

MINUTES OF THE REGULAR DEVELOPMENT AND PLANNING MEETING HELD IN THE COUNCIL CHAMBERS OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE, MANITOBA ON MAY 12TH, 2011 AT 7:00 P.M.

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

IN ATTENDANCE: Daniel Poersch,
Chief Administrative Officer.
Janice Desmarais,
Development Officer/Recording Secretary.

INVOCATION/OPENING: Mayor Danylchuk called the meeting to order and offered the Invocation at 7:00 p.m.

ADOPTION OF AGENDA

406-2011 **Trudeau – Stein:** Resolved that this Meeting's Agenda be adopted as amended.

Carried.

BY-LAW NO. 6-2011 (ZONING BY-LAW AMENDMENT); PT RL 52, PARISH OF LORETTE – 3RD READING

407-2011 **Deschambault – Menard:** Resolved that By-law No. 6-2011; being an amendment to the R.M. of Tache Zoning By-law No. 12-2009 to rezone Pt. RL 52 from "RL"; Residential Limited Zone to "C"; Commercial Zone be given Third and Final Reading and Passed.

For the Motion: Councillors Trudeau, Koop, Menard, Deschambault, Stein, Heather, Rivard and Mayor Danylchuk.

Against the Motion: Nil.

Abstained: Nil.

Motion Carried.

NOTICE OF PUBLIC HEARING – DEVELOPMENT PLAN AMENDMENT BY-LAW NO. 4-2011 (R.M. OF STE. ANNE) – PT. SE ¼ OF SECTION 08-07-07 EPM

408-2011 **Trudeau – Stein:** Resolved that Council have no concerns with Development Plan Amendment By-law No. 4-2011 re-designating pt. SE ¼ of Section 08-07-07 located in the R.M. of Ste. Anne from "**Rural Mixed Area**" to "**Rural Recreational Residential Area.**"

Carried.

HORSES – 30141 RIVER ROAD

409-2011 **Heather – Deschambault:** Whereas a letter of concern has been addressed to Council respecting the housing of 2 horses on the property civically addressed as 30141 River Road, and;

Whereas the CAO informed Council that the Owners purchased the property in May, 2009 and are now in the process of selling the property requesting the Municipality's co-operation to

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prepare a letter acknowledging the continuation of a legal non-conforming use for the potential purchasers, and;

Whereas the CAO has advised Council that the matter/issue is ongoing with the Owners respecting the timeline that the Livestock were placed on the property in relation to the adoption of the R.M. of Tache Zoning By-law Amendment By-law No. 12-2009 on May 14th, 2009 rezoning the property from Agriculture to Rural Residential West Zone, and;

Whereas the Owners have been requested to submit a notarized Affidavit affirming the date the livestock had been placed on the property;

Resolved that if a Notarized Affidavit is received satisfactory to the requirements of the R.M. of Tache Zoning By-law Council authorize the release of the requested document to the Owners.

Carried.

Mayor Danylchuk removed himself from the Chair.

Deputy Mayor Trudeau assumed his duties as Deputy Mayor and took the Chair.

CONTINUATION OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #07-11 (PT. RL 52, PLAN 5597 IN LUD LORETTE)-MCKENZIE ROTHWELL; KEITH UNGER

410-2011 **Deschambault – Koop:** Resolved that the Continuation of Public Hearing on Conditional Use Application No. CU #07-11 be opened.

Carried.

DELEGATION – CONDITIONAL USE APPLICATION NO. CU #07-11

411-2011 At 7:15 p.m.; Council conducted the Continuation of Public Hearing on Conditional Use Application No. CU #07-11 for the purpose of establishing a Planned Unit Development consisting of 3 – Two Storey Complexes (12 to 16 Units per Complex) for rental purposes.

Keith Unger along with Tim Giesbrecht; representatives for McKenzie Rothwell attended the Delegation Chair continuing their support of the Application.

The Local Urban District of Lorette Committee at their Regular May 3rd, 2011 Meeting made recommendation for Council to approve the Application as applied for taking into consideration the following:

- privacy fencing on the south, east & west sides of the property in compliance with the Lorette LUD fencing standard in place for multiple family lots;
- salvage as many trees as possible;
- enter into a Development Agreement with the Municipality;
- underground drainage system to public storm sewer;
- payment of multi-housing capital levy fees upon issuance of occupancy permit on a per building basis;
- parking lot pavement must be undertaken one year after final building occupancy permit issuance;
- children playing area complete with activity centre (subject to Committee approval) on green space located on the south west corner of the property;
- decommission water well;
- defined enclosed (fenced) garbage & recycling areas;
- provide yard lighting design subject to Committee approval;
- stop sign installation at P.R. #207;
- sidewalk installation along full length of driveway to P.R. #207 linking from sidewalk within development.

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Denise Rheault; representative for Philippe Savoie attended the Delegation Chair requesting clarification for the Children's Play Area.

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #07-11

412-2011 Meanrd – Deschambault: Resolved that the Public Hearing on Conditional Use Application No. CU #07-11 be closed.

Carried.

COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #07-11 (PT. RL 52, PLAN 5597 IN LUD LORETTE)- MCKENZIE ROTHWELL; KEITH UNGER

413-2011 Deschambault – Rivard: Resolved that Council APPROVE the Conditional Use Application No. CU #07-11 subject to the following conditions:

- Recommendations of the LUD of Lorette be acknowledged as requested to include the following:

- privacy fencing on the south, east & west sides of the property in compliance with the Lorette LUD fencing standard in place for multiple family lots;
- salvage as many trees as possible;
- enter into a Development Agreement with the Municipality;
- underground drainage system to public storm sewer;
- payment of multi-housing capital levy fees upon issuance of occupancy permit on a per building basis;
- parking lot pavement must be undertaken one year after final building occupancy permit issuance;
- children playing area complete with activity centre (subject to Committee approval) on green space located on the south west corner of the property;
- decommission water well;
- defined enclosed (fenced) garbage & recycling areas;
- provide yard lighting design subject to Committee approval;
- stop sign installation at P.R. #207;
- sidewalk installation along full length of driveway to P.R. #207 linking from sidewalk within development, and;

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

- All Building Permits be obtained by the Applicants from the Municipal Building Inspector prior to the construction of the Complexes.

Carried.

CONTINUATION OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5202 (PT. RL 51/52, PLAN 5597); LORETTE HOLDINGS LTD. (OWNER) & CASA BLANCA HOMES LTD. (APPLICANT)

414-2011 Koop – Stein: Resolved that the Continuation of Public Hearing on Subdivision File No. 4194-2011-5202 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2011-5202

415-2011 At 7:30 p.m., Council conducted the Continuation of Public Hearing on Subdivision Application under File No. 4194-2011-5202.

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There was no Public Representation made by the Owners/Applicants at this Public Hearing; however communication was received requesting Council’s consideration to hold in abeyance their decision on the file till further information is received and provided by their Engineers.

The Local Urban District of Lorette Committee is still requesting additional information and attendance from the Applicants and passed a resolution at their Regular Meeting held May 3rd, 2011 making recommendation for Council to defer their decision to a later date.

Linda Harysyn; Owner & Resident of 112 Belanger Drive attended the Delegation Chair requesting Council’s clarification to the Public Hearing Notification Process within the LUD of Lorette as well as addressing drainage concerns/matters.

No other correspondence or communication was received.

ADJOURNMENT OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5202

416-2011

Koop – Stein: Resolved that the Public Hearing on Subdivision Application File No. 4194-2011-5202 be adjourned till the Owners/Applicants submit the additional information; and

Be It Further Resolved that The Notice of Public Hearing be reposted at that time.

Carried.

Deputy Mayor Trudeau left the Chair resuming his duties as Councillor.

Mayor Danylchuk resumed his duties as Chairperson.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5217 (GRAHAM & SHERYLL-ANN DANISH)-PT. NE ¼ OF SECTION 9-9-7E

417-2011

Trudeau – Rivard: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5217 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2011-5217

418-2011

At 7:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision Application under File No. 4194-2011-5217 to subdivide 2 additional residential lots from an existing 35 acre parcel. Proposed Lots 1 & 3 will measure approximately 12.5 Acres and Proposed Lot 2 will measure approximately 10 Acres maintaining the existing Single Family Dwelling.

No public representation was made at this Public Hearing.

Comments were received from the following

Provincial Departments:

Community & Regional Planning Branch:

No concerns

Manitoba Conservation:

Require a site plan/sketch identifying the setback distances from wastewater management system to the property lines (existing and proposed). Also require written confirmation with

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respect to Livestock
Operations/Manure Storage
Facilities. Otherwise no
concerns

Manitoba Water Stewardship: May require a Water Rights
License

Shaw Cable: No concerns

Agriculture, Food and Rural Initiatives: No concerns

No other communication or correspondence
was received.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5217

419-2011 Trudeau – Heather: Resolved that the Public Hearing on
Subdivision File No. 4194-2011-5217 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2011-5217 (GRAHAM & SHERYLL-ANN DANISH)-PT. NE ¼ OF SECTION 9-9-7E

420-2011 Rivard – Menard: Resolved that Council **APPROVE** Sub-
division File No. 4194-2011-5217 subject to the following conditions:
- That the Owners/Applicants obtain a Building Location Certificate
prepared by a Manitoba Land Surveyor illustrating all buildings, structures
and/or onsite wastewater management systems on the affected land in
relation to the proposed property lines and submit a copy to the R.M. of
Tache;
- If warranted on the Building Location Certificate; Variation Order
Applications be applied for, and;
- Dedication Fees in the amount of \$4,500.00 (2 x \$2,250.00) be paid to
the Municipality for the creation of 2 additional lots.

Carried.

BEAVER REMOVAL – CREEK (MUN 48N)

421-2011 Koop – Trudeau: Resolved that Council authorize the services
of Darnell Plett for beaver removal located at the creek along MUN 48N.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5203 (LYNDA ROZSA; OWNER & SCOTT ROZSA; APPLICANT)-PT. SW ¼ OF SECTION 22-9-7E

422-2011 Trudeau – Deschambault: Resolved that the Public Hearing on
Subdivision File No. 4194-2011-5203 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2011-5203

423-2011 At 7:50 p.m.; the time specified in the
Notice required to be circulated; Council conducted the Public Hearing on
Subdivision Application under File No. 4194-2011-5203 to subdivide 2
additional residential lots from an existing 142 acre parcel. Proposed Lots
1 & 2 will measure approximately 4.8 Acres in site area with an
approximate site width of 472 feet. The Residual portion will measure
approximately 132.4 Acres maintaining its use Agriculture.

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Scott Rozsa; Applicant attended the Delegation Chair in support of the Application.

Comments were received from the following

Provincial Departments:

Community & Regional Planning Branch:

Recommend Council acknowledge the recommendation of Manitoba Infrastructure & Transportation. Otherwise no concerns

Manitoba Water Stewardship:

May require a Water Rights License

Manitoba Infrastructure & Transportation:

Object to the Subdivision Proposal as presented servicing 3 Lots. Will have no concerns if the Proposal addresses 2 lots with a Public Roadway between.

Agriculture, Food and Rural Initiatives:

No concerns

Manitoba Conservation:

No concerns

Shaw Cable:

No concerns

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5203

424-2011 Deschambault – Koop: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5203 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2011-5203 (LYNDA ROZSA; OWNER & SCOTT ROZSA; APPLICANT)-PT. SW ¼ OF SECTION 22-9-7E

425-2011 Rivard – Deschambault: Resolved that Council **APPROVE** Subdivision File No. 4194-2011-5203 subject to the following conditions:

- Council acknowledge the recommendation of Manitoba Infrastructure & Transportation;
- A Development Agreement be entered into addressing the construction of the Roadway and any other infrastructure issues that Council feels necessary, and;
- Dedication Fees in the amount of \$4,500.00 (2 x \$2,250.00) be paid to the Municipality for the creation of 2 additional lots.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #14-11 (LOT 1, PLAN 12241 IN LUD LANDMARK); 201 – FIRST STREET WEST (JERRY & JANICE FROESE)

426-2011 Koop – Menard: Resolved that the Public Hearing on Variation Order Application VO #14-11 be opened.

Carried.

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DELEGATION – VARIATION ORDER APPLICATION NO. VO #14-11

427-2011

At 8:00 p.m., the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #14-11 to vary the location of a Proposed Accessory Building (24' x 34' Detached Garage & Storage Shed) to the Front Yard.

Jerry & Janice Froese; Owners & Applicants attended the Delegation Chair in support of the Proposal.

The LUD of Landmark Committee at their Regular May 2nd, 2011 Meeting passed a Resolution recommending Council approve the Application as applied for.

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #14-11

428-2011

Koop – Trudeau: Resolved that the Public Hearing on Variation Order Application No. VO #14-11 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #14-11 (LOT 1, PLAN 12241 IN LUD LANDMARK); 201 – FIRST STREET WEST (JERRY & JANICE FROESE)

429-2011

Koop – Trudeau: Resolved that Council **APPROVE** Variation Order Application No. VO #14-11 subject to the following conditions:

- All the appropriate Building Permits be obtained from the Municipal Building Inspector prior to the construction of the structure.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #15-11 (LOT 1, PLAN 12953 IN PT. NW ¼ OF SECTION 10-9-4E); 21078 MONDOR ROAD (GREGORY & HEATHER PENNO)

430-2011

Trudeau – Heather: Resolved that the Public Hearing on Variation Order Application VO #15-11 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #15-11

431-2011

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 #15-11 to vary the maximum height requirement of 15 feet to approximately 20 feet for a Proposed Accessory Building (32' x 62' Detached Garage) for personal use.

Gregory Penno; Owner & Applicant attended the Delegation Chair in support of the Proposal.

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #15-11

432-2011

Trudeau – Deschambault : Resolved that the Public Hearing on Variation Order Application No. VO #15-11 be closed.

Carried.

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COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #15-11 (LOT 1, PLAN 12953 IN PT. NW ¼ OF SECTION 10-9-4E); 21078 MONDOR ROAD (GREGORY & HEATHER PENNO)

433-2011 Menard – Trudeau: Resolved that Council APPROVE Variation Order Application No. VO #15-11 subject to the following conditions:

- All the appropriate Building Permits be obtained from the Municipal Building Inspector prior to the construction of the structure.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #17-11 (PCL E/F, PLAN 49429 IN PT. RL 11); TYLER & JODY MARTIN

434-2011 Trudeau – Menard: Resolved that the Public Hearing on Variation Order Application VO #17-11 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #17-11

435-2011 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 #17-11 to vary the location for an existing Accessory Building (32' x 40' Shop) to be relocated from another Lot for personal use.

Tyler Martin; Owner & Applicant attended the Delegation Chair in support of the Application.

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #17-11

436-2011 Trudeau – Heather: Resolved that the Public Hearing on Variation Order Application No. VO #17-11 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #17-11 (PCL E/F, PLAN 49429 IN PT. RL 11); TYLER & JODY MARTIN)

437-2011 Menard – Deschambault: Resolved that Council APPROVE Variation Order Application No. VO #17-11 subject to the following conditions:

- All the appropriate Building Permits (if required) be obtained from the Municipal Building Inspector prior to the relocation of the structure.

Carried.

FRIENDSHIP FESTIVAL – GRANT REQUEST

438-2011 Deschambault – Trudeau: Resolved that Council authorize a contribution of \$3,000.00 supporting the upcoming 2011 Friendship Festival being hosted in Landmark from August 5th to August 7th, 2011.

Carried.

WATER RIGHTS LICENCE – SECTION 19-8-5E

439-2011 Menard – Trudeau: Resolved that Council authorize for the Application of a Water Rights License for part of Section 19-8-5E, and; Be It Further Resolved that upon receipt of the Water Rights Licence the Municipality enter into an Agreement with

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Department of Highways.

Carried.

OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #18-11 (NEIL & KATHLEEN SCOTT; OWNERS & APPLICANTS)-LOT 8, PLAN 17037 IN PT. SE ¼ OF SECTION 20-9-7E

440-2011 Trudeau – Stein: Resolved that the Public Hearing on Conditional Use Application No. CU #18-11 be opened.

Carried.

DELEGATION – CONDITIONAL USE APPLICATION NO. CU #18-11

441-2011 At 8:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #18-11 for the purpose of placing a brand new RTM (Ready to Move) Home providing residency to the Owner/Applicant.

Neil Scott; Owner & Applicant attended the Delegation Chair in support of the Application.

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #18-11

442-2011 Deschambault – Rivard: Resolved that the Public Hearing on Conditional Use Application No. CU #18-11 be closed.

Carried.

COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #18-11 (NEIL & KATHLEEN SCOTT; OWNERS & APPLICANTS)-LOT 8, PLAN 17037 IN PT. SE ¼ OF SECTION 20-9-7E

443-2011 Rivard – Heather: Resolved that Council APPROVE Conditional Use Application No. CU #18-11 as applied for subject to the following conditions:

- All necessary Building permits be obtained from the Municipal Building Inspector prior to the placement of the RTM.

Carried.

BEAVER REMOVAL – PT RL 13 (25185 RIVER ROAD)

444-2011 Menard – Trudeau: Resolved that Council authorize the services of Darnell Plett for beaver removal at the most northerly boundary of the property addressed as 25185 River Road which is adjacent to the Seine River.

Carried.

CORRESPONDENCE & COMMUNICATION

445-2011	<u>Writer</u>	<u>Subject</u>	<u>Disposition</u>
	R.M. of Ste. Anne	CU #06-2011 (Rising Hope Dairy Inc.)	rec'd as info
	Letter of Concern	Spraying	rec'd as info

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OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #19-11 (PROPOSED LOT 2 OF SUBDIVISION APPLICATION); 141 MAIN STREET IN LUD OF LANDMARK (BRIDGE CITY HOLDINGS INC.; PAUL WARKENTIN)

446-2011 Trudeau – Koop: Resolved that the Public Hearing on Conditional Use Application No. CU #19-11 be opened.

Carried.

DELEGATION – CONDITIONAL USE APPLICATION NO. CU #19-11

447-2011 At 8:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #19-11 for the purpose of constructing a 3 Storey 24 Unit Apartment Complex.

Paul Warkentin; Owner of Bridge City Holdings Inc. along with Ivan Giesbrecht; attended the Delegation Chair in support of the Application.

The LUD of Landmark Committee had no concerns and recommended Council approve the applications subject to the following recommendations:

- refuse receptacle to be located at the northwest corner of parking lot;
- fencing along the east, north & south sides of property;
- parking area to be paved within 2 years of occupancy permit issuance;
- multi-family capital levy fee payable upon every (6) unit sale/rental;
- sewer discharge must be disposed of via land drainage;
- engineered onsite drainage plan; and
- enter into a Development Agreement.

David Andres; Resident and Owner of 21-1st Avenue South attended the Delegation Chair addressing concerns respecting sewer connection, number of storeys to the complex and the location of the proposed Garbage Reciprocal addressed on the property.

Paul Warkentin; Delegate re-attended the Delegation Chair addressing these concerns.

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #19-11

448-2011 Trudeau – Koop: Resolved that the Public Hearing on Conditional Use Application No. CU #19-11 be closed.

Carried.

COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #19-11 (PROPOSED LOT 2 OF SUBDIVISION APPLICATION); 141 MAIN STREET IN LUD OF LANDMARK (BRIDGE CITY HOLDINGS INC.; PAUL WARKENTIN)

449-2011 Koop – Trudeau: Resolved that Council **APPROVE** Conditional Use Application No. CU #19-11 subject to the following:

- Acknowledging the recommendations of the LUD of Landmark Committee as follows:

- refuse receptacle to be located at the northwest corner of parking lot;
- fencing along the east, north & south sides of property;
- parking area to be paved within 2 years of occupancy permit issuance;
- multi-family capital levy fee payable upon every (6) unit sale/rental;
- sewer discharge must be disposed of via land drainage;
- engineered onsite drainage plan;
- enter into a Development Agreement; and

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Be It Further Resolved that in addition to the recommendations of the LUD of Landmark Committee Council impose the following conditions:

- All Building Permits be obtained prior to the construction of the Apartment Complex.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5224 (ASPEN RIDGE FARMS LTD.; RANDOLPH PLETT-OWNER & DUSTIN & ALEX KNUTT; APPLICANTS)-PT. SW ¼ OF SECTION 29-8-5E

450-2011 Trudeau – Koop: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5224 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2011-5224

451-2011 At 8:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision Application under File No. 4194-2011-5224 to subdivide 1 additional residential lot from an existing 155.4 acre parcel for a Family Member who generates income from the Farm Practice. The Proposed Lot will measure approximately 6.5 Acres in site area with an approximate site width of 500 feet. The Residual portion will measure approximately 148.9 Acres maintaining its use Agriculture with the associated Farm Buildings.

Randolph Plett; Owner of Aspen Ridge Farms attended the Delegation Chair in support of the Application. Comments were received from the following Provincial Departments:

Community & Regional Planning Branch:	Is in keeping with the R.M. of Tache Development Plan- No concerns
Conservation-Lands Branch (Crown):	Not yet responded
Agriculture, Food and Rural Initiatives:	No concerns
Manitoba Conservation:	No concerns
Shaw Cable:	No concerns

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5224

452-2011 Trudeau – Rivard: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5224 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2011-5224 (ASPEN RIDGE FARMS LTD.; RANDOLPH PLETT-OWNER & DUSTIN & ALEX KNUTT; APPLICANTS)-PT. SW ¼ OF SECTION 29-8-5E

453-2011 Trudeau – Stein: Resolved that Council APPROVE Subdivision File No. 4194-2011-5224 subject to the following conditions:

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- Dedication Fee in the amount of \$3,500.00 be paid to the Municipality for the creation of 1 additional lot.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5239 (5686959 MANITOBA LTD.; HOWARD PLETT); LOT 2, PLAN 39729 & LOT 1, PLAN 33334 IN LUD OF LANDMARK

454-2011 Trudeau – Koop: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5239 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2011-5239

455-2011 At 9:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision Application under File No. 4194-2011-5239 to realign the boundary between 2 adjacent parcels of land.

No formal representation was made at the Public Hearing.

The LUD of Landmark Committee at their May 2nd, 2011 Meeting recommended Council approve as applied for.

Comments were received from the following Provincial Departments:

Community Planning: No concerns

Manitoba Conservation: Not yet responded

Shaw Cable: No concerns

Manitoba Infrastructure & Transportation: No concerns

No other correspondence or communication was received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5239

456-2011 Trudeau – Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5239 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2011-5239 (5686959 MANITOBA LTD.; HOWARD PLETT); LOT 2, PLAN 39729 & LOT 1, PLAN 33334 IN LUD OF LANDMARK

457-2011 Koop – Trudeau: Resolved that Council APPROVE Subdivision Application under File No. 4194-2011-5239 subject to the following conditions:

- A Building Location Certificate conducted and prepared by a Manitoba Land Surveyor illustrating all buildings and/or structures and onsite wastewater management systems on the affected land in relation to the newly proposed property lines for both Proposed Lots 1 & 2, and;
- If warranted by the Building Location Certificate the Applicants obtain any necessary variations as a result of the Boundary Realignment.

Carried.

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ADJOURNMENT
458-2011 **Trudeau – Deschambault:** Resolved that the meeting be adjourned
the hour being 9:15 p.m.

Carried.

William Danylchuk,
Mayor.

Daniel Poersch,
Chief Administrative Officer.

Jacques Trudeau,
Deputy Mayor.