

**MINUTES OF THE REGULAR DEVELOPMENT AND
PLANNING MEETING HELD IN THE COUNCIL CHAMBERS
OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE,
MANITOBA ON FEBRUARY 12TH, 2015 AT 7:00 P.M.**

MEMBERS PRESENT: Mayor Rivard, Councillors Trudeau,
McGregor, Brunette, Poirier, Heather, &
Rivard.

Councillor Stein arrived at 7:20 p.m

IN ATTENDANCE: Dan Poersch, CAO
Janice Desmarais, Development Officer.
Tanis Klippenstein, Development
Officer.

**INVOCATION/
OPENING:** Mayor Rivard offered the
Invocation at 7:00 p.m.

ADOPTION OF AGENDA.
148-2015 Trudeau – McGregor: Resolved this Meeting's Agenda be adopted
as amended.

Carried.

PUBLIC HEARING PROCESS (COMPARIBLES).
149-2015 The CAO presented Council with Public
Hearing Process Comparisons for Councils review and consideration.

CURLING REQUEST (LOCAL RESIDENT RECOGNITION).
150-2015 Heather – Trudeau: Resolved that council authorize contribution
in the amount of \$200 for the hall rental for an event, regarding
recognition of a National Award for a local resident for their dedication to
the Curling Organization.

Carried.

Councillor Stein arrived at the Meeting at this time.

**OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #05-15; RANDAL & DIANE DANDENEAU (LOT 13,
PLAN 54195)-22 DUBOIS DRIVE.**
151-2015 Trudeau - Heather: Resolved that the Public Hearing on
Variation Order Application No. VO #05-15 be opened.

Carried.

**DELEGATION – VARIATION ORDER APPLICATION NO.
VO #05-15.**
152-2015 At 7:30 p.m.; the time specified in the
Notice required to be circulated; Council conducted the Public Hearing on
Variation Order Application No. VO #05-15.
No formal representation was made on the
Application.

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #05-15

153-2015 **Trudeau - Brunette:** Resolved that the Public Hearing on Variation Order Application No. VO #05-15 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #05-15; RANDAL & DIANE DANDENEAU (LOT 13, PLAN 54195)-22 DUBOIS DRIVE.

154-2015 **Brunette - Heather:** Resolved that Council **APPROVE** Variation Order Application No. VO #05-15 to vary the front yard distance from the existing One Storey Single Family Dwelling to the front yard property site line, however **DENY** the Variation Order Application varying the side yard distance from the existing Accessory Building to the side yard property site line; and

Be It Further Resolved that the Accessory Building be relocated on the property complying with the minimum side yard distance requirement of 25 feet as regulated in the R.M of Tache Zoning By-Law.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #04-15; BERNIE & BEVERLEY KLEIBER (LOT 1, PLAN 33485)-56 LANDRY ROAD.

155-2015 **Trudeau - Brunette:** Resolved that the Public Hearing on Variation Order Application No. VO #04-15 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #04-15.

156-2015 At 7:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #04-15.

Bernie Kleiber; Owner & Applicant attended the Delegation Chair in support of the Application.

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #04-15.

157-2015 **Trudeau - Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #04-15 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #04-15; BERNIE & BEVERLEY KLEIBER (LOT 1, PLAN 33485)-56 LANDRY ROAD.

158-2015 **Brunette - Heather:** Resolved that Council **APPROVE** Variation Order Application No. VO #04-15 subject to:

- The necessary Permits be obtained from the Municipal Building Inspector prior to the construction of the Accessory Building.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7475; NIKOLAUS & OLGA LANGLITZ (OWNERS) AND ROMAN PED (APPLICANT) PT. NW 13-9-7E (91 SALTEL ROAD).

159-2015 **Trudeau – Brunette:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7475 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2014-7475.

160-2015 At 7:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7475.

Roman Ped; Applicant attended the Delegation Chair in support of the Application.

Email received from Nicole & Graham Staniforth; Owners & Residents of 101 Saltel Road addressing concerns regarding privacy, maintenance for the proposed road, drainage issues, and green space, **OBJECTING** to the Application.

Cathy Klos; Owner & Resident of 107 Saltel Road attended the Delegation Chair addressing concerns regarding drainage, Septic Field, and Proximity of proposed lots. A petition bearing 12 signatures from local residents was submitted **OBJECTING** to the Application.

Roger Meilleur; Owner & Resident of 115 Saltel Road attended the Delegation Chair with concerns regarding drainage issues. No formal objection was made.

Eric Gladish; Owner & Resident of 83 Saltel Road attended the Delegation Chair with concerns regarding drainage issues and tax increases. A formal **OBJECTION** was made.

The following Provincial comments were received:

Community & Regional Planning Branch:

The proposed subdivision generally conforms to The Development plan and Zoning By-law and may be considered for approval.

WLTO:

Requires a 5 lot plan of Subdivision as proposed.

Manitoba Conservation/ Water Stewardship:

-Water Control Works & Drainage Licensing:

Comments do not apply

Shaw, Historic Resources, Canada Post & Seine River School Division:

No response to date

No other communication or correspondence was received.

161-2015 **CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7475; NIKOLAUS & OLGA LANGLITZ (OWNERS) AND ROMAN PED (APPLICANT) PT. NW 13-9-7E (91 SALTEL ROAD).**
Poirier – Brunette: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7475 be closed.

Carried.

162-2015 **OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7471; RONALD & LINDA BARKMAN/CURTIS & ELSIE LOEWEN (OWNERS) & CGF-LORETTE CHURCH; VALENTIN WEISS (PT. SE ¼ OF SECTION 27-9-5E)**
Trudeau - Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7471 be opened.

Carried.

163-2015 **DELEGATION – SUBDIVISION FILE NO. 4194-2014-7471.**
 At 8:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7471.
 A revision to the Proposal was received from Community & Regional Planning Branch on February 11th, 2015.
 Valentin Weiss; Representative for the church attended the Delegation Chair in support of the Application.
 Marcel Manaire; Owner & Resident of 51014 PR #206 attended the Delegation chair expressing concern with perpetual care of the cemetery. No formal objection was made.
 The following Provincial comments were received on the revision:

Community & Regional Planning Branch:

No concerns.

WLTO:

Requires a 1 Lot plan of Subdivision.

Manitoba Conservation/ Water Stewardship:

- Environmental Compliance & Enforcement:

Requires a site plan or sketch addressing the setback distances from all existing and proposed property boundaries to all onsite wastewater management systems.

- Water Control Works and Drainage:

No concerns. Water control works require licensing.

MIT:

No concerns. Comment that all headstones must be placed a minimum of 3 meters from Highway Right of Way. Any

CN:

signage, fencing or new access points will require a permit prior to construction. No concerns. Recommends protective measures for non-residential uses adjacent to its lines, particularly fencing, drainage and access.

MAFRD, MTS & Manitoba Hydro:
Manitoba Culture, Heritage & Tourism:

No concerns.
No response to date.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7471.

164-2015 Trudeau - Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7471 be closed.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #06-15; EARL & JUDITH SCHEPP (ORG. LOT 2, PLAN 16682 IN PT. NW¼ OF SECTION 11-8-4E)-SUBDIVISION FILE NO. 4194-2014-7336.

165-2015 Trudeau – McGregor: Resolved that the Public Hearing on Variation Order Application No. VO #06-15 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #06-15.

166-2015 At 8:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #06-15, finalizing a condition of Subdivision File No. 4194-2014-7336 currently being processed by Community & Regional Planning Branch.

No formal representation was made on the Application.

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #06-15.

167-2015 Trudeau - Poirier: Resolved that the Public Hearing on Variation Order Application No. VO #06-15 be closed.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7480; DANIEL & HILDA WARKENTIN/TRUSTEES OF PRAIRIE ROSE EVANGELICAL MENNONITE CHURCH (OWNERS) & ARNO STOFFEL; STOFFEL SURVEYS (APPLICANT)-PT. SE¼ 22-8-5E.

168-2015 Trudeau - Heather: Resolved that the Public Hearing on

Subdivision File No. 4194-2014-7480 be opened.

Carried.

169-2015

DELEGATION – SUBDIVISION FILE NO. 4194-2014-7480.

At 8:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7480.

Russ Braun; Representative for Prairie Rose Evangelical Mennonite Church attended the Delegation Chair in support of the Application.

The following Provincial comments were received on the revision:

Community & Regional
Planning Branch:

No concerns.

WLTO:

Requires a 2 Lot plan of Subdivision.

Manitoba Hydro:

No concerns. Require easements.

Manitoba Conservation/
Water Stewardship:

- Environmental Compliance
& Enforcement:

Requires a site plan or sketch addressing the setback distances from all existing and proposed property boundaries to all onsite wastewater management systems.

- Water Control Works and
Drainage:

No concerns.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7480.

170-2015

Trudeau - Brunette: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7471 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2014-7475; NIKOLAUS & OLGA LANGLITZ (OWNERS) AND ROMAN PED (APPLICANT) PT. NW 13-9-7E (91 SALTEL ROAD).

171-2015

Heather – Trudeau: Resolved that Council **DEFER** their decision on Subdivision File No. 4194-2014-7475; subject to an Engineered Drainage & Lot Grading Plan from the Applicant for further consideration of Council, and;

Be It Further Resolved that all presenters be notified of the date selected when Council is prepared to render a decision on the Subdivision.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2014-7471; RONALD & LINDA BARKMAN/CURTIS & ELSIE LOEWEN (OWNERS) & CGF-LORETTE CHURCH; VALENTIN WEISS (PT. SE ¼ OF SECTION 27-9-5E).

172-2015 **Heather - Poirier:** Resolved that Council **APPROVE** Subdivision File No. 4194-2014-7471 as revised subject to the following conditions:

- A Subdivision Survey Plan be prepared by a Manitoba Land Surveyor addressing the Lot sizes of each parcel;
- If warranted by the Subdivision Survey Plan the necessary Variation Order Applications be applied for; and
- A Conditional Use Application be applied for the proposed use.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #06-15; EARL & JUDITH SCHEPP (ORG. LOT 2, PLAN 16682 IN PT. NW¼ OF SECTION 11-8-4E)-SUBDIVISION FILE NO. 4194-2014-7336.

173-2015 **Trudeau – McGregor:** Resolved that Council **APPROVE** Variation Order Application No. VO #04-15 as applied for.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2014-7480; DANIEL & HILDA WARKENTIN/TRUSTEES OF PRAIRIE ROSE EVANGELICAL MENNONITE CHURCH (OWNERS) & ARNO STOFFEL; STOFFEL SURVEYS (APPLICANT)-PT. SE¼ 22-8-5E.

174-2015 **McGregor- Trudeau:** Resolved that Council **APPROVE** Subdivision File No. 4194-2014-7471 as revised subject to the following conditions:

- A Subdivision Survey Plan be prepared by a Manitoba Land Surveyor addressing the Lot sizes of each parcel;
- If warranted by the Subdivision Survey Plan the necessary Variation Order Applications be applied for.

Carried.

ADJOURNMENT.

175-2015 **Trudeau – Brunette:** Resolved the meeting be adjourned, the hour being 9:00 p.m.

Carried.

**Robert Rivard,
Mayor.**

**Dan Poersch,
CAO.**