



RURAL MUNICIPALITY OF STUARTBURN

## Rural Municipality of Stuartburn

### Minutes of the Conditional Use Hearing Of Tuesday September 29<sup>th</sup>, 2015 at 7:00pm in the Municipal Council Chambers, Vita, Manitoba

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Present: Reeve Jim Swidersky Deputy Reeve: Ed Penner  
Councillors: Jerry Lubiansky, Konrad Narth and Dan Bodz  
Chief Administrative Officer Lucie Maynard, CMAA

Reeve Swidersky as chairman opens the hearing at 7:00 P.M.

CAO presents the application to council and the audience.

File No. C3-15-116530  
Owner/Applicant: Dave Wiebe of Level Welding & Manufacturing Ltd.  
Proposal: To allow a general industrial use in the "GD" – General Development for the purpose of conforming to the Zoning By-Law.  
Area affected: Lot H Plan 24422, off PR201

CAO advises that no objections were received.

Reeve opens the floor for comments.

Mr. Wiebe is present to explain the reason for the Conditional Use Application. It will be a continuation of his current building, doing mostly welding and assembly. He currently has 10 full time employees and 1 part time employee. He explains if the business continues to grow, then perhaps he would need to build a storage shed in the future.

Daniel & Sharon Zarazun – Supportive of the business and the need for growth, however they have concerns as to the location. They feel an industrial use close to residences will have a negative impact on the housing market.

Susan Krasniuk – opposes the application due to concerns with noise produced from the premises and the semi-trucks coming in really early in the morning.

Mary-Ann Panisiak – opposes the application due to unsightliness and noise. Questions the process when the pole shed was erected. Council explains that a storage shed is an accessory use, permitted in the General Development Zone, permission is only needed to change the use as Mr. Wiebe is now applying for through this conditional use application.

Reeve closes the hearing at 7:20 p.m.

**257-15** Moved by Ed Penner

Seconded by Konrad Narth

BE IT RESOLVED THAT Council hereby approves Conditional Use Order no. C3-15-116530 as applied by Dave Wiebe of Level Welding & Manufacturing Ltd. with the following conditions:

- Enters into a Development Agreement with the municipality that addresses, but is not necessarily limited to road upgrades, erecting of a fence and traffic control.

**Carried**

Adjournment:

**258-15** Moved by Dan Bodz

Seconded by Jerry Lubiansky

WHEREAS all matters pertinent to this meeting have been completed,

BE IT RESOLVED THAT this meeting do now adjourn, and Council shall meet again in Regular Session October 6<sup>th</sup>, 2015. Time: \_\_7:35\_\_ P.M.

**Carried**

THE RURAL MUNICIPALITY OF STUARTBURN

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Lucie Maynard, Chief Administrative Officer

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Jim Swidersky, Reeve