

**MINUTES OF THE REGULAR DEVELOPMENT AND  
PLANNING MEETING HELD IN THE COUNCIL CHAMBERS OF  
THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE,  
MANITOBA ON APRIL 11<sup>TH</sup>, 2013 AT 7:00 P.M.**

**MEMBERS PRESENT:** Mayor Danylchuk, Councillors Trudeau,  
Koop, Menard, Deschambault, Heather &  
Rivard.

**IN ATTENDANCE:** Daniel Poersch,  
Chief Administrative Officer,  
Janice Desmarais,  
Development Officer.

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

**ADOPTION OF AGENDA**  
338-2013 **Trudeau – Heather :** Resolved that this Meeting's Agenda be  
adopted as amended.

**Carried.**

**ABSENCE OF COUNCIL MEMBER**  
339-2013 **Trudeau – Heather:** Resolved that Councillor Stein be excused  
from participating in tonight's scheduled Public Hearings.

**Carried.**

**MANITOBA INFRASTRUCTURE & TRANSPORTATION –  
FEDERAL FUNDING (PTH#1 EAST) – LETTER OF SUPPORT**  
340-2013 **Heather – Trudeau:** Whereas Manitoba Infrastructure &  
Transportation is submitting their application to the Federal Government  
for funding under the Gateways and Border Crossings Fund to undertake 5  
separate projects on the Trans-Canada Highway east of Winnipeg, and;  
Whereas 2 projects are located within the  
R.M. of Taché Municipality; and  
Whereas Council supports the proposed  
projects being submitted by Manitoba Infrastructure & Transportation;  
Resolved that correspondence be forwarded  
to Manitoba Infrastructure & Transportation addressing the support of the  
Municipality.

**Carried.**

**GOOD ROADS ASSOCIATION – AWARDS**  
341-2013 **Trudeau – Deschambault:** Whereas The Good Roads Association  
conduct a competition for the best kept yard sites, farm sites as well as the  
best constructed Road, and;  
Whereas this year's awards were presented  
to Mr. Peter Kehler, Mr. Art Lamoureux and the Municipality for the 3  
categories mentioned above;  
Resolved that Council acknowledge the  
awards presented and offer their congratulation to the awarded recipients.

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7139 (LOT 1, PLAN 13716 IN PT. RL 55/56, PARISH OF LORETTE); #6582827 MANITOBA LTD.**

**342-2013** Trudeau – Menard: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7139 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7139**

**343-2013** At 7:10 p.m., the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision Application under File No. 4194-2013-7139 for the purpose of creating 52 Single Family Residential Lots, 3 Townhome-style Rowhouse Lots, 2 Condominium Lots, Series of Public Roadways and Public Reserves from approximately 19.59 acres of land. Lots will range from approximately 7,750 sq. ft. to 92,347 sq. ft. in site area and range from approximately 62 ft. to 231 ft. in site width.

Mr. Allan Hiebert & Travis Friesen; Representatives for #6582827 Manitoba Ltd. attended the Delegation Chair in support of the Application.

The Lorette LUD Committee addressed no concerns and made recommendation for Council to approve the Application.

The following comments were received from the various Provincial Departments:

Community Planning: - Comment that the Proposal conforms to the Development Plan and Zoning By-law. No concerns.

Winnipeg Land Titles Office: - Will require a multi-lot plan to be registered; (Standard Comment on all Subdivisions).

Manitoba Hydro/MTS Allstream & Shaw Cable: - Will require easements; (Standard Comment on all Subdivisions).

Manitoba Conservation: - No concerns.

Canada Post, Seine River School Division & Manitoba Culture Heritage & Tourism: - Have not yet replied.

Roland Bisson; Owner and Resident of 276 Marcoux Avenue attended the Delegation Chair addressing concerns with drainage and his own ingress & egress issues that may arise during construction. Mr. Bisson also addressed consideration for fencing along the northern boundary of the Development.

Armand Poirier; Owner and Resident of 217 Carson Park Drive attended the Delegation Chair addressing concerns with the existing walkway connection from Marcoux Avenue to Carson Park Drive, drainage and overland water.

Ron Gervais; Owner and Resident of 258 Carson Park Drive attended the Delegation Chair support the application.

Jodie Leon; Owner and Resident of 275 Marcoux Avenue attended the Delegation Chair addressing fencing matters along with the impact on Property Taxes with the proposed Multi Residential Lot Development.

No other correspondence or communication was received.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7139**

**344-2013** Trudeau – Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7139 be closed.

**Carried.**

**OPEN OF PUBLIC HEARING –BY-LAW NO. 2-2013 (ZONING BY-LAW AMENDMENT); PT. LOT 1, PLAN 13716**

**345-2013** Koop – Trudeau: Resolved that the Public Hearing on Zoning Amendment By-law No. 2-2013 be opened.

**Carried.**

**DELEGATION – ZONING AMENDMENT BY-LAW NO. 2-2013**

**346-2013** At 7:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Zoning Amendment By-law No. 2-2013 amending Pt. Lot 1, Plan 13716 from “RL”; Residential Limited Zone to “RG”; Residential General Zone. The Lorette LUD Committee addressed no concerns and recommended Council approve the Application as presented. The following correspondence was received from the various Government Departments:

Community & Regional Planning Branch:	No concerns
Manitoba Infrastructure & Transportation	No concerns
Manitoba Conservation/Water Stewardship:	No concerns
Mines Branch:	No concerns
R.M. of Ste. Anne:	No concerns
Winnipeg Planning, Property & Development Department:	No concerns

Allan Hiebert & Travis Friesen; Representatives for #6582827 Manitoba Ltd. attended the Delegation Chair in support of the Application.

Correspondence was received from Denis & Lucille Robert; residents of 340 Senez Street **OBJECTING** to the Re-Zoning of pt. Lot 1, Plan 13716.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – ZONING AMENDMENT BY-LAW NO. 2-2013**

**347-2013** Trudeau – Heather: Resolved that the Public Hearing on Zoning Amendment By-law No. 2-2013 be closed.

**Carried.**

**Mayor Danylchuk left the Chair at this time and Councillor Menard assumed his duties as Deputy Mayor.**

**CONTINUATION OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #09-13; VALERIE & LEON REIMER (LOT 34, PLAN 4940)-1 ROSS AVENUE, LORETTE**

**348-2013** Trudeau – Koop: Resolved that the Continuation of Public Hearing on Conditional Use Application No. CU #09-13 be opened.

**Carried.**

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU #09-13**

**349-2013** At 7:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Continuation of Public Hearing on Conditional Use Application No. CU #09-13 for the purpose of constructing a 4 Unit - 2 Storey Rowhouse Complex with attached garages.

Upon further review of the Application and the objections brought forth the Lorette LUD Committee at their Regular April 2<sup>nd</sup>, 2013 Meeting continued to support the Application as presented requesting Council acknowledge the following requests:

- the property access maintains a width of 17’ which is consistent with the roadway width;
- the owner/applicant be responsible for paving the access onto the property extending the pavement to the existing paved portion of Ross Avenue, and
- the owner/applicant be responsible to construct a 100’ turnaround area at the most southern part of Ross Avenue at the 100 year flood elevation.

Leon Reimer; Owner & Applicant attended the Delegation Chair continuing his support of the Application.

The following persons made representation on the Application:

Carol Laramée attended the Delegation Chair addressing concerns with the discrepancy in the width of the roadway and parking on the street will restrict entry onto the property.

Adjacent property owner Michael Mills attended Delegation further objecting to the Application.

No other correspondence or communication was received to date.

**CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #09-13**

**350-2013** Trudeau – Deschambault: Resolved that the Public Hearing on Conditional Use Application No. CU #09-13 be closed.

**Carried.**

**Councillor Menard removed himself as Deputy Mayor and resumed his duties as Councillor.**

**Mayor Danylchuk returned to his Chair at this time.**

**DELEGATION – AUDREY KOZAK DOBUSH (ACCESSORY BUILDING); LOT 5 JESSIE COVE**

**351-2013** At 8:10 p.m.; Audrey Kozak Dobush attended the Delegation Chair requesting Council’s approval to construct a 30’x32’ Accessory Building for the purpose of storing building materials and equipment for the construction of a Brand New Single Family Dwelling on Lot 5 Jessie Cove.

**COUNCIL DISPOSITION – ACCESSORY BUILDING; LOT 5 JESSIE COVE**

**352-2013** Menard – Koop: Resolved that Council acknowledge &

**APPROVE** the request of the Delegate to construct a 30' x 32' Accessory Building on Lot 5 Jessie Cove subject to the following conditions:

- Construction of the Accessory Building comply with the yard distance requirements as outlined in The R.M. of Tache Zoning By-law for "RRW"; Rural Residential West Zone, and;
- The necessary Building Permits be obtained from the Municipal Building Inspector prior to the construction of the Accessory Building.

**Carried.**

**OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #11-13 (LOT 2, BLOCK 4, PLAN 27164 LOCATED AT 205 – 3<sup>RD</sup> STREET WEST IN THE LUD OF LANDMARK) – MARC & BRENNA WEBER**

**353-2013** **Trudeau – Deschambault:** Resolved that the Public Hearing on Variation Order Application No. VO #11-13 be opened.

**Carried.**

**DELEGATION – VARIATION ORDER APPLICATION NO. VO #11-13**

**354-2013** At 8:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #11-13 to vary the side yard distance for the purpose of constructing an Accessory Building measuring approximately 26' x 30'.

Marc & Brenna Weber; Owners and Applicants attended the Delegation Chair in support of the Application.

The LUD of Landmark Committee at their Regular April 1<sup>st</sup>, 2013 meeting addressed no concerns and made recommendation for Council to approve the Application as applied for.

No other correspondence or communication was received.

**CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #11-13**

**355-2013** **Trudeau – Koop:** Resolved that the Public Hearing on Variation Order Application No. VO #11-13 be closed.

**Carried.**

**COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #11-13 (LOT 2, BLOCK 4, PLAN 27164 LOCATED AT 205 – 3<sup>RD</sup> STREET WEST IN THE LUD OF LANDMARK) – MARC & BRENNA WEBER**

**356-2013** **Koop – Menard:** Resolved that Council **APPROVE** Variation Order Application No. VO #11-13 subject to the following condition(s):

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

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7123 (PT. RL 22-24, PARISH OF LORETTE); DENIS & SANDRA RAYNAUD**

**357-2013** **Menard – Trudeau:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7123 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7123**

358-2013

At 8:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7123 to realign boundaries between two parcels of land.

No formal representation was made at the Public Hearing.

The following comments were received from the following Provincial Departments:

Community Planning Services  
Branch:

Comment that the Proposal is in keeping with the R.M. of Tache Development Plan and Zoning By-law. No concerns.

Winnipeg Land Titles:

Require a 1 Lot Plan of Subdivision (Standard comment).

Manitoba Hydrologic Forecasting:

Require all permanent structures upon the proposed residential parcel be located at a flood protected elevation of 239.4 meters (785.5 feet).

Manitoba Hydro:

No concerns.

Water Stewardship:

No concerns.

Manitoba Agriculture, Food & Rural Initiatives:

No concerns.

Manitoba Conservation:

No concerns.

Manitoba Infrastructure & Transportation:

No concerns.

Shaw Cable:

No concerns.

MTS & Manitoba Culture Heritage & Tourism:

Have not yet responded.

No other correspondence or communication has been received.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7123**

359-2013

**Trudeau – Menard:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7123 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7123 (PT. RL 22-24, PARISH OF LORETTE); DENIS & SANDRA RAYNAUD**

360-2013

**Menard – Trudeau:** Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7123 subject to the following conditions:

- A Plan of Subdivision Survey conducted and prepared by a Manitoba Land Surveyor be submitted to the Municipality verifying the site widths and site areas of all lots; and
- If warranted by the Subdivision Survey the Owners/Applicants obtain the

necessary variation order applications.

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7134 (PT. SW ¼ OF SECTION 14-8-4E); WARKENTIN/ COBBLESTONE HOMES**

**361-2013** Trudeau - Deschambault: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7134 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7134**

**362-2013** At 8:45 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7134 to realign the boundaries and create 1 additional lot from 2 separate titles that are adjacent to each other.

Paul Warkentin; Owner of one of the affected parcels attended the Delegation Chair in support of the Application.

The following comments were received from the following Provincial Departments:

Community Planning Services Branch:	Comment that the Proposal is in keeping with the R.M. of Tache Development Plan and Zoning By-law. No concerns.
Winnipeg Land Titles:	Require a 1 Lot Plan of Subdivision & pre-approved land descriptions (Standard comment).
Manitoba Hydro:	Will require easements (Standard comment).
Manitoba Conservation:	Require written clarification and site plan of onsite wastewater management systems along with the presence of certain facilities. No concerns.
Manitoba Innovation, Energy & Mines: Water Stewardship:	No concerns. No concerns.
Manitoba Agriculture, Food & Rural Initiatives:	No concerns.
Manitoba Infrastructure & Transportation:	No concerns.
Shaw Cable:	No concerns.
MTS & Manitoba Culture Heritage & Tourism:	Have not yet responded.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7134**

**363-2013** Trudeau – Deschambault: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7134.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7134 (PT. SW ¼ OF SECTION 14-8-4E); WARKENTIN/ COBBLESTONE HOMES**

**364-2013** Koop – Trudeau: Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7134 subject to the following conditions:

- A Subdivision Survey be conducted and prepared by a Manitoba Land Surveyor verifying site areas/widths of all three lots;
- If warranted by the Subdivision Survey the Owner(s)/Applicant obtain a Variation Order Application to vary the minimum site areas and site widths of the affected lots;
- The appropriate Building Location Certificate(s) prepared by a Manitoba Land Surveyor for Proposed Lots 1 & 2 be submitted to the Municipality addressing the location of structures/buildings and on site wastewater management facilities in relation to the newly proposed lot lines; and
- If warranted by the Building Location Certificate(s) the Owners/ Applicant obtain the necessary variation order applications.

**Carried.**

**COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2013-7139 (LOT 1, PLAN 13716 IN PT. RL 55/56, PARISH OF LORETTE); #6582827 MANITOBA LTD.**

**365-2013** Deschambault – Menard: Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7139 subject to the following conditions:

- A Survey be conducted by a Manitoba Land Surveyor to determine the Lot sizes;
- If warranted by the survey a Variation Order Application be applied for accordingly;
- The Roadways created within the Development be constructed to a minimum width of 66 feet meeting the Municipal Standards;
- The Developer install Luminaires as established in the Development Agreement;
- Submit Drainage Plan conducted by an Engineer;
- A Water Rights License be applied for with Manitoba Water Stewardship and a copy of the license be submitted to the Municipality;
- A Development Agreement be entered into with the R.M. of Taché addressing Municipal Infrastructure, including roads, signage, associated drainage works, and any other issues that Council deem necessary;
- Developers submit Road Name suggestions for Proposed Public Roadways for the Lorette LUD Committee/Council perusal and recommendation;
- A Letter of Credit be submitted to the Municipality and held in trust assuring all conditions have been met to the satisfaction of Council;
- Administration initiate the necessary documentation to close the most northern portion of the Road located at Place Sauveur and all preparation and registration costs be incurred by the Developers; and
- Dedication Fees be to the Municipality as per the Development



Agreement.

**Carried.**

**366-2013** **ZONING AMENDMENT BY-LAW NO. 2-2013 (2<sup>ND</sup> READING)**  
**Deschambault – Menard:** Resolved that By-law No. 2-2013 be given 2<sup>nd</sup> Reading.

**Carried.**

**367-2013** **OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2012-7048 (LOT 8, PLAN 17035 IN PT. SW ¼ OF SECTION 13-9-7E); REALD & DIANNE CHAMMARTIN**  
**Trudeau – Heather:** Resolved that the Public Hearing on Subdivision File No. 4194-2012-7048 be opened.

**Carried.**

**368-2013** **DELEGATION – SUBDIVISION FILE NO. 4194-2012-7048**  
At 9:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2012-7048 to create 3 residential lots along with a Public Roadway from a parcel of land currently measuring approximately 43.6.

Daniel Maynes; Aggregate Manager for Mulder Construction; owners of adjacent property immediately east of the proposal located in pt. SE ¼ of Section 13-9-7E submitted correspondence not objecting to the proposal but addressing the intent of their land for aggregate purposes in future.

Reald & Dianne Chammartin; Owners and Applicants attended the Delegation Chair in support of the Application.

The following comments were received from the following Provincial Departments:

Community Planning Services  
Branch:

Comment that the R.M. of Tache Development Plan identifies and protects valuable aggregate resources within the Municipality. The Proposed Subdivision is located adjacent to a high quality deposit and it is contended that development which might prohibit access to this resource should not be allowed.

Manitoba Innovation, Energy & Mines:

Object. Recommend placing the Application in abeyance until the deposit is depleted and the site reclaimed.

Winnipeg Land Titles:

Require a 4 Lot Plan of Subdivision (Standard comment).

Manitoba Hydro:

Will require easements (Standard comment).

MTS Allstream:

Will require easements (Standard comment).

Manitoba Infrastructure & Transportation: Providing a permit has been obtained identifying the proposed Public Road connection to the Ste. Genevieve Access Road they will no object.

Manitoba Water Stewardship: Water Rights Licence is required to control, construct establish or maintain any water control works.

Manitoba Conservation: No concerns.

Shaw Cable: Does not service the property.

The following persons made representation on the Application:

Gail Teleglow (51063 MUN 41E): addressed the ongoing drainage issues in the area and the impact the development may have on adjacent properties;

Eric Gladish (83 Saltel Road): addressed the same ongoing drainage issues for local properties;

Carmen Allard (51077 MUN 41E): addressed the current Cook’s Creek Bank issue and drainage concerns in the area;

Gerry Magura (109 Legal Bay): promotes growth for the area and requested clarification as to the nature of the Provincial objection

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2012-7048**

**369-2013** Trudeau – Rivard: Resolved that the Public Hearing on Subdivision File No. 4194-2012-7048 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2012-7048 (LOT 8, PLAN 17035 IN PT. SW ¼ OF SECTION 13-9-7E); REALD & DIANNE CHAMMARTIN**

**370-2013** Heather – Rivard: Resolved that Council APPROVE Subdivision File No. 4194-2012-7048 subject to the following conditions:

- A Subdivision Survey prepared and conducted by a Manitoba Land Surveyor be submitted to the Municipality;
- If warranted by the Survey the Owners/Applicants obtain the necessary Variation Order Applications;
- A Drainage Plan prepared by a Professional Engineer be submitted to the Municipality;
- A water rights license be obtained from Manitoba Stewardship;

- The Public Road Access be constructed to the Municipal Road Standards;
- Building construction be restricted to the 3 proposed lots;
- Approval be given subject to Council acceptance of a Development Agreement addressing drainage, road construction, building restrictions and any other matters that may be of relevance to the Development;
- Dedication Fees in the amount of \$13,500.00 (3 x \$4,500) for the creation of 3 additional lots.

**Carried.**

**Mayor Danylchuk left the Chair at this time and Councillor Menard assumed his duties as Deputy Mayor.**

**COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #09-13; VALERIE & LEON REIMER (LOT 34, PLAN 4940)-1 ROSS AVENUE, LORETTE**

**371-2013**

**Deschambault – Koop:** Resolved that Conditional Use Application No. CU #09-13 be **APPROVED** subject to the following conditions:

- Acknowledge and accept the following Lorette LUD Committee's recommendations as presented:
- the property access maintains a width of 17' which is consistent with the roadway width;
- the owner/applicant be responsible for paving the access onto the property extending the pavement to the existing paved portion of Ross Avenue, and
- the owner/applicant be responsible to construct a 100' turnaround area at the most southern part of Ross Avenue at the 100 year flood elevation;

And Be It Further Resolved that in addition to the recommendations of the Lorette LUD Committee the following conditions be imposed:

- The Developer undertakes an engineering review to ensure that the required access width, turnaround requirement and utility relocation can be designed to acceptable standards and a surveyed site plan indicating the above requirements with structure placement on the property be provided as a schedule to a potential Development Agreement;
- Approval be given subject to Council acceptance (at their sole discretion) of a Development Agreement addressing drainage, road construction to include paving, fencing & any other matters that may be of importance to the Development;
- Capital Levy Fees be paid to the Municipality for each individual Rowhouse Unit, and;
- All Building Permits be obtained from the Municipal Building Inspector prior to the construction of the Rowhouse Facility.

**Carried.**

**Councillor Menard removed himself as Deputy Mayor and resumed his duties as Councillor.**

**Mayor Danylchuk returned to his Chair at this time.**

**CONDOLENCES**

**372-2013**

**Trudeau – Menard:** Resolved that Council offer condolences to the Trudeau Family on the recent passing of Mr. Rene Trudeau.

**Carried.**

**ADJOURNMENT**

**373-2013**

**Deschambault – Trudeau :** Resolved that the meeting be adjourned the hour being 10:00 p.m.

**Carried.**

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**William Danylchuk,  
Mayor.**

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**Daniel Poersch,  
Chief Administrative Officer.**

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**Dave Menard,  
Deputy Mayor.**