

SUBDIVISION SUMMARY

For Information Purposes Only

SUBDIVISION INFORMATION

File No.:	4189-23-7764	Municipality:	RM of Springfield
Applicant:	Kleefeld Developments Ltd.	Reg. Owner:	K./ W. & P. Klassen
Proposed Subdivision:	Pt of SE ¼ 31-10-7 EPM		

Based on available information, this is a brief summary of the subdivision application.

Proposal to Subdivide:

The proposed subdivision involves approximately 160 acres of land held under CT 3157988/1 in the RM of Springfield.

The applicant is proposing the creation of 8 new lots from the existing title for rural residential use. The proposal also includes the creation of a new public road that will connect to Eastdate Road (Road 37E) to the east and River Road (Road 59N) to the south. This will constitute phase one of the subdivision. Phase two for the subdivision of the residual lot will be initiated sometime in the future. The lots will be serviced with septic fields and individual wells. Access to the lots will be gained from shared driveways onto River Road in order to mirror the existing lot driveways on the south side of River Road.

Development Plan:

The proposed subdivision is designated **Rural Residential Area** pursuant to the *RM of Springfield Development Plan*. Relevant policies are contained within Section 6.4 of the Development Plan, which reads, in part, as follows:

6.4 Rural Residential Policies

- 6.4.1 *Rural residential development shall primarily be directed to **Rural Residential** areas within the municipality.*
- 6.4.2 *Rural residential lots east of the floodway (outside) shall be a minimum of five acres in size. Additional requirements will be outlined in the zoning by-law and be subject to site specific influences, such as onsite wastewater management systems and protection of groundwater resources.*
- 6.4.4 *Future **Rural Residential** development shall, wherever possible, be directed away from prime agricultural land and towards sites with low potential for agriculture due to adverse topography, fragmented land ownership, or other physical constraints. Rural residential development shall not interfere with existing or proposed agricultural operations, including livestock operations.*
- 6.4.5 *Rural residential development is not allowed on, or in closer proximity to, high quality aggregate resources which may eventually be extracted nor is it allowed adjacent to existing aggregate operations. Setback distances will be established in the zoning by-law and/or secondary plans.*
- 6.4.6 *Rural residential development shall be sufficiently separated from existing livestock operations to minimize potential conflicts. The zoning by-law will establish separation distances.*
- 6.4.7 *Rural residential development is not allowed adjacent to the urban settlement centres of Oakbank and Dugald unless it is included in a Secondary Plan that is adopted by the RM of Springfield in consultation with appropriate government agencies.*

- 6.4.8 *Rural residential development shall be located in areas where there is year round road access and convenient to existing school bus routes.*
- 6.4.9 *Rural residential development shall provide adequate drainage in accordance with municipal and provincial standards.*
- 6.4.10 *Rural residential development shall provide for appropriate onsite wastewater management and a potable water supply, in accordance with provincial requirements.*
- 6.4.11 *The municipality shall work with provincial government agencies to determine if more stringent private wastewater systems shall be required in potential groundwater sensitivity areas.*
- 6.4.12 *Rural residential development in the areas identified as potential groundwater sensitivity areas shall be serviced by holding tanks only unless the owners and/or development proponent can demonstrate to the satisfaction of the approving authority that a septic tank system and field will meet or exceed government standards as demonstrated in a detailed engineering analysis and will not contaminate the groundwater.*
- 6.4.13 *The municipality shall work with provincial government agencies to ensure that private wells are properly constructed, minimum standards for well construction are met, abandoned wells are properly capped by licensed well drilling contractors, and an education program has been developed dealing with the operation and maintenance of private wells.*
- 6.4.14 *Subdivision designs for rural residential developments shall minimize the impact to ecologically sensitive lands.*
- 6.4.15 *In multi-lot rural residential subdivisions, lots should, whenever possible, be serviced by internal roads constructed to municipal standards. Future road connections should be incorporated into the design to connect to adjacent parcels in the future.*
- 6.4.16 *Proposed rural residential development shall protect or enhance existing tree stands.*
- 6.4.17 *Rural residential development shall be planned in a manner that will not produce unacceptable social or economic costs. The approving authority will consider the impact of development on public safety, including the provision of such public services as schools, school related transportation, utilities, highways, emergency services, health care, recreational facilities, snow removal and refuse collection.*

The proposal generally conforms to the policies of the development plan.

Zoning By-law:

The proposed subdivision is zoned “RR” Rural Residential Zone pursuant to the *RM of Springfield Zoning By-law*. The “RR” zoning classification has a minimum site area requirement of 5 acres combined with 300 feet site width for residential uses.

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Variance Required
Proposed Lot 1	“RR”	Site Area: 5 acres Site Width: 300 ft.	5 acres	308.7 feet	None
Proposed Lot 2			5 acres	309 feet	None
Proposed Lot 3 - 8			5.01 acres	324 feet	None
Residual Area			111.94 acres	> 300 feet	None
Proposed Public Road	N/A	N/A	8 acres	80 feet	N/A

Further Information:

Evaluating Subdivisions

Internal Use Only

1 Application Information

Application received: _____ Accepted as complete: _____
Municipality: _____ File no.: _____
Planning district: _____ Planning district file no.: _____
Certificate of Title no(s): _____
Roll no(s): _____

2 Land Information

Number of new lots: _____ Consolidation: yes no
Describe: _____
Proposed use: UR RR FR C I SR A O _____
Public hearing required: yes no
Existing: _____
Proposed lot(s): _____
Residual: _____
Additional information: _____

3 Compliance with By-laws and Subdivision Regulation

a. Development plan designation: _____
Applicable section: _____
b. Secondary plan: yes no Applicable section: _____
c. Zone: _____ Permitted use: yes no
Minimum area: _____ Minimum site width: _____
Variation order Conditional use order Zoning by-law amendment
d. Conforms with Subdivision Regulation: yes no

Evaluating Single-lot Subdivisions

Internal Use Only

Rural single-lot subdivision. Complete section 4.

Urban single-lot subdivision. Complete section 5.

Not applicable

4 Rural Single-lot Subdivision Criteria

- a. Farmstead site as defined in the local development plan: **yes** no
- b. Proposed drainage works: yes **no**
- c. Sensitive Area (see map): yes **no**
- d. Red River Corridor (see map): yes **no**
- e. Livestock operation present: yes **no**
- f. Designated Flood Area: yes **no**
- g. Water body (see map): yes **no**
- h. High or medium quality aggregate deposit (see map): yes **no**
- i. Mining claim (see map): yes **no**
- j. Provincial highways: yes **no**
- k. Eligible for minor subdivision: yes **no**

If no: _____

5 Urban Single-lot Subdivision Criteria

- a. Provincial Highways (see map):
 - Frontage and/or access on major expressway: yes **no**
- b. Eligible for Minor Subdivision: yes no

If no: _____

6 Additional Information



MUNICIPAL RELATIONS
Community Planning Branch
Beausejour

R.M. OF SPRINGFIELD






Subdivision File: 4189-23-7764

Applicant: Kleefeld Developments Ltd.

Pt. SE ¼ 31-10-7 EPM

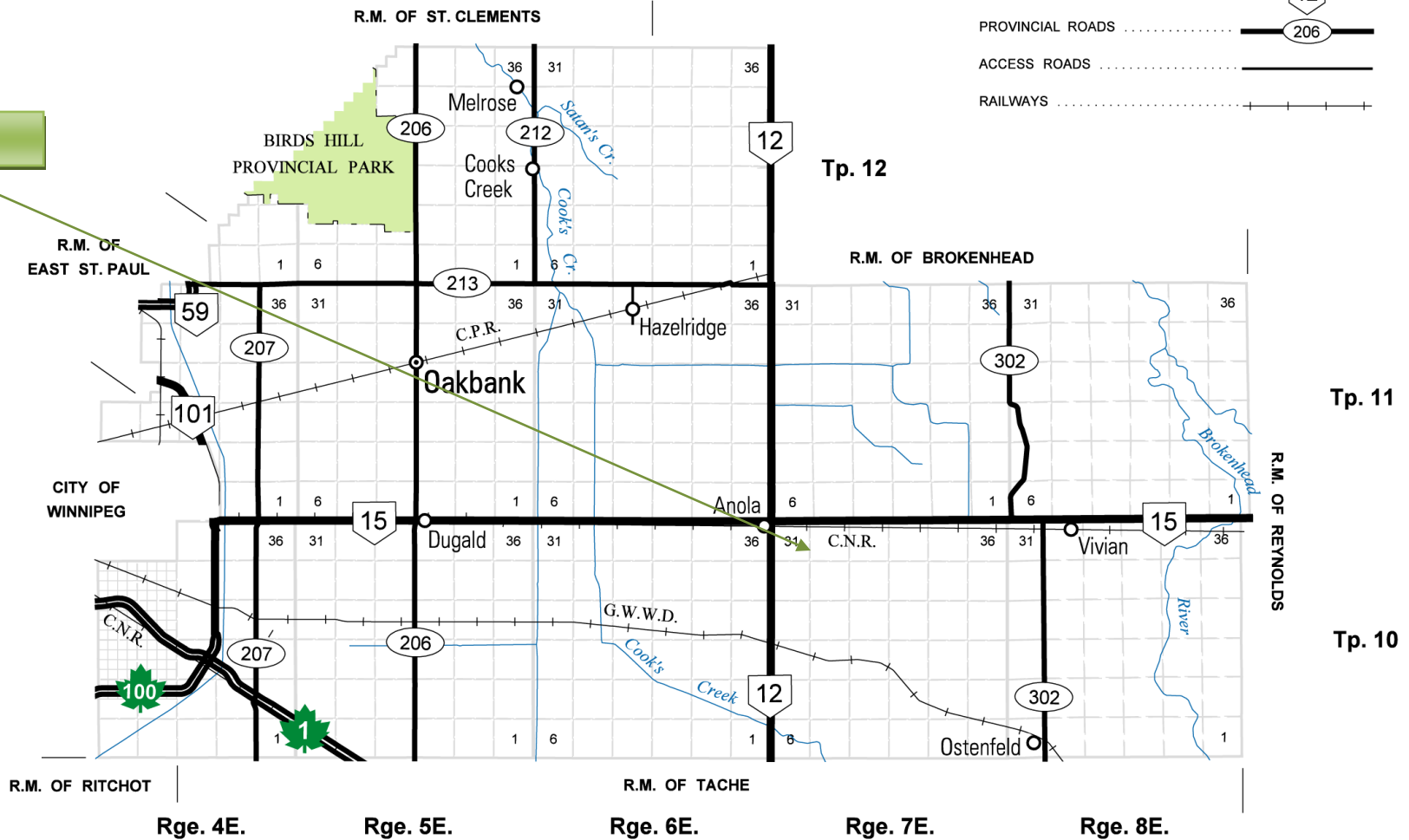
Date: December 11, 2023

LEGEND

- TRANS-CANADA HIGHWAY 
- PROVINCIAL TRUNK HIGHWAYS 
- PROVINCIAL ROADS 
- ACCESS ROADS 
- RAILWAYS 

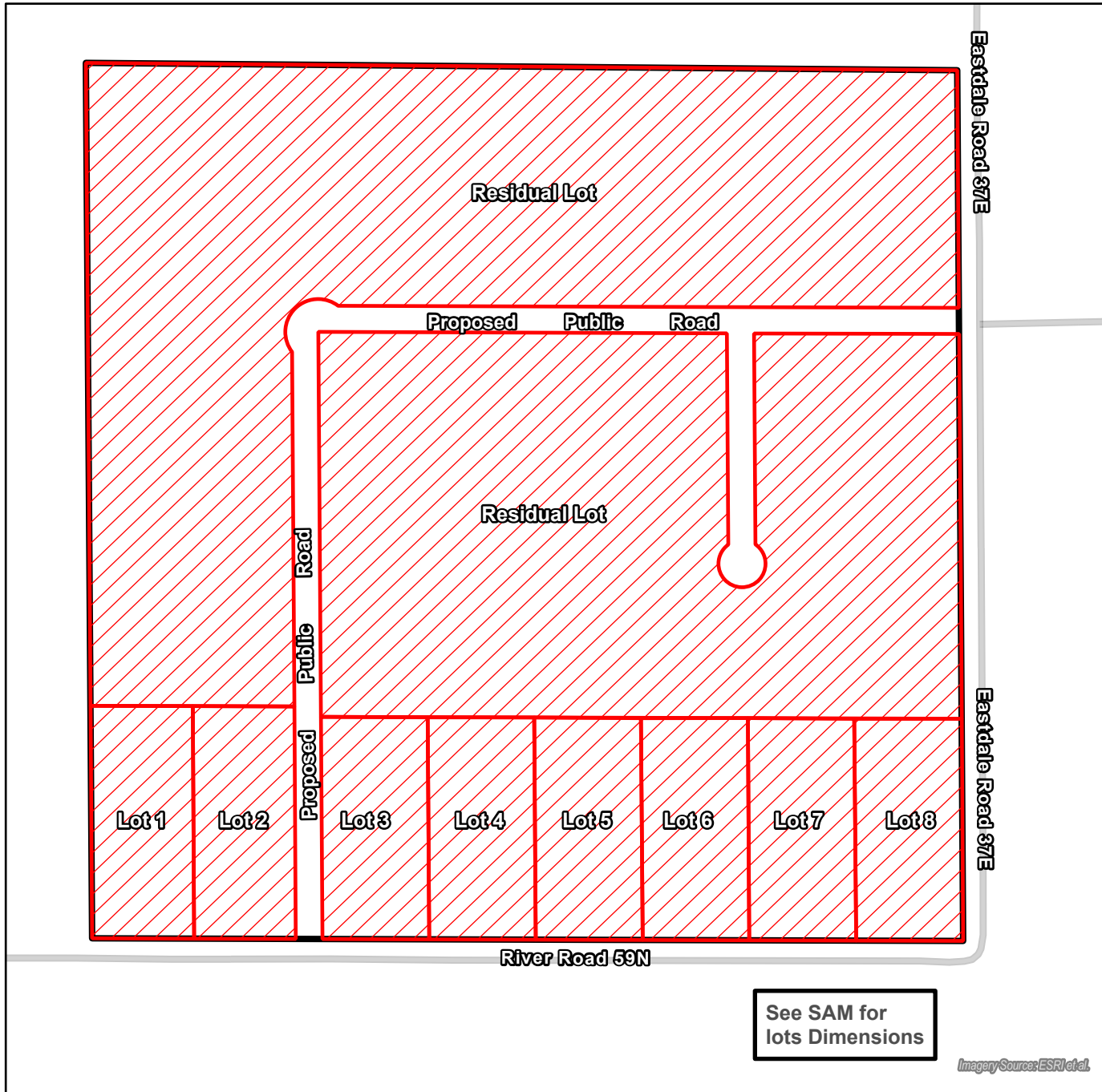
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SCALE IN KILOMETRES

Existing Title






Proposed Subdivision- RM of Springfield

Part of SE 1/4 31-10-7 EPM



Legend

-  Assessment Parcels
-  Title Boundary
-  Proposed Subdivision

File Number:

Date: February 14, 2024

4189-23-7764

Applicant:

Kleefeld Developments Ltd.

Notes:

CT No. 3157988/1
Roll No. 523700

Total Area = 160 acres
Proposed Lots 1 & 2 = 5 acres
Proposed Lots 3-8 = 5.01 acres
Residual Lot = 111.94 acres
Proposed Public Road = 8 acres

Development Plan Designation:
Rural Residential Policy Area

Zone:
"RR" Rural Residential Zone

X

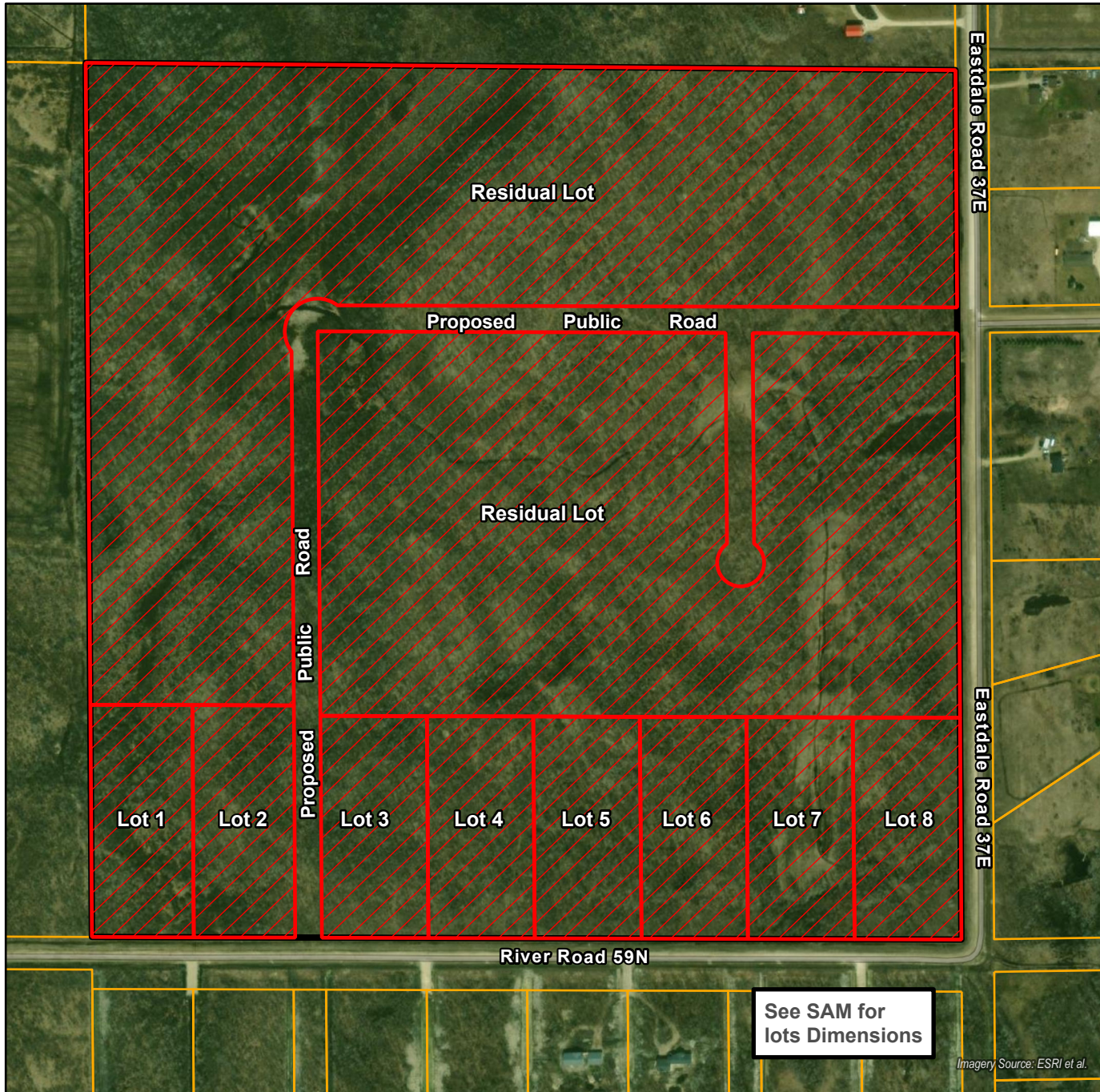
Approving Authority

Date



Proposed Subdivision- RM of Springfield

Part of SE 1/4 31-10-7 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4189-23-7764 **Date:** February 14, 2024

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Development Plan Designation:
Rural Residential Policy Area

Zone:
"RR" Rural Residential Zone

See SAM for
lots Dimensions

Imagery Source: ESRI et al.

X	
Approving Authority	Date



Letter of Authorization

I (we), _____
Peter George Klassen
Wayne Peter Klassen
Kenneth Paul Klassen

are the registered land owner(s) of lands within

_____ Road _____
(civic address number) (Street Name) (road extension number)

Lot _____ Block _____ Plan _____ within

SE _____ 1/4 of Section 10th Township 7 Range E

registered under CT# 3157988/1


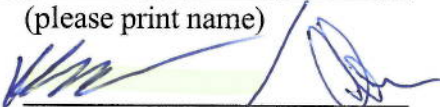
hereby grant permission commencing Nov 27, 2023
(Commencement date)

To make application and release information for any and all permits, planning matters and site development regarding the lands indicated above as the registered land owners. We acknowledge that signatures below include any and all owners on title.

APPLICANT

Per: Abe G Bergen
(please print name)

(applicant's signature)
Nov 27, 2023
(Date)
204-227-8568
Contact Phone Number

~~OWNER~~

Per: _____
(please print name)

(owner's signature)
Nov 30/2023
(Date)
(204) 781-4171
Contact Phone Number

1 Registered Owner(s)	Applicant
Name(s): <u>Kenneth Paul Klassen</u>	Name(s): <u>Kleefeld Developments Ltd</u>
<u>Wayne Peter Klassen</u>	<u>Abe G Bergen</u>
Address: <u>Peter George Klassen</u>	Address: <u>243 Barkman Ave</u>
<u>908 De L-Eglise Ave</u>	<u>Box 141</u>
City/Town/Village: <u>Winnipeg</u>	City/Town/Village: <u>Kleefeld</u>
Province: <u>Manitoba</u>	Province: <u>Manitoba</u>
Postal Code: <u>R3V 1H4</u>	Postal Code: <u>R0A 0V0</u>
Email: <u>kenpklassen@gmail.com</u>	Email: <u>abe@kleefelddevelopments.com</u>
Phone (daytime): <u>204-781-4171</u>	Phone (daytime): <u>204-227-8568</u>
Cell Phone: <u>same</u>	Cell Phone: <u>same</u>
	Your File No.: _____

2 Declaration

I, Abe G Bergen hereby certify that I

am the registered owner of the land proposed for subdivision

OR

am authorized to act as the registered owner



and I hereby affirm that all statements contained within this application are complete and true, and I make this declaration conscientiously believing it to be true.

Registered Owner(s) signature: 

Date: Nov 30/2023

Applicant signature: 

Date: Nov 27/2023

3 Lawyer Contact Information (if applicable)

Name: <u>David Banman</u>	Firm: <u>Loewen Henderson Banman</u>
Address: <u>200-250 Main St</u>	Your File No.: _____
City/Town/Village: <u>Steinbach</u>	Province: <u>MB</u> Postal Code: <u>R5G 1Y8</u>
Email: <u>dbanman@lhblawyers.com</u>	Phone: <u>204-326-6454</u>

4 Land to be Subdivided

Municipality: RM of Springfield Roll Number: 523700

Civic Address (if any): _____

Lot or Parcel No.: _____ Block No.: _____ Plan No.: _____

Part of NW NE SW SE 1/4 of Section 31 Township 10 Range 7 East West
of the Principal Meridian

OR

River Lot No.: _____ Parish or Settlement: _____

5 Existing Land Use

a. What is the land currently used for? (check all that apply)

agriculture

i. Is there a livestock operation? yes no

Type of livestock: _____ Number of animal units or animals: _____

Distance to nearest property boundary: _____

ii. Is there a manure storage facility? yes no

Distance to nearest property boundary: _____

commercial

industrial

other (ex: woodland) Woodland

residential (including cottages)

single family

multiple family

b. Are there existing buildings on this land? yes no

A manure storage facility means a structure, earthen storage facility, molehill, tank or other facility for storing or treating manure.

Tip: Show the location and type of all permanent buildings and onsite wastewater management systems. Show the distances to the closest new property boundary on the surveyor's subdivision application map.

6 Proposed Land Use

a. Is this a multi-phase development? yes no

If yes, how many phases? 2

Is this a multi-lot development? yes no

If yes, how many lots? 29

b. What is the intended use of the proposed lot(s)? (Check all that apply)

- agriculture
- commercial
- industrial
- other _____
- residential
 - single family
 - multiple family

c. Are there existing buildings on the proposed lot(s)? yes no

d. Describe the proposed lot(s). (Check all that apply)

- wooded/treed
- low/swampy
- cultivated
- pasture
- hilly
- level/flat
- near a waterbody (ex: lake, river, creek)
- other _____

e. Within 1.6 kilometres (1 mile) of the proposed lot(s) is there any of the following?
(Check all that apply)

- livestock operations
If nearby, what is the type, approximate size and distance? _____
- gravel pit or quarry
- pipeline
- sewage lagoon
- historic site or structure
- airport
- waste disposal ground (active or inactive)

7 Flooding and Drainage

- a. Has any part of this land been flooded? yes no don't know

If yes, describe in more detail. _____

- b. How will the proposed lot(s) be drained?

- natural storm sewer
 ditches curb and gutter

- c. Is a new private drainage works proposed? yes no

- d. Do you have a water rights licence? yes no

If yes, date issued: _____

The Water Rights Act requires a person to obtain a valid licence to control water or construct, establish, or maintain any water control works. Water control works are defined as any dike, dam, drain, drainage, culvert, etc. that temporarily or permanently alters or may alter the flow or level of water.

8 Sewer and Water Supply

Indicate in the table the type of sewage disposal and water supply that is existing for any current structures and proposed for the new lot(s) shown on the sketch attached to your subdivision application.

Sewage Disposal	Existing Lot(s)	Proposed Lot(s)
municipal sewer		
holding tank		
septic field		Yes
ejector		
other (please specify)	N/A	

Water Supply	Existing Lot(s)	Proposed Lot(s)
pipled water		
shared well (indicate number of connections)		
individual well		Yes
cistern		
other (please specify)	N/A	

For details on water supplies, refer to the *Planning Resource Guide: Subdivision in Manitoba* available online.

9 Utilities

Electrical power is: existing proposed not required not available

Natural gas is: existing proposed not required not available

Telephone service is: existing proposed not required not available

Utilities may still require an easement agreement for any existing facilities.

10 Access

a. Current access (ex: driveway, lane) to the lot is by (and check all that apply):

- municipal road
- provincial road # _____
- provincial trunk highway # _____
- no access

Show existing and proposed driveways on the surveyor's subdivision application map.

b. Will the lot(s) require a new driveway? yes no

If yes, new access to the lot will be by:

- municipal road
- provincial road # _____
- provincial trunk highway # _____
- no access

c. Will the driveway be shared? yes no

d. Will a new public road be created? yes no

11 Reason for Application and Other Comments

Indicate the reason for making this application and provide any other information you think may be helpful.

This application proposes the creation of 30 - 5 acre lots, east of Eastdale Rd and north of River Rd, across from existing developments.

The property is designated Rural Residential in the Development Plan.

The proposed roadways are across from existing roadways for safety and traffic flow management. Shared driveways are planned to mirror the existing lot driveways on the south side of River Rd.

STATUS OF TITLE

Title Number **3157988/1**
Title Status **Accepted**
Client File **2023.496**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

KENNETH PAUL KLASSEN AND WAYNE PETER KLASSEN
ARE EACH REGISTERED OWNER OF AN UNDIVIDED 1/4 INTEREST
AND
PETER GEORGE KLASSEN
IS REGISTERED OWNER OF THE REMAINING UNDIVIDED 1/2 INTEREST

SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

THE SE 1/4 OF SECTION 31-10-7 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

Kenneth Paul Klassen
6 Bremner Drive
Headingly MB
R4H 0C8

Wayne Peter Klassen
908 De L'Eglise Avenue
Winnipeg MB
R3V 1H4

Peter George Klassen
X

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS
3155030/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Transfer Of Land
Registration Number: 5366040/1
Registration Date: 2021-11-12
From/By: Deborah Segal
To: Wayne Peter Klassen
Consideration: \$40,000.00
10. LAND INDEX
SE 31-10-7E

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3157988/1