreements are drafted by Administration and then they get reviewed by Council once it's uh agreed upon between the applicant and Administration, then Council gets their eyes on it. That's how development agreements work to move things along. Ninety days is not a long period, not a long period of time. Councillor Kuczynski - I know but we didn't have much time to see the previous Development Agreement. I don't know how that happened uh with the...when was the Development Agreement signed with the Municipality and Tervita? We didn't see it. I didn't see that agreement. That agreement should be provided to us now... I believe...we're going to vote on the ... Dan Doucet - You're not voting on a past agreement. That was already approved. The past agreement was done back in 2019, I believe. Councillor Kuczynski - I didn't say that we're going to vote on the agreement, we as a Council want to see that agreement so... Dan Doucet - You want to see the old agreement. Councillor Kuczynski - That's correct. Dan Doucet - Which I believe was part of the agenda on the May 18th. meeting, I think it was part of that package. But if Council wants to review the old agreement, we could provide that to you as well right after this meeting. Councillor Kuczynski - Well, I think we should, ya before we make the decision, we should see that agreement, what is in it. Because history is very important to, you know, see what was done before and .. because we can learn from it as we make decision tonight..what we make the decision tonight. Mayor Therrien - I don't know how that would be of any use for us. We're just doing the Conditional Use here, the use of this. Uh the old, the old one uh there was approved by Council before uh so the new one, well the clock starts today, uh the 90 days... Dan Doucet - Actually tomorrow... Mayor Therrien - So then we can, we can look at the old at the same time uh and look at the old one but this is just for the Conditional Use. **NOTE: There would be no need for the Conditional Use if Secure Energy was not applying for something outside the current zoning.** We can look at the Development Agreement. Councillor Kuczynski - I understand. I still want to see it before I make the decision tonight. I want to see that agreement. Dan Doucet - Do you want me to e-mail to you right now, to all members of Council? You're not going to have time to read 80 pages. Councillor Kuczynski - Ok, so we won't make decision tonight. We don't have to make a decision till we get familiar with those ..you know, aspects of it.. Colleen Draper - Can we confirm it was provided on May the 18th.? Dan Doucet - Let me check. I'm not sure. Colleen Draper - It doesn't look it was provided on May 18th. so uh Council has to decide whether that has a bearing on a Conditional Use tonight or it you just look at uh going forward and you'll have 90 days to have a draft and review it so... Mayor Therrien - Anybody wanna uh Glen? Councillor Fuhl - Ya, so under this I understand there'll be a new development agreement. We'll be able to review it then and we'll be able to make our suggestions for changes to the new development agreement so I'm ok with going ahead uh with the Conditional Use application as it is..stands right now. Thank you. Mayor Therrien - Anybody else, Council? Mark? Councillor Miller - I'm sorry Colleen, I didn't hear you. Did you say it was not provided? Colleen Draper - No, it was not attached to the May 18th. so um I'm sure Planning can get that out to you tonight or tomorrow but um really the old Development Agreement is voided' with the passing of this Conditional Use and Council will enter into a new development agreement. Councillor Miller - So just for the record, Councillor Kuczynski was actually correct that it wasn't provided in advance. I just wanted to... Colleen Draper - interrupting Ya, I asked to verify if it was provided on the 18th. It was not so we verified that. Councillor Miller - Thank you. **NOTE: Why was the original Development Agreement not provided to Council as this would be important information for this proposed Conditional Use?** Mayor Therrien - Ya, and Melinda, did you have your hand up? Councillor Warren - We all went for a tour of this facility, you were there, weren't you...ok you weren't there, sorry, it was Glen, myself um and Andy and the Mayor had gone the week before. Uh Dan was there as well. Um it is a very clean facility, everything is situated where it needed to be, I mean what I saw there was fluorescent light bulbs in the one section, there's not a lot of materials there and everything that is there is sectioned off, they have SECANS that are for certain things, **NOTE: Did they get to look in the SECANS?** they have containment in the building, for me it was a very well put together building. It follows their environmental license. I had really no issues going with the Conditional Use. Yes, we will come together and we will do a Development Agreement next. Thanks. **NOTE: I thought Doucet said all development agreements are drafted by Administration and then they get reviewed by Council once it's uh agreed upon between the applicant and Administration. So contrary to what Councillor Warren is saying, there is no "we", it is Administration that does the development agreement.** Mayor Therrien - Thank you, Melinda. Uh somebody else had their hand up here um yes. Thank you very much. Darryl, go ahead. Darryl Speer, Oakbank - Uh Darryl Speer, Oakbank. I think I want to add to what the Gerald has already said, I have not seen what he has pres..provided you, the information he's provided you, but my read on this to talk of the new development etc. etc. uh a new name on the place uh for the operator which is Secure Energy, uh a new uh owner, Triple 9 Properties, these things ought to be investigated before you move forward and my suggestion is deferral to review both the existing Development Agreement and uh the way I read uh the Conditional Use uh is a conditional use order is not transferrable to any other lessee which includes Secure or whoever the Competition Bureau decides is going to be the owner of this company which I was aware of and Gerald Matheson reminded us tonight. We don't know the outcome of that uh determination and I think we should be holding off as far as before we go forward with this. Uh it is important that the Council of today of which there are 4 new members, should have information in their hand as to what is currently in the existing Development

Agreement before it goes forward. I don't think that we can go through the concept that this is actually a conditional use extension. There's too many variables here and I think it should be referred back to a new Conditional Use uh application with all the environmental review that is required for such a thing. The uh issues that we had faced on that property time after time after time is the issue with uncontrolled debris, vegetation, dead tree limbs etc. etc. that caused, whether it was sparks from the rail or cigarette butts or kids throwing firecrackers, it still amounts to the same hill of beans, it starts a fire that is very expensive to manage and uh contain, particularly now that it's a hazardous waste site, then that just adds to the issues and the fact that we've got major increase in business in that area and in residential development there with the GenStar Development. I think these are all issues that are important. I don't see where it's clear where there's a dividing line between transfer and collection and processing. The current Conditional Use, my understanding is, is that in the current Conditional Use and so that is wide open as to what happens from here on in, whether it's under Secure or some other entity. That's a big property and uh so to me we've got to protect ourselves. Um the question that comes to my mind is again, this is a 2.5 billion dollar uh parent company, it appears. Then the possibility for where this business goes on that site is considerable and that brings us back to the liability coverage that we have as a RM. There was a big debate about what the liability coverage would be when this was first initiated in 2019, arguing this back and forth, back and forth and actually can you confirm what the liability coverage is as of today? **Dan Doucet** - I'll have to look at the Development Agreement. By memory, I think it's \$2 million plus \$5 million for environmental. **Darryl Speer** - Right. Has there been any increase over the last 4 years? **Dan Doucet** - No, because that's to my knowledge the industry standard that we... **Darryl Speer** - In anticipation of revising that, it might have a change of ownership. **Dan Doucet** - That's subject to Council **NOTE: How would Council even know about it unless it was brought to their attention by Doucet or his staff or the CAO?** uh with the new Development Agreement. If I could add, if I could answer Mr. uh Speer's questions... **Darryl Speer** - You know, because things have changed dramatically in the last number of years and so, considering the type of industry that is there and the times that we're in, I think that that should be uh a consideration. To me, I think there's too many "ifs" here and that they should be put on uh on a deferral until more information comes forward. I would echo what Mr. Matheson said. I agree that an industry like this should be outside the city limits uh to reduce the hazards and issues with uh hazardous impacts. Uh it's, I think that's just common sense. Uh the thing that comes to me, looking through the details of the proposal, is that they had a very low activity at, in that site for collection and transfer. And to me, it was mentioned the last hearing that they're using one quarter of the building. I think that amount of use of the building should be, uh it's not a good use of that building. I don't think that that is a good use of the property. I mean, that's valuable property as was raised before and uh the RMs return on that property is low, being the basic taxes, business taxes and property. I think that it should be uh developed up to a good standard that's in keeping with some of the new developments that are happening in the area. That's my concern and I think that I would recommend against this continuing business, continuing at this site, that they rethink their business plan and that it be stationed somewhere else of less concern to the RM. **Mayor Therrien** - Thank you, Mr. Speer(s). Uh Mark? **Councillor Miller** - Thank you, Mr. Mayor and uh Mr. Speer. I am going to ask you a question. You know, I've been involved in the environmental sector as you know for many years and I've toured processing and collection facilities in Ontario and Quebec and frankly, Alberta and you know, whether it be Swan Hills, Alberta or uh sites outside of Montreal, I've never actually seen a site like this in urban centers such as what we've seen or what's proposed and so I get nervous for the type of initiative that is taking place here to be in an urban center so my question is, have you ever seen a site like this in an urban center going today or..? **Darryl Speer** - Now that you mention it, I think it was raised uh by Mr. Matheson in a previous hearing and that is, and you received binders that at that last meeting uh and there's a long track record of Tervita having major issues uh in urban centers related to how they manage their business and some of those are still ongoing to my knowledge and this may well be a part of this takeover, sale, purchase, whatever by Secure Energy being a bigger company to manage any potential liabilities that are there. **Councillor Miller** - If I can just respond, Mr. Mayor, Miller Environmental is located near Winkler in the RM of I believe MacDonald and they're far away from any residential/commercial or industrial development, just in the off chance that something does happen. That's the same as in Quebec and Ontario, the facilities I'm talking about, again whether they're just collection, transfer stations or collection and processing, this is very rare that you would see this kind of operation. Now I know you want to mitigate, the proponent wants to mitigate all incidents and of course, uh we would love it to be a benign you know processing facility or I should say collection facility but as Mr. Matheson has said, uh he can't guarantee that there won't be vandalism or some accidental situation and uh for that reason alone, I can't see how I would want to support a plant like this in an urban center with growth that is frankly exploding around that area. So we allow them to cooperate and allow commercial/industrial and residential development right next door. I would say to you, Mr. Speer, that those that would vote in favour of this should also again be held accountable and these meeting minutes be um be shown publicly because again it seems when incidences do happen, those who voted in favour of such an initiative somehow run to the woods and are never held accountable so um that's kind of what my ... **Darryl Speer** - Well one of the things I raised at the previous hearing was the issue with processing that was in the existing Conditional Use and it is confirmed that this Conditional Use is going to be open ended, that's a problem, uh no end date, no renew date and uh we've got processing that has been mentioned tonight, no processing, just collection and transfer, no processing, just collection and transfer but that is still on the table. And to me that's the big issue and I was concerned about that the very first time this came to Council in 2019 that the issues with processing in the facilities in Alberta uh it you know it was animals into this stuff with the open processing vats that they had, they had vehicles catching on fire because they were not careful with their dumping procedures and so it was basically a very bad situation. **Mayor Therrien** - Thank you. **Councillor Miller** - So may I ask one follow up question. Am I naive to think that the proponent couldn't have some other site, land designated to process and to have a, a transfer facility? Is this the only site in North America, in Manitoba, in Springfield that's available, in other words, what Mr. Matheson has said, put it away from this urban center, like 10 miles out, 5..there's got to be land available somewhere that's probably more a question for the proponent than you but am I naive to think this is the only land available. **Darryl Speer** - I, I agree with you and I would go back to the point that I think it would be good to have a better use of that property that's more fitting to the urban area that's developing there, 700 homes GenStar, with the new developments that Mr. Matheson's bringing on stream, I think we're taking a step backwards and we're actually handicapping the ability of businesses and development that is positive development versus a one that could be of negative impact. **Mayor Therrien** - Thank you, Mr. Speer(s). **NOTE: Only the Mayor has trouble remembering that it is Speer, not Speers.** **Darryl Speer** - Thank you. **Mayor Therrien** - Um that was in opposition **there**. Is there any in the public (yes) for uh (hello) go ahead, Edwin. **Edwin Giesbrecht** - Thank you, Mr. Mayor. I just wanted to bring to the attention of Council, this actually, this agenda here, I didn't realize but stumbled into it and was only informed of this maybe a couple of hours ago. When this Tervita first came in for applications as Mr. Speer indicates, there was some questionable activities, like questionable activities like the ones I brought to the attention of Council then and Deputy Mayor Fuhl may recall that Tervita actually was fined by on two instances in the United States by environmental commissions and state licensing boards for serious violations. One was putting in a small pipeline and dumping directly into a

river, that at the time I brought these up to issue. They seemed to satisfy the previous Mayor in indicating that they would have double bladder support which would be almost infallible to any tear or leakage or any such circumstance which my primary concern of the day going back was what is the old Cordite ditch which is very, very close and tributaries all the way through down through Bunns Creek uh in North Kildonan and out to the Red River, it also goes in the inverse under the flood..or underneath the Perimeter and into the floodway and if something was to come out, we would have a double dip that could go down to the Red River all the way to Hudson Bay and these were serious, serious concerns um especially with Tervita's not questionable activity but fined activities in the United States are real serious environmental violations and at the time for liabilities which Tervita then kind of scoffed but I did suggest and urged Council to have them held to a five hundred million dollar bond because in the event of a serious event, that tributary all the way out to the Hudson Bay, \$500 million dollars wouldn't even cover the cost. So I ask you to at least take some consideration into the history as well as at the time it started to receive Free Press and media coverage in that a lot of the individuals in Transcona were one hundred percent against this site and they were given absolutely no opportunity for input into this just over jurisdictional boundary into Springfield uh of having any say whatsoever through Transcona. So that again was a test of the time. I don't know if Council might want to consider bringing in within a demographic of the City of Winnipeg a reasonable approach to let them also voice their opinions in regards to this site and its expansion. And I'll just leave it at that, Mr. Mayor, I thank you. **Mayor Therrien** - Thank you, Edwin. Um you'll be next sir but Dan had his hand up as well. **Dan Doucet** - I just wanted to clarify two statements that Mr. Speer had said, that you had said you wanted a new Conditional Use. This evening is a new Conditional Use application for this, this one. The last Conditional Use was 19... **Mayor Therrien** - No, no, hang on, Mr. Speer. Let him continue. **Dan Doucet** - 19-18 was the last one. I just want to clarify that this is a brand new Conditional Use hearing. **NOTE: Then why, Mr. Doucet, in your opening remarks on this item did you state "seeking approval for the renewal of the Hazardous Waste Collection Processing Facility". That does not sound "brand new" to me.** Secondly, ummm you say that this is an urban uh district. Uh this is an Industrial Park. Uh the Industrial Park was established by the City of Winnipeg and then it was and then Springfield inherited the Industrial Park in 1991 when they gave jurisdiction over. There was public hearings that were held in the City of Winnipeg when GenStar wanted to expand their residential development. Council of the day went to the City of Winnipeg at those publichearings and said do you realize you're expanding your residential development close to an existing Industrial Park that Winnipeg created? That's all I wanted to state. Thank you. **Mayor Therrien** - Mr. Trudeau? Not right now, sir. Mr. Trudeau. **D.J.Trudeau** - Uh D. J. Trudeau, 62 Don Valley Parkway. Again you guys already heard all this spiel last time. I'm not here to reiterate what these fine gentlemen have said but the biggest thing that I want to bring up again is the fire that just happened at General Scrap, right. So we represent a handful of tenants out there where if something like this were to happen and you know, take out their buildings, take out their ability to operate, how would they put food on the table. How would they be able to feed their families if they could not operate from something that happened adjacent to their..they are there. They are small businesses, they're trying to make a go of it and we all know insurance companies don't do anything for anybody. You can have insurance but they don't pay out for years, right. That is literally one of the biggest concerns that I have after seeing that fire last week..4 days ago. **Mayor Therrien** - It was a month ago, wasn't it? **D. J. Trudeau** - No, it just came out in the news 4 days ago. **Mayor Therrien** - Oh, ok. **D. J. Trudeau** - So one of the other things I want to ask is, did Council know about this competition bureau between uh what they brought back to light between Secure and Tervita? **Mayor Therrien** - I thought we had discussed that at the last meeting uh **there** about the uh the overtaking by the company or something like that...that they bought into it. **D. J. Trudeau** - Like, ok, possibly. **NOTE: EXCERPTS FROM NOTES OF MAY 18TH. PLANNING MEETING: Dan Doucet - Uh Miss Andrea Snodgrass and Mr. Neil MacDonald on behalf of Secure Energy, formerly known as Tervita Corporation, have applied for a Conditional Use for the continued operation of the Hazardous Waste Collection & Processing Facility. On July 2nd., 2021 Tervita, Tervita Corporation and Secure Energy amalgamated uh known as uh currently known as Secure Energy. Andrea Snodgrass - Ya. Um so um the amalgamation was considered a name change versus a change in ownership um and there was a document submitted to the RM stating the name change which included all the amalgamation paperwork and registration of business in Manitoba. Dan Doucet - The conditions that were placed on 18-19 are to talking about uh the business ceasing to be in operation. It did not cease to be in operation It still remained as a hazardous waste facility. The other condition was if it's transferred to another lessee, it wasn't transferred, it was a name change. There was nothing in this variation order that stated the business dissolved or this conditional use dissolved based on a name change. That's my interpretation.** **Mayor Therrien** - Ya, cause we had discussed that. You might have brought it up, uh the last meeting, I'm not sure. It was brought up. **D. J. Trudeau** - Ok. That's really it then. **Mayor Therrien** - Thank you very much. Uh if there's no other questions uh in the audience or on line and I don't see any. No, we've already heard yours, Mr. Speer(s) unless you've got something else to add uh **there**. He answered your questions. Ok, take a minute **there**. Go ahead. **Darryl Speer** - The thing I would like to say is yes, 1991 was how long ago and the condition of the Industrial Area at that point was far poorer in what they had to offer and I would like to credit Mr. Matheson and his development for actually doing major upgrades to that area and I think that's the way we should be looking forward and letting go of those industries that are actually uh not of benefit to the future of that area. **Mayor Therrien** - Thank you Mr. Speer(s). Uh unless there's any other questions from Council or uh people on line or in the audience, I am prepared to close this uh public hearing um with no further discussions uh that can be made. I want to make one comment uh in reply being to all the um the stuff that was mentioned here. Um I visited the site as well, I'm not even sure of the exact date **there**, the day before one of our hearings uh, the first hearing where uh Secure was going to be um uh applying for the Conditional Use. I found it was like uh um Melinda had mentioned, very clean, security was good uh, I was always cognizant of security, lighting was uh good as well, they had a front desk with security on there, I got in there quite early and uh uh Mr. MacDonald had no time to prepare, like it's almost like if you're going to somewhere **there**, they're going to prepare for you, there's no chance uh for that. Uh the environmental license is in place uh **there**, all the checks were **there** on the cleanliness of the washrooms and so on, um Council has visited and I thought that was an excellent idea that uh all of Council had visited uh the station and uh what I found was uh quite clean and very well organized uh safety **there** that the uh the large bins, the 100 liter bins, I believe they were uh were mounted no higher than what they were allowed, uh there was no issues with regards to any uh safety issues uh within the last 4 years, there were no instances at all. Um I just wanted to note as well that there's 2 other businesses that are nearby that are far bigger than uh than uh this one here, um that's Border Chemicals and uh Husky Oil uh. Both of them are substantially with uh uh um Border Chemicals is being quite, quite large, in fact one of our largest businesses in the RM uh uh in that area. All the uh, all the uh the houses that are there, well they've come into the area, the City knew all that while that this was an Industrial and allowed all the houses to be in there and I'm not the kind of guy to say, well, that's too bad uh the safety issues with regards to our Fire Department, they're all well trained uh **there** and we have a uh an agreement **there** with the City of Winnipeg and all Fire Departments will uh come and uh uh assist where and when they're required. Um all the other, you know, the checks and balances were quite well done uh, the sprinklers inside the uh um the hazardous..the facility, it's a transfer station only uh saw the inside uh um again uh there's no issues with

regards to the uh safety uh and the organization uh. I think Mr. MacDonald has done a very good job with what I saw there. Um the moving it out, there seemed to be a correlation between moving it out and then there's not going to be any thefts and so on like that. I'm well versed in the thefts **there**, in fact uh moving it out to a larger area that's with no other businesses around is probably even more a security risk. **NOTE: What is the Mayor talking about? The original subject was the issue of hazardous waste. Moving such a danger out to a less populated area should minimize that danger. Theft was not even a consideration at the beginning of this conversation, however relocating the facility to a more remote location should lessen the possibility of theft.** Uh the position where this business is there is uh uh you know in fact the front is, you would never even know that this is a transfer station um and the triple nine uh uh Redonda is, they're leasing that property, my understanding **there**, it's not owned by um this company I believe. I forget the name of the owner, **there**. The fire at General Scrap **there**, that was contained by our Fire Department uh **there** and fires can happen anywhere so the issue of fire, what I saw there was uh uh I would say minimal. I'm not a fire specialist **there** but it's no more or no less than other companies around including Border Chemicals and Husky Oil which is right beside the train tracks as well. Um that's all I have to say with regards to that. **NOTE: The Fire at General Scrap was NOT contained by the RM of Springfield Fire Department BUT by the City of Winnipeg ladder truck with boom spraying capability. This has been the case every time there was a fire there.** Unless there's any other questions from Council we will be prepared to close the hearing for a vote. I don't see uh Glen. **Councillor Fuhl** - Uh I'd just like to add that I was in, at the tour also and it was very clean. Uh I did sit on last Council with this situation. Um now seeing them in operation where last time I wasn't able to see it in operation but I've seen now, it's like Melinda says, there's um fluorescent bulbs over there that were in the right spot and uh again everything's contained. It was very clean. I think again it comes back to the Development Agreement and all the things that need to be in it and uh that's for us to review as they present it to us, Administration. Um a couple of things that I did note was that and again, uh the Development Officer heard me say this in the tour, that uh maintenance of the yard needs to be done on a regular basis that the grass doesn't stay long even on the outside of the, of the compound area. If we can get the landlord that owns the place to make sure it's maintained to make sure that there is no fires or at least next to none and um and then also a review in that Development Agreement every 4 years that we review to see if there's any changes that need to be made because you are right, things change and we need to change with it so I'm good with that. Um so again if we get a review of the Development Agreement, then Administration could work on that uh as a review. Other than that, um I'm good with it. Thank you. **NOTE: Well, there were several wasted minutes of everyone's time. As usual, all he did was repeat what has been said throughout the discussion. BUT IT DOES SEEM OBVIOUS THAT HE WANTS TO BE SEEN AND HEARD. That makes me think he will run for Mayor in the next election. Just my opinion.** **Mayor Therrien** - Thank you very much **there** Glen. Andy? **Councillor Kuczynski** - I went to visit that uh company too and of course it's nice and clean and neat. I have nothing against this company. I am against something that is hazardous and shouldn't be placed in that environment. Like Mr. Matheson said, he's invested a lot of money in this area and if the housing is going to go there, if something happens and don't forget, Tervita was probably small compared to Secure what's going to happen and we don't know what the future will bring. They are going to grow exponentially because when we had this visit, they said they're even bringing hazardous waste from Saskatchewan. Why are we bringing hazardous waste from other provinces here? Like we don't have enough of our own problems in this muni...uh Province here. So they might be growing, you know, who knows how big and we're all going to be affected by it if something happens. Thank you. **Mayor Therrien** - Thank you Andy. Uh Mark? **Councillor Miller** - Thank you, Mr. Mayor. I echo what Councillor Kuczynski says and I have to again appeal to you and those who are going to vote, all of us who are going to vote on this, the thorough documentation that uh a huge investor, a huge person who has uh a commitment to this community uh has developed this is a good, straightforward integral way and uh his presentation appealed to me. But the moral of the story is it's good until it isn't, right so I'm not going to take that caution..I'm not going to take that risk because things do happen uh not intentional always but there's no way I'm going to take the risk for the citizens of our RM until something happens and it ..let the Minutes show who voted for it because that's who I want to hold accountable. **Mayor Therrien** - Ok um I really take offense to you kind of separating uh Council by saying that "hold us accountable". We're ..as Council, we will make a decision and then the decision will apply to everybody on Council. To separate us ... I already know how you're going to vote here, you've already said it. Uh you know I didn't like it the last time you mentioned it and this time you're saying it again. Uh it's a separation of Council when you do stuff like that. We have to vote as a Council and that's how it is the way we learned that the first day on Council at our meetings and so on like that. So to say that because we're going to vote some way, we're going to be held accountable, we will not be. We're going to do it for the betterment of the RM, that said. **NOTE: While Mayor Therrien is correct that whatever the majority of Council decides is the decision, regardless of whether there are some in opposition. However the vote is recorded in the Minutes. And what Councillor Miller has said about accountability seems to have struck a nerve in Mayor Therrien. That leads me to believe that he himself is not convinced the facility should be located in the Industrial Park, otherwise he would not be worried about who is held accountable if something goes wrong. Further we already know how Mayor Therrien is going to vote, he has made that pretty obvious.** Then unless somebody else has anything to say, I'm prepared to close the, the hearing and no further discussions uh will be made on the matter and we'll be prepared to vote in a second here. **Colleen Draper** - *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Neil MacDonald of Secure Energy on behalf of 999 Properties Inc., owner of the property located at 999 Redonda Street for a Conditional Use under the Springfield Zoning By-law 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. 23-18 be granted subject to the six conditions.* **Mayor Therrien** - Thank you very much, uh Colleen. Just give me a second here. Uh for uh 6.6 Conditional Use 23-18 uh triple nine Redonda, a hazardous waste collection and processing facility, those in support with a show of hands uh please. **That'll be Melinda and Glen and Patrick (Warren, Fuhl and Therrien).** Uh those in opposition. **That'll be Mark and uh...** was that on the line **there, Mark and Andy (Miller, Kuczynski)?** **NOTE: "Oh fuck off, don't be an idiot. You guys want to play a fucking Council, play Council." can be heard on the audio file but while Mayor Therrien then asks who it is, the answer is not recorded.** Who's this? Thank you, Mr. MacDonald.

6.7 Conditional Use 23-19 - 59133 Pineridge Road 24E - Home Industry - Bharj - Mayor Therrien - Uh then we'll go to Item 6. uh 7. That'll be uh Conditional Use 23-19 uh address on Pineridge Road, a Home Industry uh Bharj. Um could I get a mover and a seconder on that, please? That'll be Melinda and uh Glen (Warren/Fuhl). **Dan Doucet** - We have...(clearing throat) excuse me, we have Conditional Use 23-19. The proposal is to permit the continuance of a Home Industry, being a vehicle repair and auto glass repair business and related signage as per Section 84(3)(14) within the AG Agricultural General Zoning District. Uh this is located at 59133 Pineridge Road in the NW 1/4 of 31-10-5. Uh the owner is requesting Council's approval to permit the continuance of his home industry, the auto glass repair and vehicle repair. They are also doing

wheel alignments. Conditional Use 20-32 was granted Municipal approval back on November 26, 2020 but expired this December 31st. 2022. As indicated in the owner's Letter of Intent, the auto glass and wheel alignment business will be re...uh has been relocated to Winnipeg but the owner would like to continue providing service uh to local residents out of his local uh local dwelling and uh, uh accessory building. The hours of operations will change to evenings and weekends on a part-time basis. There will be no overnight exterior parking and no.. his scope of work was approximately 5 to 6 vehicles per week. Based on the submission provided and site, site inspection conducted, I have no concerns with the continuation of this contin.. uh this Conditional Use for the intended business. If Council were to approve the Conditional Use, I offer the following 4 conditions: 1) Business activities shall be limited to the hours of 5 p.m. to 9 p.m. Mondays to Friday and Saturdays 10 a.m. to 3 p.m. 2) That a home..that a Municipal Home Industry Business License be obtained on an annual basis. 3) All parts and all vehicles under service and repair shall remain inside of the existing accessory building. 4) This order shall become null and void on the date the land is transferred by the owner or the business ceases to be in operation. Thank you, Mayor Therrien. **Mayor Therrien** - Thank you very much, uh Dan. Uh would Mr. uh Bharj be in...that's you, sir. Is there anything else...**take your hat off if you don't mind** uh Sir. Ya. Is there anything that you want to add uh to what Dan was saying. You're good with that? Thank you very much, sir. **NOTE: According to one of the spectators in the audience, there were two caps and a turban being worn by attendees and nothing was said to them. One member of the audience asked a cap wearer as he was leaving the building if he was wearing his cap for religious reasons and he said No. It would appear Mayor Therrien chose to ignore other members of the audience in the chamber with head coverings.** Uh then what we'll do is uh open it up for inquiries uh those on line or in the audience. I see uh none. Then we'll look for those uh in favour or opposed uh **there** on line or in the audience and I don't see anything with regards to anybody uh favour or in opposition to that. Uh anything uh from Council at all? No questions uh from uh Council and if there's nothing **there** then I'm prepared to close the uh the hearing and no other questions will uh will be discussed at this time here. Uh Colleen? **Colleen Draper** - *Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Tejinder Singh Barj, owner of the property located at 59133 Pineridge Road for a Conditional Use under the Springfield Zoning By-law 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. 23-19 be granted subject to the four conditions.* **Mayor Therrien** - If Council's ready to vote on uh uh Conditional Use 23-19 Mr. uh Bharj, can I get a show of hands, those is support of uh this proposal. That'll be unanimous and it is passed. Thank you, Tejinder. You have a good day.

6.8 Conditional Use 23-20 - 1071 Oxford Street - Automotive Sales - LTZ Auto Corp - Mayor Therrien - Well then uh your hat (laughing) nice try (more laughing) uh then we're prepared to go to uh 6.8 uh please. That'll be Conditional Use 23-20 uh address on Oxford uh Street, LTZ Auto Corp. Um can I get a mover and a seconder for that please. That be Andy and Patrick (Kuczynski/Therrien). **Dan Doucet** - We have Conditional Use 23-20. Uh the proposal is to permit an automotive and recreational vehicle sales and an automotive and equipment repair shop on the land as per Section 69(3)(4) and (5) within the MG Industrial General Zoning District. This is a unit located at Unit 3, 1071 Oxford Street in the NW 1/4 of 16-11-4. Um LT..LTZ Auto Corp. on behalf of 6356886 Manitoba Ltd. are requesting Council's approval to operate the vehicle sales and light repair business. As stated within their Letter of Intent and the site plan provided, there will be approximately 5 vehicles that will be for sale at one time. Uh they will be parking within the northwest corner of the property. There is general..there will be..generally there will be one vehicle under repair at a time which will be within the building. Customer parking will be in front of the building. The hours of operation proposed are from 9 a.m. to 5 p.m. Monday to Friday with only 2 employees. Based on the submission provided and the site inspection conducted, **I do have concerns** with this proposed Conditional Use for this additional business. **At the time of the inspection, there was vehicles everywhere, there was a fire lane that was blocked uh allowing access to the site. I would recommend postponing a decision** until the Fire Chief, Fire Inspector, Building Inspector and I speak and rectify with the registered owner uh some of the site conditions uh regarding the safety of the site. There's just way too many vehicles on the site and everything was cluttered uh and..but if Council were to consider this application, I would ask that..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 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 MPI. 2) That a Development Permit be obtained for any future signage prior to the installation. 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 or lessee. Thank you, Mayor Therrien. **NOTE: Why does the Planning Department even allow applications like these to come before Council when the Development Officer has already pointed out there are significant safety issues existing at the site which warrant further attention before a Conditional Use is considered.** **Mayor Therrien** - Thank you very much, uh Dan. Um so there's issues of uh safety concerns **there** uh Council if you read in the report, as I did. Uh would Mr. Muath and Ayoub (Abdul) Jabbar be present on line. I don't see neither there. Since there's issues of safety here, I uh would suggest uh and if Council agrees, I would suggest we defer this until we get those answers that Dan had uh been specific on uh and then bring it back uh uh when uh they have had time to uh ensure the safety uh component is addressed. Oh ya, right there um would Council be in agreement with that though before we get Mr. Ayoub on line. You got a question **there** Glen? **Councillor Fuhl** - Ya, I do have a question. I'm in agreement with deferring it but I'd also ask Administration to take a look at ...cause you know I look at these pictures very clearly at times and try to clean up the front and maybe look at that front end, I see that there's a pallet or a water thing there and just again you know when you're looking at it to see what can be done there on uh on the front area there. I realize the Fire Lane also but again, just..the amount of vehicles there is quite a few like you said so I see where the tires are and the container (ya). **Dan Doucet** - It might be an empty container, I don't recall but there could have been fluid in there. **Councillor Fuhl** - Right. **Mayor Therrien** - Has he replied uh Joanne? I don't know if I can or uh. Go ahead, uh Andy. **Councillor Kuczynski** - Dan, I want to clarify something. That one picture there, what ..there's lots of vehicles in ...when was that taken because on the second picture we don't see all these vehicles there. **Dan Doucet** - So you're talking about the aerial photo? (yes) The aerial photo was taken in 2020, Fall of 2020. There wasn't many vehicles with the aerial photo but I just wanted to get Council an image of the site but when I visited the site, where the red arrow is, um you, I can only get my truck in between the uh row of cars along the fence, there's a fence there and there was probably 2 to 3 vehicles stacked, not being able to get...and the owner of the property had put signs along the chain link fence No Parking, Fire Lane and it was just loaded with vehicles. Also in the front yard, there's a little bit of space for some parking for people to come in but along the front of the building and along the chain link fence on both sides, it was just packed with vehicles so .. **Councillor Kuczynski** - Ok. Thank you. **Mayor Therrien** - Mr. Jabbar, uh it's uh Mayor Therrien. Uh did you hear what we were all talking about, uh here. **Mr. Jabbar** - Yes, I heard everything. Um I just wanted to mention one thing. Uh I had talked to the landlord last week about the fire lane and he said that uh he's going to get all that re..um like he's going to let everybody know not to place any of their cars there anymore. And um well ya like, that's what he said he'll do. **Mayor Therrien** - Ok, sir, um we'll, we'll discuss it as a Council again but

the recommendation from uh uh our Planning uh Director **there** is to say hold off until we can ensure everything is in place uh **there**. So uh just hang on to the line uh **there** and we'll be back to you shortly. **Mr. Jabbar** - Sound good. Thank you. **Mayor Therrien** - Uh Council in agreement to defer this to another one until Dan gets uh everything shown to be uh remedied **there**, the safety issues **Dan Doucet** - You could ask ... **Mayor Therrien** - Oh ya, do we do it now? Like if we're going to defer it anyways? Ok. Uh we're going to look for people with regards to this matter uh for inquiries. I see nobody in the audience uh or on line. Uh those in favour or in opposition uh um on line or in the audience. Would there be anybody here for that? I don't uh see anything with regards to that. Then do we close it? **Colleen Draper, CAO** - I'm just conferring with Dan if there's a possibility to close the Public Hearing if there's no other concerns other than just the fire lane. **Dan Doucet** - You may want to have uh..you may want to leave it open. We'll send notification out to the surrounding landowners again um cause our Fire Chief may want to provide comment on it or the Fire Inspector so you might want to take that in as evidence as well at the next Public Hearing so I'd recommend not closing the Public Hearing but deferring a decision. **Mayor Therrien** - Ok, I would agree with that. Is Council good with deferring it? That's uh everybody's in agreement with that so we'll uh we'll defer this. Uh Mr. Jabbar and Dan will get a hold of you uh in the next short while. **Mr. Jabbar** - Ok. Sounds good. **Mayor Therrien** - Thank you very much. **Mr. Jabbar** - Thank you.

6.9 Conditional Use 23-21 - 39113 Settlers Road - Portable Asphalt Plant - Maple Leaf Construction - Mayor Therrien - Uh then we'll get to 6.9 that's uh Conditional Use 23-21 uh at the address on Settlers Road. It's a portable asphalt uh plant for Maple Leaf uh Construction. Can I get a mover and a seconder uh for this one as well please. That'll be uh Melinda and Andy (Warren/Kuczynski). **Dan Doucet** - Conditional Use 23-21. The proposal is to permit a portable asphalt plant uh use on the land as per Section 73(3) within the MX Industrial Extractive Zoning District. This is located at thir..39113 Settlers Road in the SE 1/4 of 10(10)(7). Uh Mr. Dan Maynes of Maple Leaf Construction is requesting Council's approval for a temporary asphalt plant on the subject site for the 2023 and 2024 construction seasons. Maple Leaf Construction was the successful bidder for the uh MIT Project for the Reconstruction of PTH 12 between No. 1 Highway and Highway 15. The project will take place uh sorry the project will take place in the 2023/2024 construction seasons starting with the base work in 23 and the asphalt work in 24. The proposed location is near an aggregate resource as well to the project. The portable plant is a 2008 Terex E3-400 equipped with a pollution control devices as per the Environment .. as per the Environment Act. Uh this plant is licensed by Manitoba Conservation and will be oper..will be in operation in accordance with the industry best environmental management practices. Uh this is the same um uh asphalt plant that was previously approved by Council off Provincial road 302 when they did the repaving of Highway 15 for a few years. So based on the submission provided and the uh site inspection conducted, I have no concerns with the proposed Conditional Use with that intended business. If Council were to um approve this conditional use, I offer the following conditions: That Maple Leaf Construction, Maple Leaf Construction shall enter into a Development Agreement with the Municipality uh to specifically regulate the terms and conditions of the operation subject to but not limited to, I have 8 - 0 to be inserted into the uh Development Agreement uh and if there's anything else that Council sees fit to also add to it. So uh a) All Provincial Regulations are being adhered to. b) Hours of operation subject to Municipal By-laws. c) Suitable containment system for fuel being the burner and diesel to be used. um d) Use of environmentally friendly truck lubricants. uh e) Use of bag house to control emissions. f) Operations of all equipment, operation of all equipment to minimize gaseous emissions and odors. g) Work with the Municipal consultants and representatives for soil sampling and air quality testing assurance including a pre-inspection and start-up inspection with Manitoba Government officials. h) All waste uh to be removed through..all waste to be removed throughout and upon completion of the operation. Uh ensure 24 hour security, continuous inspections and general clean-up to be provided uh to the Municipality with weekly reports. Uh Installation hmm of an impervious liner under the uh discharge silo and the fuel and oil storage tanks uh have to have 8 ..have to have, sorry k) have in place an environmental impairment liability insurance and a comprehensive liability insurance policy and the Municipality shall be named as an added insurer. l) to provide detailed site plan to be approved by the Municipality. m) To cover, cover all Municipal expenses associated with the operation, inspection and testing. n) To provide our Fire Chief with an Emergency Plan, contact info and any other issues that are deemed necessary to address any fire and life safety. o) To provide a traffic plan including haul routes uh for both raw and finished materials and number 2 that the Mayor and CAO be authorized to sign a Development Agreement. Um with the plant on Provincial Road 302 a number of years ago, there was a Development Agreement as well that had a lot of these uh conditions in place. Thank you, Mayor Therrien. **Mayor Therrien** - Thank you, Dan. Um would the applicant uh be present in the audience? Sir, is there anything else you want to add with regards to what Dan had just uh mentioned? If you could just come up here please. Just state your name for the record as well, well when you get up there please. **Daniel Maynes** - Daniel Maynes with Maple Leaf Construction. **Mayor Therrien** - Thank you. **Daniel Maynes** - Um I think most of that is covered but what I was going to say, the one thing would be is my original Letter of Intent, we were planning to do all the paving in 2024 but there's a chance we could uh be looking to start in the Fall in 2023 so that would be the only difference to my, my original letter of intent. Uh as stated, we had a, we had a plant set up in 2018 um you know that's where a lot of these conditions came from was from um hashing out that Development Agreement and they're, they're all reasonable, I don't see any issues with, with any of them. Umm, that situation went fairly well. Ummm as far as fuel storage on site, we would be looking to have all the 50,000 liter tanks storing our burner fuel and usually we have a diesel tank of about 25,000 liters but uh last time we just hauled fuel uh every day for the generator and loader and such things like that so we won't be putting the diesel tank up but there will be a small belly tank under our generator I guess that's filled up every day. **Mayor Therrien** - So you won't have the 25,000 liter diesel? (nope) And what was the other number uh **there** Daniel? **Daniel Maynes** - 50,000 liter.. **Mayor Therrien** - 50,000 of what? **NOTE: Does Mayor Therrien drop off to sleep during these presentations? Or does he just have a very, very short memory span?** **Daniel Maynes** - Uh burner fuel for the, the plant. **Mayor Therrien** - Oh, ok. **Daniel Maynes** - The asphalt plant, it's primary function is drying the aggregate, heating it up uh so we can put the oil in it and it's hot enough that when it gets to the road, it'll pack before it cools so ya, it goes through lots of fuel so. **Mayor Therrien** - What is burner fuel? What is exactly is that? **Daniel Maynes** - We use uh it'd be a de-ash uh recyclable oil from GFL. **Mayor Therrien** - Is there a lot of emissions uh from that uh there's a, Dan had mentioned something here with regards to a uh environmental uh um cap over that uh I'm not sure what uh, I just uh ... **Dan Doucet** - The bag house for emission control? **Mayor Therrien** - Yes, the bag house. So is that part of it uh Daniel that'll keep the emissions down? **Daniel Maynes** - The bag house is about the size of a truck, tractor trailer and it's got hundreds and hundreds of filters in it. It's more for particulate so like you're not, you're burning hydrocarbons like the exhaust out of your truck or your car, like it's not actually pulling out carbon dioxide or ... **Mayor Therrien** - So it's not getting the large particulates out of there with this? **Daniel Maynes** - Ya, like any, any uh it's taking out the uh particulate is what it's doing. **Mayor Therrien** - Ok. And you use that at all sites uh around... **Daniel Maynes** - Ya, the plant will not run without it because the fan is part of the bag house and like the plant needs the air flow through it for to burn and uh the fan pulls the air through it, the whole plant through the bag house. **Mayor Therrien** - I see. **Daniel Maynes** - It will not run without the bag so ..and we are required to

operate it so that's the way the plant is hot .. **Mayor Therrien** - Is that part of your environmental license as well to have it uh as such? Um I've got a question **there** about your .. the gas uh there that it says it's going to have that uh that bladder underneath it **there** but is it going to be the berm as well that is says here... **Daniel Maynes** - We put it last time, we put a containment berm and then the liner on the inside of the containment berm. **Mayor Therrien** - Ok, it doesn't say it here, Dan. Can we make sure that that berm is part of it but I'm sure you guys will do it but it's...we should have that berm in there. **Dan Doucet** - A lot of that ...a lot of that was placed in the actual Development Agreement. There's actually drawings of the rubberized membrane showing the berms so those will be schedules, part of the Development Agreement. **Daniel Maynes** - It'll be an engineered... we have to get an engineer to seal it. **Mayor Therrien** - Now, the, the, the bladder that you use underneath there, is that, is that a new one or just from site to site and like there's not ..? **Daniel Maynes** - ..we have to use it every time, we have to do that, we don't...we have to ...but that time is the only time we've ever done that, like (ok) as far as the Province is concerned, you know, all fuel tanks bigger than 5,000 liters have to be licensed and double walled and inspected yearly and uh we're required to put concrete bollards around the outside of it. Uh as far as like an impervious liner uh and containment berms and stuff like that, that's all extra but it's not terrible like it used to be, it's not, it wasn't too difficult to do so. We can do that. **Mayor Therrien** - Ok. **Dan Doucet** - I'd just like to add that, yes, it's not part of the Provincial licensing. Um this is something Council wanted to do especially in an aggregate uh pit where it wouldn't uh go through the permeance??? uh materials. Um so Maple Leaf had agreed to do it on the 302 pit so we just want to continue that standard. Other municipalities may not require it but it would be nice to continue with that safety standard. **Mayor Therrien** - Well, that's good to hear. Any questions from Council in regard to that. Andy? **Andy Kuczynski** - Yes, I would like to ask you about 24 hour security. Are you going to have security all the time there? **Daniel Maynes** - Uh there's a lot of copper on ..copper wires on that platform so it'll be there ..it's there. **Andy Kuczynski** - And what are you going to provide them with, like a motor home or something they're going to be ... **Daniel Maynes** - Yep, we'll have a guy at ... like we'll have a night man and he'll have a camper you know or ..there'll be somebody on site there 24 hours a day to keep.. cause you know the...we can put all the safety things we want on ..back flow venters on fuel tanks but vandalism you know and they'll go after the copper, like it's uh it's got a lot of cables and stuff on it and it's...we've had stuff hit before, crushers and asphalt plants, it happens so we just, we just keep a night man there or even over the weekend, like if we're not running over the weekend, then somebody will be there 24 hours a day so. And I'm think...it's about 77,000 tonnes so I think there's going to be about 35 we're taking, like actual operating days to finish the project so ..so that would be, you know, you're looking at probably 2 months, you know, uh the plant will be there anyways. **Andy Kuczynski** - Now where are you getting the raw materials from, the raw material, like uh.... **Daniel Maynes** - The gravel? (yes) There's the gravel pit just to the south right, right beside the site, that's why we're choosing the site cause that's where the aggregate is. **Andy Kuczynski** - And it's in our Municipality? **Dan Doucet** - The gravel pit is in our Municipality and it is zoned MX - Extractive, yes. And it is listed Extractive of Aggregate as a permitted use. **Andy Kuczynski** - So we're going to be selling this aggregate to this company or... **Dan Doucet** - It's not the Municipal aggregate, it is uh a private individual who owns the gravel pit. **Daniel Maynes** - We'll pay the fee, like there's uh a mining fee and a transport fee. And you know, that's, that's what would be going to the RM. **Dan Doucet** - Maple Leaf will be purchasing the material from the owner but there's municipal licenses as well and Provincial licenses. **Andy Kuczynski** - And another question, your truck's going to be going from your base on Route 90 there every day to that site or are you going to leave the trucks there overnight? **Daniel Maynes** - Trucks hauling the asphalt. They would go home every night. Uh most the times it'll be public, private truck, owner operator trucks do a lot of our asphalt hauling on site so they'll go home .you know, the plant will be there anyways...ya if there are any of our trucks, they will go back to the city. **Andy Kuczynski** - So then the operation is not going to be as "green" as we think, because they're going to be going back and forth to Winnipeg. **Daniel Maynes** - You could put the plant somewhere else and then we would just be hauling all the aggregate from that site to the plant and then there's going to be, you know, there's going to be a lot of truck traffic on that highway for the next year so ...there's a lot of material over there so. **Andy Kuczynski** - Ok, thank you. **Mayor Therrien** - Any other questions uh from Council? Thank you very much, uh Dan. Uh did I get through the Inquiries, uh yet? No. I'm going to open it up for discussion, people on line and in the audience. Anybody here uh that would want to make any inquiries with regards to this? I don't see any uh in either uh spot. Somebody there? **Edwin Giesbrecht** - Edwin Giesbrecht. I would have some questions. **Mayor Therrien** - Go ahead, uh Edwin. Or just, you're pretty uh I can barely hear you. **Edwin Giesbrecht** - Ya, ok, I'll try to speak up. We're having some trouble with our Internet. But thank you, Mr. Mayor. Edwin Giesbrecht, RM of Springfield. First of all, I would, overall, given that this is a public project, I would be a proponent of Maple Leaf. I am familiar with their corporation, their overtaking of Mulder Brothers which was not very much environmentally conscious. Maple Leaf does have a pretty good track record um and I do trust they say what they will do. Um there's just a few notations. It's uh..first of all the private sector gravel that would be being extracted, would that be a private gravel pit and Dan might be able to answer that, that is adjacent to our Municipal Monominto pit? **Dan Doucet** - The uh pit that Map.. sorry, the pit that Maple Leaf will be operating out of is a private individual. The adjacent uh pit directly to the west is the City of Winnipeg. It's not a Municipal pit. **Edwin Giesbrecht** - Uh, ok thank you for that, Dan. And I just didn't want to see any further scenarios that are already before the courts in regards to our Monominto pit. Um the other thing that I would draw attention to and I think it's just a matter of being cognizant of it, is that the location um in the event of a spill, if it was major, and I do believe berms and bladders would be more than sufficient in this case, but in the event that there was a major spill that could flow downward as you can see in the pictures and on the um Goggle Earth where there is in fact a retention pond and then that retention pond, although it looks like it's just a railroad track, that is right on the City of Winnipeg's uh Shoal Lake Aquifer. That's our aqueduct to supply the entire City of Winnipeg with all their water which was built around the turn of the century of concrete and uh you know, I'm sure one day they're going to want to sleeve that and I'm sure they're issues where there may be fissures and allow somewhat um seepage and leakage into that aquifer but that's handled by the treatment plant that's up on 207. Still I bring it to the attention that we need to be extra vigilant um as much as I know Maple Leaf will be but just as a consideration overall to..let's uh take this under consideration and um that would be the extent of my comments, uh Mr. Mayor. **Mayor Therrien** - Thank you, Edwin. Those are good points. Um was there anybody in the audience uh Darryl? **Darryl Speer, Oakbank** - Uh Darryl Speer, Oakbank. Uh the first thing I'd like to question is, is it possible to have this plant staged on a base that's not aggregate, as in clay so that we have containment if there is an issue? **Mayor Therrien** - Daniel, you'll have to come up and answer that, uh question **there**. No, you have to come up uh. Darryl will sit down and he'll ask...it's just so people on the line can hear uh both sides. **Daniel Maynes** - The uh, the site that uh..the area we're putting the plant up when we were looking for aggregate and we'd done test holes all over there and it's, it's hard pan under that spot where we're putting the plant. To the south of that is where the aggregate is and if you go down farther there, there's hard pan as well. The containment berm, you know there's a berm but it's also a top that actually provides uh volume uh you know. Last time we were required to make it big enough that if, if even all the fuel leaked out, it would still contain all the fuel in the uh, in the uh containment tub or berm or whatever so I uh you know, and obviously we're going to have somebody there all the time. You know, slow leaks or anything like that, there's

a backflow preventer on the tank so I don't see any chance of something like that would happen and even then it...underneath where the plant is going, it is hardpan so I can attest to that so. **Mayor Therrien** - Thank you, Daniel. You may just want to sit in the front **there**. **Darryl Speer** - I guess my question is, is there compaction involved in this process of developing this catch basin? **Mayor Therrien** - Daniel, you'll have to get up. **Darryl Speer** - Why don't you just stay there? **Daniel Maynes** - We're a ...that's what the liner's for, we're going to put a rubber liner down, like we'll make the tub with the containment berm and then the rubber liner will be entirely bonded over top of that but... **Darryl Speer** - Is there compaction below the liner...we can't, we do or we will (laughing). **Daniel Maynes** - Well, it's got a shape...you've got to give ...again, like we can ... there is clay on the site, like in Vivian it was all sand, there was nothing clay there at all. And that's why we did use a rubber liner. You know, doing something like that, you could use some kind of impervious clay, compact it, density test it and you know, an engineer would, would sign off on something like that but uh we found...and you know we can make this one out of clay cause there's clay available but we would still put the rubber liner just cause it wasn't that expensive, it wasn't part of the deal. **Darryl Speer** - The reason I ask.. this has been an issue with previous asphalt plants not having the proper compaction under the uh under the uh where they drop the uh asphalt and where they fill and under the uh storage tanks and uh so what you find is that uh the liner shifts and this containment doesn't ..doesn't really function. I think that's my first question is make sure that this has uh sufficient compaction of the clay that it can bear the load uh that is anticipated uh in this process. A berm is good, yes uh and having sufficient basin there to catch the, you know, possible uh fuel incident, yes, that's all, that's all, that's all good. Uh the other thing that's a question, what kind of uh truck uh box lubricant are you using to clean the boxes? **Daniel Maynes** - The Department of Highways has an approved list of environmentally friendly uh like they have to lubricate the boxes every time they take another load and it's just so all the asphalt will slide out on the road and you know, many, many years ago they used diesel fuel and uh Highways outlawed that and there's an approved list of products that we're allowed to use that are sanctioned by Conservation so we're required to use one of those products so I can .. I don't know exactly but it'll be off of that. **Mayor Therrien** - That's good to know, Daniel. I'll just let Darryl have another question. **Dan Doucet** - Ok. **Darryl Speer** - Ok that, that's good to know because my observation has been that uh Varsol and uh diesel fuel and so on have been used as uh lubricants, not necessarily on site, off site to uh, to deal with uh uh material that's wedged in the boxes and so on that's incomplete so that's important. The other thing that is uh at question is has Council been able to access any of the prior reports that were uh indicated for asphalt uh production in the RM of Springfield and it talks about uh uh the 24 hour surveil uh security and it talks about uh the type of liner, were there any issues, uh bag house operations etc. etc. Has that been provided to Council? **Dan Doucet** - No, nothing on uh the past, the past reports or anything as this is a new application but I'm sure that they'll want to see it with the new Development Agreement, I probably have 2 4" binders with the reports that Dan had provided me with the 302 proposal. And uh I believe last time the chemical you're using inside the uh uh the boxes was beet juice uh that you used last time on 302. **Daniel Maynes** - We're still using that but it'll be ..like the Department of Highways will (yep). **Dan Doucet** - But that was used at the 302 site. **Darryl Speer** - I guess what my point is, is that this is to members of Council that are new to this particular uh aspect of road work, that you ask for the previous reports that were to be completed regarding the 24 hour security, the matter of how you dealt with fuel spills uh materials and so on and so forth. Uh I think you'd find yourself unpleasantly surprised. And uh I think that's important because it's one thing on paper but another thing in practice. And I can say that for a fact. And I don't have to get into details except to say positioning of the asphalt plant is important, security is important and the reporting is even more important so that you can deal with deviations as they happen, not three months down the road or after the units have moved on and the project is finished and then we get these late reports and say well, such and so happened but it's, you know, there's nothing we can do to it now. So the other question that comes up is what is the amount of the liability insurance that's going to be assigned to this project. **Dan Doucet** - I'm not going to divulge that, that's a negotiating thing with the Development Agreement. **Darryl Speer** - Ok well let's work with what was assigned for the last one. **Dan Doucet** - I don't have the last one at my fingertips but I could look it up. **Darryl Speer** - I wouldn't mind having an answer. **Dan Doucet** - I'm just going to, as I'm looking here, I'm just going to answer the other question about the reports. Uh there were reports done on a weekly basis and a number of spot inspections by staff and the Provincial offices without any uh advance notice that we were arriving so with the 302 project. **Darryl Speer** - Can anybody hear what he's saying. Yep, ok. To me that's important. Unannounced spot inspections. Because I have done some myself and I can tell you, I was severely disappointed so just a word of caution. **Dan Doucet** - In the..if I may, in the past agreement there was uh \$2 million for uh uh public liability, property damage, insurance, ummm for each incident and then there was a \$5 million for an inclusive environmental impairment insurance as well which has been uh the industry standard that I'm aware of. At the other site, um there was more of a risk because this was the LSL pit where they had open bodies of water and this one, based on the aerial photos, do not show any open bodies of water. **NOTE: Maybe they have all disappeared because back in the 80s I used to go there to swim.** **Darryl Speer** - Relief is ... **Dan Doucet** - A relief... **Darryl Speer** - So it's not on high point so there's like a berm that's breached, there's an issue. **Dan Doucet** - The uh safety berm and the membrane are all designed by, by the engineer and the engineers will have to come out and verify that on site as well. **Darryl Speer** - The engineer is their engineer or someone we have independent. **Dan Doucet** - We had our Public Works engineer look at it at the 302 site in the past. Your engineer stamped it, your engineer... **Darryl Speer** - .. by our people. **Dan Doucet** - It was verified by uh Santok when he was here. **Darryl Speer** - Ok. To me that's uh these are all points that I would direct Council to pay attention to because not that I have anything against Mr. Maynes, we've been down this road before, and we want the road to be a good one, yes, ok. **Mayor Therrien** - Thank you, Mr. Speer(s). **NOTE: Still can't remember there is no "s" at the end of Speer.** Sure. **Daniel Maynes** - I'm not aware of any complaints from the last one .. no complaints from the last round was brought to my attention and obviously if there were complaints we would do whatever to rectify that. Uh the other thing I want to say with like asphalt cement, the oil that we mix with the asphalt, it's not a dangerous good. Like we, you know, we dump it on the ground every day right and it's, it's uh it's not considered a dangerous goods. As far as the fuel, yes it requires containment berms, like it could leach in the ground. The asphalt cement, it has to be 300 degrees to even be able to...in liquid form, basically, right so uh um I just wanted to make that clear because when we...we did not put um liners under the asphalt cement tanks. Uh the asphalt cement tanks aren't even double walled or anything because they're not required to be uh so just, I just wanted to point that out. It's uh the asphalt cement isn't...it's definitely the fuel is something but the asphalt cement, if there's some asphalt falls on the ground, like obviously we want to clean that up, we're not going to leave that there but it's just going out and getting dumped on the road and fresh asphalt gets rained on all the time and it's not like there's an oil slick going down the ditch or something like that, it doesn't do that, I just wanted to make that point. **Mayor Therrien** - Thank you, Daniel. Uh any more questions uh from the audience in regards to any inquiries, in favor or opposition, on line. I see none. Any questions from Council uh with regards to this. I see none. Then at this point here, I am prepared to close the uh public hearing and no further discussions will be had with regards to the matter and I'll refer it to Colleen. **Colleen Draper** - *Whereas a public hearing has been conducted under the Planning Act to consider an application filed by Daniel Maynes of Maple Leaf Construction Ltd. on behalf of George, Lorraine, David*

and Nathan Klassen, owners of the property located at 39113 Settlers Road for a Conditional Use under the Springfield Zoning By-law 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. 23-21 be granted subject to the two conditions. **Mayor Therrien** - Thank you very much, Colleen. Uh so Item 6.9 if Council's prepared to vote, that's Conditional Use 23-21 on Settlers Road, the portable asphalt plant Maple Leaf Construction, those uh in support of the uh Conditional Use, a show of hands please. That'll be unanimous and it is passed. Thank you, Daniel.

6.10 Conditional Use 23-22 - 6 Don Valley Parkway - Automotive Repair - Big Rig Truck & Trailer Services Inc. - NOTE: Speaking of rules, Mayor Therrien made a rule about men wearing hats in Council chambers. Seated in the gallery was a fellow wearing a turban and next to him a man wearing a cap. There was another cap as well being worn in the Chamber but Mayor Therrien said nothing. He makes the rule but does not appear to enforce it. When the gentleman with the cap left the meeting, he was asked if he was wearing the cap for religious reasons and he said "no" and asked why. He was told the Mayor had a rule about men not wearing hats in the Council Chamber and he was unaware of it. NOTHING WAS SAID BY THE MAYOR ALTHOUGH THE CAPS WERE WORN UNTIL THE END OF THE MEETING. **Mayor Therrien** - Then we'll go to six point uh zero. Uh that'll be Conditional Use 23-22 6 Don Valley Road, Automotive Repair uh Big Rig Truck and Trailer uh Services Inc. A mover and a seconder please. Uh Melinda and uh Andy (Warren/Kuczynski). **Dan Doucet** - We have Conditional Use 23-22. The proposal is to permit an automotive and equipment repair shop being a semi truck and trailers business on the land as per Section 69(3)(4) within the MG Industrial General Zoning District. This is located at 6 Don Valley Parkway within Unit 1 in the SE 1/4 of 16-11-4. Um the owners of Big Rig Truck and Trailer Service on behalf of Rockport Investment uh Group are requesting Council's approval to operate the automotive and equipment repair shop uh for the highway tractor and trailer business. As stated within their Letter of Intent, the business will entail minor and major repairs to the uh tractor trailers. Uh vehicles will be parked uh beside the building and up to 4 trucks at a time. There's room for up to 6 trucks on the site. Uh Big Rig Truck and Trailer Service will operate Monday to Sunday, 10 a.m. to 7 p.m. with only 2 staff members. Based on the submission provided and the site plan conducted, I have no concerns with the proposed Conditional Use. If Council were to uh approve 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 all life safety building and fire code requirements are met and that the required code upgrades or infractions be corrected prior to the operation of the business or the issuance of any correspondence to MPI. 2) That a Development Permit be obtained for any future signage prior to installation. 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 transferrable to any other owner and/or lessee. Thank you, Mayor Therrien. **Mayor Therrien** - Thank you, Dan. Uh would uh Gurkeerat or Nadeep Singh be uh around. Would you, either one of you uh gentlemen want to add more to what uh Dan was saying. If so, can you just come up to the uh podium here please. Just state your name, sir and your... **Nadeep Singh** - My name is uh Nadeep Singh and uh I think he pretty much declared everything. This place was already used as a semi truck and trailer repair shop previously by the previous shop ..I think it was Mack Truck and Trailer Repair Service there before so. **Mayor Therrien** - Ok. **Nadeep Singh** - I will make sure everything is as was before. **Mayor Therrien** - Ok sir. You can have a seat back there. If we have any questions, we'll ask you to come back up there. Thank you very much. Um then I'll open it up to the audience on line and in the uh in the audience here for any inquiries. Uh those in favor or those in opposition. And I don't see any hands up with regards to that. Anything from uh Council with regards to uh questions. I see no response uh **there** so at this point here, I'm prepared to close the uh public hearing portion and no further questions or discussions will be made with regards to this. Uh Colleen. **Colleen Draper** - Whereas a Public Hearing has been conducted under the Planning Act to consider an application filed by Gurkeerat and Nadeep Singh of Big Rig Truck and Trailer Service Inc. on behalf of Rockport Investment Group, owner of the property located at Unit 1, 6 Don Valley Parkway for a Conditional Use under the Springfield Zoning By-law 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. 23-22 be granted subject to the 4 conditions. **Mayor Therrien** - Thank you very much. Council's prepared to uh vote on Conditional Use 23-22 the Automotive Repair uh Big Rig Truck and Trailer Services. Can I get a show of hands, uh those in support of uh conditional use. That'll be unanimous and is passed. Thank you, Nadeep.

6.11 Conditional Use 23-23 - 35140 PTH 15 - Mini-Warehouse & Self-Storage - Losy Inc. - Mayor Therrien - Uh then we'll go on to the last item uh 6. uh 11 um and that will be Conditional Use 23-23 uh 35140 uh PTH 15, a mini-warehouse and a self-storage. Can I get a mover and a seconder in regards to this, please. Uh that'll be Melinda and Glen (Warren/Fuhl). Uh Dan, whenever you're ready. **Dan Doucet** - We have Conditional Use 23-23. The proposal is to permit a Mini-Warehouse, Self-Storage business on the property as per Section 64(3)(23) within the CC Central Commercial uh Zoning District. This is located at 35140 PTH 15 in the community of Anola. This is in the NE 1/4 of 36-10-6. Uh Miss Sylvia Vaags and Mr. Lorne Vaags who is here this evening is requesting Council's approval for the un mini-warehouse and self-storage business within the existing building on the subject site. I believe this used to be the Anola Foods, the Anola Foods facility. As stated within their Letter of Intent, they would like to use the existing old store. Uh there's an attached dwelling at the back of it and 3 sheds as mini and self storage with no outdoor storage of any kind. They would, there would not uh be any additional buildings or fencing constructed or any advertising signs posted at this time. Minor renovations will be done to the buildings as needed. Based on the submission provided uh and site plan conducted, I have no concerns with this Conditional Use. If Council would approve the Conditional Use, I have, I have recommendations for 2 conditions: 1) That the applicant obtain all municipal and Provincial permits. 2) That no exterior self-storage permitted on the site. Thank you, Mayor Therrien. **Mayor Therrien** - Thank you very much, uh Dan. Lorne, is there anything you want to add uh with regards to this, what Dan had specified **there**. That's good. Ok. Then I'll open it up uh to the uh public uh for the inquiries, those in favour or those in opposition. I see nothing on line and uh nothing in the audience uh for that. Any questions uh from Council with regards to this at all? Uh Glen. **Councillor Fuhl** - Ya I have a question um for the Development Officer. Um he states that he's not uh going to be putting any other buildings there. I would put restriction too that no other buildings be added. Um he's just going to use the existing buildings is what he stated and I guess the other thing is that uh um I realize that it's storage and that and I'm a little bit concerned that the position of the town where it's in, you know it was a retail store for many years. Now we're going into a storage and um and storage units, you know again I'm, I'm not against it but it's just a different feel for town and that's just maybe a concern. **NOTE: Both the Petrocan and Settlers have groceries for sale in their facilities. Most residents of the area work in the City of Winnipeg or Steinbach or Beausejour and do their shopping in those cities on the way home from work. That is why successive attempts to reopen it as a grocery store, the last being Suchopas, failed.** It's just more of a general concern as a change for the town and I'm sure you understand what I'm saying. **Mayor Therrien** - Oh, sir, if you can just come up to the ... **Lorne Vaags** - We've heard that concern from many people in the Anola area, they would like to have a grocery store there but first of all, the size of the building doesn't

really facilitate a modern grocery store and we're not sure it's really feasible to, to run a store in that location because it didn't work last time and so..its'.. we're proceeding with the storage and see where that will go. **Councillor Fuhl** - Grocery store business is a tough business, I know that. Um ya it's just a different feel for the town, that's the only thing that I have a concern with. Otherwise just if we can restrict you to the buildings that are there that, you're ok with that. **Lorne Vaags** - Ya, there'll be no outdoor storage. We don't want to have a mess there, that's why we bought the building to begin with, to clean it up and make it an ass...asset instead of an eyesore. **Mayor Therrien** - Um are you finished **there** Glen? **Councillor Fuhl** - Pardon. Ya go ahead. **Mayor Therrien** - Any other questions from Council? Andy? **Councillor Kuczynski** - Sorry. Do you know what you're going to be storing there? **Lorne Vaags** - Well, we'll be advertising to see if there's a need but we figure first of all we'll come to Council and we'll make sure that we can actually do it legally and we'll also be storing some of our own equipment from our tent rental business in there so there'll be some tables and chairs in there as well. And beyond that, we don't know. We'll advertise and see..we're thinking of lockers maybe, good sized lockers or maybe somebody wants more than a locker. **Councillor Kuczynski** - Do you, excuse me, do you know what kind of square footage of this whole storage area you, you are going to have there? **Lorne Vaags** - Ya, the store portion of the building is 2400 sq. ft. approximately. **Councillor Kuczynski** - And that's how you're going to start with, 2400 and if you have to expand then you have other buildings there. **Lorne Vaags** - Well, ya, but we're mainly trying to occupy the building, not looking to put more buildings up on the property. **Councillor Kuczynski** - No, no, I'm saying because you..l..you're showing some other more..actually some other utility buildings ... **Lorne Vaags** - Ya, the other buildings, they ..the one on the side, the 20 x 30 building and the other ones are just like 8 x 12 and not significant at all. **Councillor Kuczynski** - Ok, thank you. **Mayor Therrien** - Uh, Glen, you've got a question? **Councillor Fuhl** - Ya, I'll bring another question to mind. Again, for the Development Officer, like being that there's going to be tenants in here and where's the fire safety on this, fire and safety because I do know that there's separate regulations that City of Winnipeg has to deal with tenants in self-storage units and I'm just wondering what our situation is on that. **Dan Doucet** - Right now when the grocery store was constructed, there was a single family dwelling there. Uh any renovations uh Mr. Vaags will have to do, he will have to obtain permits and uh likely provide a fire resistance rating and firewall between the dwelling and the self-storage facility but that'll be after the building code and the building um building permit stage. Um, Mr. Vaags, does anybody currently reside in that dwelling, dwelling at the back? **Lorne Vaags** - It's vacant at this point. **Dan Doucet** - Are you planning to utilize the house portion for self-storage as well or do you still ..? **Lorne Vaags** - Uh we would like to..we have renovated it as a house, like there's limitations so the storage would have to be done first and then, and then the house could be occupied, that's my understanding. **Dan Doucet** - So if there's occupancy of the dwelling, irregardless of any renovations, we'll, we'll look at it at a building code perspective. **Councillor Fuhl** - Ya, that's my concern is the fire and safety because now you're having tenants in there. But you're also having different tenants storing stuff also and then we, again regulations about what are they storing as Councillor Andy said, is that, you know, what are you storing like somebody's storing a 5 gallon gas tank in there or gas can in there, you know, those types of things and who's monitoring that. That would be the concerns. **Dan Doucet** - That's one of my..the first condition that he obtain the proper Municipal and Provincial permits. They're going to have to get approvals from Department of Highways as well and municipal permits as your building permit component of it. **Councillor Fuhl** - Ok, thank you. **Mayor Therrien** - Um I've got a few just inquiries here, Mr. Vaags. Have you thought of making this back into a grocery store as a, as a viable business? **Lorne Vaags** - Well preferably we're looking to rent it out, just to somebody, we don't want actually to run a business, I mean storage would be different obviously but if somebody wanted to rent it from us to put a grocery store in and they could prove they would be viable and could sustain it, then, then we would be open to that as well. Also since we've applied for this, we've had a couple interested in maybe selling vintage furniture in there so that would be a store as well and they're also looking to reside in the house. **Mayor Therrien** - Ok, so I'm not clear, do you want to make this a mini-storage facility uh **there** slash whatever comes along uh, is that kind of what you're looking at, an open ended uh business that might apply, like if somebody's going to look at antiques uh in the front and you're going to make the rest mini-storage and so on. **Lorne Vaags** - Ya well we thought of mini-storage which we could do without a conditional use so that's why we're here, to ask if we should explore that first for the feasibility and advertising to see if there's a need for that or not. But we also have this other couple that's kind of thinking that maybe they want to have a vintage furniture store in there. **Mayor Therrien** - Then if that's the case, then you'll separate the, the uh... **Lorne Vaags** - Then they would take over, they would take over the whole property and there wouldn't be storage. **Mayor Therrien** - Oh, I see so you're.. ok so they, they would not lease it or anything, uh they would take the whole property over with regards to that. **Lorne Vaags** - Ya, they would rent the whole property from us. **Mayor Therrien** - Ok, uh Dan. **Dan Doucet** - Just look at this zoning with the CC Central Commercial zoning and general retail store, as Mr. Vaags is mentioning the antique, that does not even need Council's approval. Uh that's a permitted use right now so if he decides to go that option, he can still do it uh subject to whoever's interested in that building. I think there was just interest at the time to go for the uh mini-warehouse, self-storage facility so that's why he's made the uh application. **Mayor Therrien** - Ok, how long has this been vacant uh this uh the property here? I'm trying to remember when it was open last. **Lorne Vaags** - Uh we bought it back last December but the one before and before that I think it's 5 years or so ...4 or so that... **Dan Doucet** - Four or five years for sure. **Mayor Therrien** - Ok, Glen. **Councillor Fuhl** - Uh would you be open to like a 3 year Conditional Use just to try it out, see how it looks and then Council can take a look too, see how it's working. Are you open to something like that, a 3 year term? **Lorne Vaags** - Ya, I guess so. **Mayor Therrien** - If..I'd sure like to see a grocery store in there but uh do we need that for a community but uh this has been vacant for quite some time uh, I uh I do reiterate what uh Councillor Fuhl is saying that just going down the ..it's a nice little town and you've got houses, houses, houses, houses and boom, you're going to see a storage area there and then you've got the church there and then you've got the uh bar uh there, it just kind of like I want to see how it's going to be going down the street uh I'd like to keep it the small town uh **there** but I'd like to see some progress as well and uh you're an entrepreneur and your brother as well so if you could get this going, I'd like to see that as well. Uh... **Lorne Vaags** - Ya, like I said, we're just looking for something that's viable and going to keep the building open right instead of having it boarded up. **Mayor Therrien** - Ya, that's, that's another one of my uh concerns **there**. Any other questions from Council at all? Then I don't ..uh Dan. **Dan Doucet** - Mr. Mayor, there might be an opportunity in the future to convert that back into a grocery store as the population increases, we have the uh uh future developments there, uh near the school in that area, just to increase the population to assist uh the store if there's enough demand, I just wanted to... **Mayor Therrien** - Are we able to uh this is something we can discuss at the working group **there** **NOTE: Oh, here we go again. Things being discussed outside the hearing of the residents of Springfield and even possibly decisions being arrived at outside the Council chamber. THIS IS NOT OPEN AND TRANSPARENT GOVERNMENT.** but I'd like to make some kind of an incentive if we can to bring in a grocery store but it's been a long time since there's been a grocery store. **NOTE: Using tax dollars to incentivise business is not a proper use of our money in my opinion.** Mark. Uh so I've got no other questions uh **there**. Glen? **Councillor Fuhl** - I would like to add a conditional..a condition to a 3 year term if Council agrees. **Mayor Therrien** - Council good with that? That's affirmative then. Ok um that's fine uh oh Andy. **Councillor Kuczynski** - Ya, I would like to encourage you and

have all the, you know, things whatever you think open. So maybe you know you can advertise and see what's going to fit in this building. You know, we don't want to close your...you know, just to the storage or anything like that, like, have all the avenues open and you know, so then what's going to work in that area. Preferably store but if you said that didn't work before previously, I don't know how it's going to work now. Thank you. **Mayor Therrien** - Thank you, Mr. Vaags. Uh if there's no other questions from uh Council, then .. **Lorne Vaags** - One more question, what about a 5 year. I was thinking of the cost of renovating to store. **Mayor Therrien** - How about 4? (laughter) If you give it 4..Council give it 4. That's affirmative **there**. Going to negotiate, Lorne. (more laughter) Let's go for 4. Ok, you can just have a seat there Lorne and we'll be ready to vote for this. Uh Dan. **Dan Doucet** - One last thing. If Mr. Vaags has somebody interested in the antique and uh also the self-storage, doesn't mean he can't divvy up that existing facility to have both uses in the same building. That's ... **Mayor Therrien** - **interrupting** Ya, I was thinking of that. **Dan Doucet** - ...another option as well. Thank you. **Mayor Therrien** - For sure. Ok. I don't see any other questions uh from Council or anybody in the audience **there** uh. At this point here I'm going to close the uh public portion hearing of this and uh no further questions or discussion, then I'll refer to uh Colleen. **Dan Doucet** - Does Council, does Council want to place a condition to restrict any increase in building envelope or buildings on the site. Please bear in mind if Mr. Vaags wants to expand, you are reducing any commercial taxes that might be coming in. Or do you want just the existing footprint as presented? **Councillor Fuhl** - I believe existing at this time. Um if he wants to put portable, he can do portable. I've seen them have portable storage units that could be moved at a later date, maybe something like that..go ahead. **Dan Doucet** - But the order does specifically say no outdoor storage. I wouldn't even want the outdoor portables. You want to have a certain look to that uh...it's basically everything inside the building or buildings. Uh so... **Mayor Therrien** - Uh everything enclosed and should there be portable uh storage, that uh uh... **Dan Doucet** - He's got to come back for another Conditional Use. **Mayor Therrien** - Ok. **Councillor Fuhl** - I agree on that, I want clarity on that so when I say portable I'm not meaning portable that you're thinking. If you go to Access Storage on Archibald, they actually built a um a building storage containers there but they're not, no foundation to the ground, they actually can move them in and out. **Dan Doucet** - Are these the pods, the pods that go to a site, get filled up and then be brought back. **Councillor Fuhl** - No, no movement at all, like they're almost permanent but they're not permanent. You can see them there on Archibald. **Mayor Therrien** - They're on rails or some kind of ... **Councillor Fuhl** - On rails or something. **Councillor Warren** - I would suggest for Mr. Vaags here that we leave it the way it is, Mr. Vaags gets the neighbours, all of the people of Anola together, like what do you want, like you can have..stop where we are right now and then if you want to expand into something else, then ask the neighbours, uh people down the street and get their input of what they feel Anola really wants. I think that's the positive way to look at it. Um Anola's going to grow and um we need business in Anola. Oop Dan. **Dan Doucet** - Again, Council has to be mindful of how they place their conditions because if there's a condition placed there's some grey area or you want to have these outdoor permanent structures, Mr. Vaags would have to come back for a brand new Conditional Use so you just have to be mindful on what we want out there, just the existing enclosed buildings or now you're starting to creep into some of the outdoor storage. And... **Councillor Fuhl** - I believe the thing is that he's looking for somebody to come in and rent it. If somebody would come in and rent it, he wouldn't even be here today, right. You'd be renting it out to whoever that is for that without the Conditional Use, being a permitted use, Commercial right. So you have this option that you're exploring with a Conditional Use and I think that Council, we're trying to understand, like we know that town will grow with more population that today might not warrant that grocery store where tomorrow it could and, and I think that's where where we're at, like it's almost like, you almost need a plan of what Anola's going to look like in the future so that you can plan around that and the problem is, you're only going to have so much commercial use on..in that area so if, again I think that is the concern, that's the concern I have, especially being in retail business. I understand how it works so you know again, again today I don't, I don't want to restrict you to not being able to do no business so I want you to be able to do something but at the same time, have those opportunities that, you know, if somebody comes along like you said, he fits into the permitted use of opening up a retail store, you can change that. And I think that where, that's where you're coming to us. Cause it's sitting empty right now and not drawing any revenue so I understand that. **Mayor Therrien** - And, and it gives you a lot more flexibility uh should you want to come back uh you know with some other uh grocery store. That'd be great **there** but that said, I uh, I, I like it there uh but what, what is our wording, is our wording specific enough or do we need some more iterations on this. **Colleen Draper** - Well, right now there's just the 3 conditions, that the applicant obtains all necessary Municipal and Provincial permits, no exterior signs, no storage permitted on the site and that this order will expire in 4 years from the passing of this Conditional Use. **Mayor Therrien** - Fair enough, uh Council? Ok, then I..this is, it's closed now with regards to this matter. Then if Council, do you want to read that uh in full or is that good enough? **Colleen Draper** - Uh *Whereas a public hearing has been conducted under the Planning Act to consider an application filed by Sylvia Vaags, owner of the property located at 35140 PTH 15 for a Conditional Use under the Springfield Zoning By-law 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. 23-23 be granted subject to the 3 conditions.* **Mayor Therrien** - Thank you uh Colleen. Uh so if we're prepared to uh vote uh on Conditional Use 23-23 uh the address on PTH 15 in Anola, the mini warehouse and self-storage of Low C Incorporated, can I get the uh show of hands of those in support, uh of this. That'll be unanimous. And it is carried. Thank you, Mr. Vaags.

Mayor Therrien - And at this point here we have nothing uh Closed Meeting. It's uh I'm prepared to adjourn. Can I get a mover and a seconder for adjourning, please. Mark and Melinda uh **there**. (Miller/Warren) And I'll declare this uh session closed. Thank you very much and it's uh 8 uh 53 p.m. on June the 22nd. Thank you. John, I've got to talk to you for a second.

ADJOURNED