



Municipal and Northern Relations

Community Planning
L01 - 20 First Street
Beausejour MB R0E 0C0
T 204-268-6058 F 204-268-6007
beausejourcrp@gov.mb.ca

May 3, 2024

File No.: 4189-23-7764

Conditional Approval
Expiry Date: May 3, 2026

Kleefeld Developments Ltd.
Attention: Abe Bergen
243 Barkman Ave Box 141
Kleefeld, MB R0A 0V0

Dear Abe Bergen:

Re: Proposal to Subdivide
Part of SE ¼ 31-10-7 EPM
RM of Springfield
Registered Owners: K. / W. / & P. Klassen

Conditional Approval:

Your subdivision application has been conditionally approved as per the attached map.

In order to complete this subdivision and obtain a Certificate of Approval, you must provide this office with proof that all **Requirements** and **Conditions** listed below have been met. Your Certificate of Approval is then required to register your subdivision at Teranet Manitoba.

Please confirm the dimensions and location(s) of the proposed lot(s) on the attached map meet the intent of the proposed subdivision. Any revisions to the attached map may require an amended resolution from council and will be subject to a fee of \$200.00. Any fees referenced in this letter are payable to the Minister of Finance, and must be submitted to this office.

Please direct questions regarding this letter to the Beausejour Community Planning office.

Validation Period:

This conditional approval is valid for **two years** (24 months) from the date on this letter. If you have not met all Requirements and Conditions by the expiry date this conditional approval will expire. If requested in writing, a single one-year extension can be provided for a fee of \$200.00.

****IMPORTANT****

- **Submit proof of all REQUIREMENTS and CONDITIONS listed in this letter to the Community Planning Branch office address noted above.**
- **Because there are seasonal workload pressures, it is recommended you work towards meeting all the REQUIREMENTS and CONDITIONS in this letter at the same time to ensure the Certificate of Approval is obtained in a timely manner.**

REQUIREMENTS:

- A. The fee payable before a Certificate of Approval will be issued is **\$2,400.00** (\$300.00 per new lot X 8 new lots). Submit this fee to this office. **Cheques are payable to the Minister of Finance. If you wish to pay by Visa or MasterCard, [please pay online](#) and enter 4189-23-7764 as your file number.**
- B. Teranet Manitoba requires a **Plan of Subdivision**, which has received conditional approval from the Examiner of Surveys. Submit to this office, the surveyor's final plan and mylar copy approved by Teranet. Teranet Manitoba strongly encourages applicants to seek legal advice to ensure that they satisfy all registration requirements. Applicants can also consult this reference resource: [Microsoft Word - Plan Registration v3 \(mcusercontent.com\)](#)
- C. Provide this office with a **PDF copy** of the plan of subdivision showing **the total area of each lot, new roads and any public reserves**, calculated by a surveyor, in either square feet or square metres. Please email the copy to beausejourcrp@gov.mb.ca. **Note that the PDF must contain the Deposit No. and the Surveyor's Sworn to date.**

CONDITIONS:

1. Submit written confirmation from the RM of Springfield that taxes on the land to be subdivided, for the current year plus any arrears, have been paid or that an arrangement satisfactory to council has been made.
2. Satisfy Council's conditions of approval as set out under the attached resolution number 24-145 dated April 25, 2024. In order to meet the conditions of Council, please arrange to have the municipality submit confirmation of the following:
 - a) Requisite fees have been paid (as set out by the current Municipal Fee By-law)
 - b) The Developer has entered into a Development Agreement with the Municipality regarding the following but not limited to:
 - i. land drainage, water retention, off-site drainage improvements, storm water retention system.
 - ii. development and construction phasing.
 - iii. engineered road design, and street lighting.
 - iv. temporary cul-de-sacs (if required)
 - v. supply and installation of traffic control devices and street name signage.
 - vi. driveway access locations.
 - vii. construction access to development.
 - viii. rural route automated cart-based waste and recycling collection system.
 - ix. and/or any other public works deemed necessary by the Designate Officer.
 - c) The Developer shall have a Drainage Plan prepared by a professional engineer for the proposed subdivision as per the Municipality's Drainage Policy and shall be submitted to the Public Works Department for review and approval, and any drainage improvements shall be constructed prior to the issuance of any building permits for the property.

- d) That 10% of the property development has been provided to Springfield in cash, to satisfy municipal needs for recreational opportunities, open space, and buffer zones (The Planning Act Subsection 135 (6b) and 136(1)).
- e) That 10% of the property development has been provided to the Sunrise School Division in cash as per applicable legislation (The Planning Act Subsection 136(1)).
- f) That an easement declaration has been obtained for the proposed shared driveway between lots 1&2, Lots 3&4, lots 5&6, and lots 7&8 (if required).
- g) The Public Works Department has been provided with a digital copy of the subdivision, if approved, geo-referenced and in AutoCAD Civil 3D 2010 or more recent format.

Please note, as applicant, it is your responsibility to contact the municipality and to make arrangements for the fulfillment of Council's requirements and send the approved copy to this office.

- 3. Submit written verification that an Easement Agreement has been entered into with Manitoba Hydro or that an easement is not required. If an easement is required, registration of this agreement will be included as a condition on the final Certificate of Approval. When Manitoba Hydro has granted approval of the required easements, please forward a copy of Hydro's "Release of Condition" letter to this office. Please forward lawyer contact information and any inquiries to HCSC@hydro.mb.ca.
- 4. Submit written confirmation that a right-of-way agreement has been entered into with BellMTS or that an easement is not required. Verification of said agreement must be submitted to this office. If required, registration of this agreement will be included as a condition on the final Certificate of Approval. Please contact: Garry Dyck at email: Garry.Dyck@bellmts.ca or phone: 204-958-1768.
- 5. Submit written confirmation that a right-of-way agreement has been entered into with Valley Fiber Ltd. or that an easement is not required. Verification of said agreement must be submitted to this office. If required, registration of this agreement will be included as a condition on the final Certificate of Approval. Please email municipalplanning@valleyfiber.ca or phone: 204-312-1743.
- 6. Submit written confirmation from Canada Post that arrangements for mail delivery requirements have been made to the satisfaction of Canada Post. Please contact Paul Shymko at email Paul.Shymko@canadapost.ca or phone 204-228-3740.
- 7. Submit a valid *Licence to Construct Water Control Works* as confirmation that requirements from the Drainage and Water Rights Licensing Branch have been met. Licence applications may be submitted through the online portal. Please go to [Environment and Climate | Province of Manitoba \(gov.mb.ca\)](http://Environment and Climate | Province of Manitoba (gov.mb.ca)) for more information. Refer to the attachments sent with the report to Council for instructions to complete this requirement, or contact the Drainage and Water Rights Licensing Branch at: drainage@gov.mb.ca, or 1-800-214-6497.

Also, note the following:

- i. Removal or relocation of any public or private utilities as a result of the proposed subdivision will be at the expense of the developer / customer.
- ii. Manitoba Environment and Climate must be contacted prior to installation of any septic system to ensure compliance with the *Manitoba Onsite Wastewater Management System Regulation*. Please contact Katie Martin at email: Katie.Martin@gov.mb.ca or phone 204-485-6797.
- iii. Contact the Office of Drinking Water (Manitoba Environment and Climate) prior to construction to confirm regulatory requirements under The Drinking Water Safety Act. Requests can be sent to: drinkingwater.subdivisions@gov.mb.ca. Contact information for the regional Drinking Water Officers is available at: manitoba.ca/drinkingwater.

- iv. All water control works (drains, culverts, dikes, dams, etc.) require licensing under the *Water Rights Act*. For more information contact Drainage & Water Control at drainage@gov.mb.ca or 1-800-214-6497.
- v. Please contact Manitoba Transportation and Infrastructure's regional Technical Services Engineer, Rob Crang at email Rob.Crang@gov.mb.ca or phone 2054-945-8955 to allow him to determine if drainage from this site may adversely affect the provincial highway system. If necessary, the regional office may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study, and any revision to the highway drainage system directly associated with this proposed development, will be the responsibility of the developer.

Appeal of Conditions:

Under Section 129(1) of *The Planning Act*, you can appeal any of the above conditions to The Municipal Board. An appeal must be made within fourteen (14) days of the date of this letter by mailing a notice of appeal to: **The Secretary of The Municipal Board**, at 1144-363 Broadway, Winnipeg, Manitoba, R3C 2N9.

The appeal must include your name, address, a copy of this conditional approval letter, an indication of the condition(s) you are appealing, and a filing fee of \$200.00 (payable to The Municipal Board).

Sincerely,

For The Approving Authority

Attachment

- c: RM of Springfield
Teranet Manitoba
Sunrise School Division
Manitoba Hydro
Bell MTS
Valley Fiber Ltd.
Canada Post
Environment and Climate Change – Drainage and Water Rights Licensing Branch
Environment and Climate Change – Environmental Compliance and Enforcement
Manitoba Transportation and Infrastructure – Highway Design Branch
Environment and Climate Change – Office of Drinking Water