

MINUTES OF THE REGULAR COUNCIL, DEVELOPMENT AND PLANNING MEETING HELD IN THE COUNCIL CHAMBERS OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE, MANITOBA ON AUGUST 19TH, 2014 AT 7:00 P.M.

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

IN ATTENDANCE: Dan Poersch,
Chief Administrative Officer.
Tanis Klippenstein, Development
Officer.

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

ADOPTION OF AGENDA
760-2014 **Trudeau - Heather:** Resolved this Meeting's Agenda be adopted
as amended.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2013-7232-PHASE 2; LORETTE GOLF COURSE LTD./ESTATE OF LEO TAILLEFER (PT. RL 48-50, PARISH OF LORETTE)
761-2014 **Trudeau - Stein:** Whereas the LUD of Lorette Committee at
their Regular August 5th, 2014 Meeting addressed no concerns with
Subdivision File No. 4194-2013-7232 being Phase 2 of a Multi-Phase
Development and recommended Council **APPROVE** the Application
subject to the following condition:

- Phase 2 be included in the Development Agreement currently being
prepared The R.M. of Tache

Resolved that Council acknowledge the
recommendation of the LUD of Lorette Committee, and;

Be It Further Resolved that Council impose
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 Right of Ways be established to a minimum width of 66 feet and
roadways constructed to meet the LUD Lorette Servicing Standards;
- Phase 2 be included in the Development Agreement currently being
prepared by the R.M. of Taché addressing Municipal Infrastructure,
including roads, signage, associated drainage works, off site services 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;
- Dedication Fees per Lot be paid to the Municipality as determined
per Development agreement;

- Recreation Dedication Fees in the amount of \$1,000.00 per Lot be paid to the Municipality.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2013-7233 – PHASE 3; LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS (PT. RL 46/47, PARISH OF LORETTE)

762-2014

Stein - Trudeau: Whereas the LUD of Lorette Committee at their Regular August 5th, 2014 Meeting addressed no concerns with Subdivision File No. 4194-2013-7233 being Phase 3 of a Multi-Phase Development and recommended Council **APPROVE** the Application subject to the following condition:

- Phase 3 be included in the Development Agreement currently being prepared The R.M. of Tache

Resolved that Council acknowledge the recommendation of the LUD of Lorette Committee, and;

Be It Further Resolved that Council impose 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 Right of Ways be established to a minimum width of 66 feet and roadways constructed to meet the LUD Lorette Servicing Standards;
- Phase 3 be included in the Development Agreement currently being prepared by the R.M. of Taché addressing Municipal Infrastructure, including roads, signage, associated drainage works, off site services 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;
- Dedication Fees per Lot be paid to the Municipality as determined per Development agreement;
- Recreation Dedication Fees in the amount of \$1,000.00 per Lot be paid to the Municipality.

Carried.

JACQUELINE BOHEMIER – REMOVAL OF EXISTING ACCESSORY BUILDING ENCROACHMENT

763-2014

Heather – Stein: Resolved that Council acknowledge written confirmation and the revised Building Location Certificate Survey received from Jacqueline Bohemier confirming the removal of an existing Accessory Building as requested in Council Resolution No. 554-2014 affecting Subdivision File No. 4194-2013-7289.

Carried.

BY-LAW NO. 12-2014 - ZONING TEXT AMENDMENT (1ST READING)

764-2014

Trudeau - Rivard: Resolved that By-law No. 12-2014; being a Zoning Text Amendment to the R.M. of Tache Zoning By-law 12-2009 be introduced and read a 1st time.

Carried.

DELEGATION - JAKOB & LBUJA GERNER (LOT 10 PLAN 49035) PROPOSED ACCESSORY BUILDING

765-2014

At 7:10 p.m; Valentin Weiss; son in law of applicant attended the Delegation Chair requesting Council's approval to construct a 20' x 30' Accessory Building, for storage of material and personal items for the future construction of a Single Family Dwelling.

COUNCIL DISPOSITION - ACCESSORY BUILDING (LOT 10 PLAN 49035); JAKOB & LBUJA GERNER

766-2014

Menard - Stein: Resolved that Council **APPROVE** the request of the Delegates for construction of a 20' x 30' Accessory Building subject to the following conditions:

- The necessary permits be obtained from the Municipal Building Inspector prior to construction.

Carried.

DEVELOPMENT PLAN REVIEW - UPDATED STATUS

767-2014

The CAO advised Council that the final Draft for the Development Plan Review has been received from Dillon Consulting addressing the amendments Council requested. Council was also advised the next step would be to have the consultants draft the By-law for 1st Reading. Council request one more review with the CAO before giving first reading, working session to be scheduled at a later date.

768-2014

NOTICE OF PUBLIC HEARING; ZONING AMENDMENT BY-LAW NO. 9-2014 (R.M. OF STE. ANNE TEXT AMENDMENT)

Trudeau – Menard: Resolved that Council address no concerns with the R.M of Ste. Anne Zoning Amendment By-law No. 9-2014 being a text amendment to the R.M. of Ste. Anne Zoning By-law No. 10-2010.

Carried.

NOTICE OF MOTION – RESOLUTION NO. 304-2014

769-2014

Rivard - Trudeau: Resolved that Resolution No. 304-2014 passed at the April 10th, 2014 Council Meeting to re-schedule the October 16th, 2014 Development & Planning Meeting is rescinded.

Carried.

TACHE COMMUNITY DAY CARE:

770-2014

Rivard – Menard: Resolved that Council will not be providing any donations or volunteer work for improving the Tache Community Day Care playground, as the placement of trees on the property restrict the use of any Municipal equipment.

Carried.

CORRESPONDENCE & COMMUNICATIONS

771-2014

<u>Writer</u>	<u>Subject</u>	<u>Disposition</u>
House of Commons	High-Speed	Rec'd as info.

**OPEN OF PUBLIC HEARING - ZONING AMENDMENT BY-LAW
NO. 11-2014; LOT 11, BLOCK 1, PLAN 14813 (15-2ND AVENUE
NORTH-LANDMARK)**

772-2014 **Trudeau - Stein:** Resolved that the Public Hearing on Zoning By-law No. 11-2014; being an amendment to The R.M. of Tache Zoning By-Law No. 12-2009 be opened.

Carried.

DELEGATION - ZONING AMENDMENT BY-LAW NO. 11-2014

773-2014 At 7:30 p.m.; Luke Wiebe representative of Royal Le Page and applicant; attended the Delegation Chair requesting Council's approval on Zoning Amendment By-law No.11-2014.

The Landmark LUD at their August 11, 2014 meeting made recommendation for Council to **APPROVE** Zoning Amendment By-Law No. 11-2014, subject to the following;

-A Zoning Agreement be entered into, to restrict the development of the property to the proposal identified on the application as submitted; and
-A Condition that the property cannot be developed until such time as the water system is upgraded to accommodate the development.

The following Provincial comments were received:

Community & Regional
Planning Branch:

No concerns

MTS:

No concerns

Manitoba Infrastructure & Transportation:

No concerns

Manitoba Conservation:

No concerns

Water Stewardship:

No concerns

Mineral Resources (Mines Branch):

No concerns

Winnipeg Planning, Property &
Development Department:

No concerns

R.M. of Ste. Anne:

No concerns

The following persons made representation on the Application:

Diane Silva; Owner & Resident of 230 – 1st Street West attended the Delegation Chair expressing concerns regarding their property value, no privacy, well and sewer system capacity.

OBJECTS to the Zoning By-law Amendment.

Merrilee Plett; Owner and Resident of 30 – 2nd Avenue North attended the Delegation Chair addressing concerns that Council does not have a Development Vision in place. She also addressed concerns regarding sewer capacity. No objection was filed.

Robert Lagasse; Owner and Resident of 26 – 2nd Avenue North attended the Delegation Chair addressing concerns regarding road safety, additional traffic, and devaluation of property.

OBJECTS to the Zoning By-law Amendment.

Mary-Ellen Lee; Owner and Resident of 6 – 2nd Avenue North attended the Delegation Chair addressing concerns with

additional traffic, safety, sewer and water issues. **OBJECTS** to the Zoning By-law Amendment.

Hettie Penner; Owner and Resident of 193 Main Street attended the Delegation Chair addressing concerns regarding sewer capacity. **OBJECTS** to the Zoning By-law Amendment.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - ZONING AMENDMENT BY-LAW NO. 11-2014

774-2014 **Menard - Heather:** Resolved that the Public Hearing on Zoning Amendment By-law No. 11-2014 be closed.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #46-14; JASON & TAMARA FRYKAS (53077 MUN 40E).

775-2014 **Trudeau - Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #46-14 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #46-14

776-2014 At 7:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #46-14.

Jason Frykas; Owner & Applicant attended the Delegation Chair supporting the Application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #46-14

777-2014 **Trudeau - Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #46-14 be closed.

Carried.

COUNCIL DISPOSITION - VARIATION ORDER APPLICATION NO. VO #46-14; JASON & TAMARA FRYKAS (53077 MUN 40E)

778-2014 **Rivard - Heather:** Resolved that Variation Order Application No. VO #46-14 be **APPROVED** subject to the following conditions:

- All the necessary 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. 4194-2014-7404; JAMES, DONNA & MARY TELEGLOW (PT. NE 17-9-7EPM)

779-2014 **Trudeau - Stein:** Resolved that Public Hearing on Subdivision File No. 4194-2014-7404 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2014-7404

780-2014

At 8:00 p.m; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7404.

James Teleglow; Owner & Applicant attended the Delegation Chair supporting the Application.

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 **3 lot plan** of subdivision.

Manitoba Hydro & MTS:

Require easements and right of way agreements.

Hydrologic Forecasting & Historic Resources Branch:

No reply to date

Manitoba Conservation & Water Stewardship

-Water Licensing Dept.

No concerns

-On Site Wastewater Management Dept.

No concerns

-Drinking Water Dept.

Notes that in the future 2 - 4 connections on a shared well may be regulated by the office of Drinking Water.

Mineral Resources & MAFRD:

No concerns

MIT:

Does not object but states that a joint access onto PR 501 at the property line between lots 1 & 2 will be required.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7404

781-2014

Trudeau - Heather:

Resolved that the Public Hearing on Subdivision File No. 4191-2014-7404 be closed.

Carried.

782-2014 **COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2014-7404; JAMES, DONNA & MARY TELEGLOW (PT. NE 17-9-7EPM)**
Rivard - Heather: Resolved that Subdivision File No. 4194-2014-7404 be **APPROVED** 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;
- The applicant obtains a permit for joint access onto PR 501 at the property line between lots 1 & 2.
- Dedication Fees in the amount of \$3,750.00 per Lot be paid to the Municipality;
- Recreation Dedication Fees in the amount of \$1,000.00 per Lot be paid to the Municipality.

Carried.

783-2014 **OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4191-2014-7405; RONALD & BARBARA TOON (OWNERS) AND GREGG & ANNA DESTIATNYK (APPLICANTS) PT. NW OF SECTION 25-9-7E**
Trudeau - Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7405 be opened.

Carried.

784-2014 **DELEGATION – SUBDIVISION FILE NO. 4194-2014-7405**
 At 8:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7405.
 Gregg Destiatnyk; Owner & Applicant attended the Delegation Chair supporting the Application.
 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 **2 lot plan** of subdivision.

Manitoba Hydro:

No reply to date.

Hydrologic Forecasting & Historic Resources Branch:

No reply to date.

Manitoba Conservation & Water Stewardship:

-Water Licensing:
 -On Site Wastewater Management:

No concerns

1) Requires a sketch that clearly shows the setback distances from all existing and proposed property boundaries to all onsite

wastewater mgmt. systems.

2) Requires the sewage ejector systems shall be decommissioned prior to subdivision, and the applicant provide Conservation and Water Stewardship with a written statement that decommissioning has been completed, or the applicant can apply for a Certificate of Exemption to retain a sewage ejector.

MTS, Mineral Resources & MAFRD:

No concerns

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7405

785-2014 Trudeau - Menard: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7405 be closed.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4191-2014-7405; RONALD & BARBARA TOON (OWNERS) AND GREGG & ANNA DESTIATNYK (APPLICANTS) PT. NW OF SECTION 25-9-7E

786-2014 Rivard - Stein: Resolved that Subdivision File No. 4194-2014-7405 be **APPROVED** 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;
- A Building Location Certificate be prepared for Proposed Lot 1 by a Manitoba Land Surveyor illustrating the location of buildings/structures for the Residual Lot in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate the appropriate Variation Order Applications be applied.

Carried.

787-2014 **PRAIRIE BY-LAW REPORT (DOG BITE INCIDENT)**
Stein – Rivard: Resolved that Council acknowledge the report received from Prairie By-law Enforcement regarding a dog bite incident.

Carried.

**OPEN OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #37-14; GORDON & SALLY LEHMAN
(LOT 5 BLOCK 5 PLAN 45574) – 88 SETTLER’S TRAIL**

788-2014

Trudeau - Stein: Resolved that the Public Hearing on Variation Order Application No. VO #37-14 be opened.

Carried.

**DELEGATION - VARIATION ORDER APPLICATION NO.
VO #37-14**

789-2014

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 #37-14.

The Lorette LUD Committee at their Regular Scheduled Meeting on August 5, 2014, made recommendation to Council requesting the side yard distance maintain a minimum distance of 7 feet, as regulated in the Easement & Design Control Agreement.

Written correspondence was received from JC Trudeau; Owner and Resident of 84 Settler’s Trail requesting the applicant obtain a proper survey before construction of the Accessory Building. No objection was filed.

Sally Lehman; Owner & Applicant attended the Delegation Chair supporting the Application.

The following persons made representation on the Application:

Darcy Dunlop; Owner and Resident of 108 Settlers Trail attended the Delegation Chair inquiring about access to the Accessory Building. No objection was filed.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – VARIATION ORDER
APPLICATION NO. VO #37-14**

790-2014

Trudeau - Heather: Resolved that the Public Hearing on Variation Order Application No. VO #37-14 be closed.

Carried.

**COUNCIL DISPOSITION - VARIATION ORDER APPLICATION
NO. VO #37-14; GORDON & SALLY LEHMAN (LOT 5 BLOCK 5
PLAN 45574) – 88 SETTLER’S TRAIL**

791-2014

Stein - Heather: Resolved that Variation Order Application No. VO #37-14 be **APPROVED** subject to the following conditions:

- A side yard distance 7 feet be maintained, as regulated in the Easement & Design Control Agreement.
- All the necessary Building Permits be obtained from the Municipal Building Inspector prior to the construction of the Accessory Building.
- A Manitoba Land Surveyor be hired to properly identify the West boundary line to establish the 7’ side yard.

Carried.

**OPEN OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #38-14; ROBERT & DOREEN PCHAJEK
(LOT 1, PLAN 52034)**

792-2014 **Trudeau - Rivard:** Resolved that the Public Hearing on
Variation Order Application No. VO #38-14 be opened.

Carried.

**DELEGATION - VARIATION ORDER APPLICATION NO.
VO #38-14**

793-2014 At 8:30 p.m.; the time specified in the Notice
required to be circulated; Council conducted the Public Hearing on
Variation Order Application No. VO #38-14.
Robert Pchajek; Owner & Applicant
attended the Delegation Chair supporting the Application.
No other correspondence or communication
has been received to date.

**CLOSE OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #38-14**

794-2014 **Trudeau - Heather:** Resolved that the Public Hearing on
Variation Order Application No. VO #38-14 be closed.

Carried.

**COUNCIL DISPOSITION - VARIATION ORDER APPLICATION
NO. VO #38-14; ROBERT & DOREEN PCHAJEK (LOT 1 PLAN
52034)**

795-2014 **Rivard - Trudeau:** Resolved that Variation Order Application
No. VO #38-14 be **APPROVED** subject to the following conditions:

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

Carried.

CORRESPONDENCE & COMMUNICATIONS

796-2014	<u>Writer</u>	<u>Subject</u>	<u>Disposition</u>
	Pete Skjaerlund	Pumper Repairs	Rec'd as info.
	Leo Desmarais	Affordable Senior Housing for Lorette	Rec'd as info.

**OPEN OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #36-14; JODY BERARD (LOT 5 PLAN
44259) - 6 VANTAGE LANE**

797-2014 **Trudeau - Heather:** Resolved that the Public Hearing on
Variation Order Application No. VO #36-14 be opened.

Carried.

**DELEGATION - VARIATION ORDER APPLICATION NO.
VO #36-14**

798-2014

At 8:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #36-14.

Jody Berard; Owner & Applicant attended the Delegation Chair supporting the Application.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #36-14**

799-2014

Trudeau - Stein: Resolved that the Public Hearing on Variation Order Application No. VO #36-14 be closed.

Carried.

**COUNCIL DISPOSITION - VARIATION ORDER APPLICATION
NO. VO #36-14; JODY BERARD (LOT 5 PLAN 44259) - 6 VANTAGE
LANE**

800-2014

Trudeau - Menard: Resolved that Variation Order Application No. VO #36-14 be **APPROVED** subject to the following conditions:

- All the necessary 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-
2014-7424; R & M PENNER HOLDINGS LTD. (OWNERS) AND
ALLUSS LAND DEVELOPMENT (APPLICANTS) PT. RL 57
LORETTE**

801-2014

Trudeau - Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7424 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2014-7424.

802-2014

At 8:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7424.

The Lorette LUD Committee at their Regular Scheduled August 5, 2014 meeting, recommended Council **APPROVE** the application as applied for.

Waldo Neustaedter; Applicant and Representative from Alluss Land Development attended the Delegation Chair in support of the Application.

Community & Regional Planning Branch commented that the Proposal is in keeping with the R.M. of Tache Development Plan and Zoning By-law and have conditionally approved the Subdivision as presented.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7424

803-2014 **Trudeau - Heather:** Resolved that the Public Hearing on

Subdivision File No. 4194-2014-7424 be closed.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2014-7424; R & M PENNER HOLDINGS LTD. (OWNERS) AND ALLUSS LAND DEVELOPMENT (APPLICANTS) PT. RL 57 LORETTE

804-2014 **Stein - Menard:** Resolved that Subdivision File No. 4194-2014-7424 be **APPROVED** subject to the following conditions:

- A Subdivision Survey Plan be prepared by a Manitoba Land Surveyor addressing the Lot sizes of each parcel;
- A Building Location Certificate be prepared by a Manitoba Land Surveyor illustrating the location of buildings/structures for the Residual Lot in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate the appropriate Variation Order Applications be applied for;
- Dedication Fee in the amount of \$5,000.00 be paid to the Municipality for the creation of 1 additional title; and
- Recreation Dedication Fee in the amount of \$1,000.00 be paid to the Municipality.

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2014-7408; GILBERT & DELLA CHAPUT (PT. SW OF SECTION 4-9-8E)

805-2014 **Trudeau - Rivard:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7408 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2014-7408

806-2014 At 9:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7408.

Application. No formal representation was made on the

received: The following Provincial comments were

Community & Regional Planning Branch:

Comment that the Proposal conforms with the R.M. of Tache Development Plan/ Zoning By-law and do not object; however, A Provincial interest in this land would lie mainly with Mineral Resources or MAFRD; although neither department has expressed concern with this proposal. The

Community & Regional Planning Branch Recommend Council may wish to consider whether there is a demonstrated need for such development, as per Section B.3.5.vi of the RM of Tache Development plan.

WLTO:

Requires a 2 lot plan of subdivision.

Manitoba Hydro:

Requires easements.

MIT:

Notes that access will be onto the Municipal road. No additional access to PR 302 will be approved.

Manitoba Conservation & Water Stewardship:

- Office of Drinking Water:

Notes that the proponent is required to contact the regional Drinking Water Officer if any change to the proposed water supply is made.

-Environmental Compliance & Enforcement and Water Licensing:

No concerns

MAFRD, Mineral Resources and the R.M of Ste. Anne:

No concerns

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7408

807-2014

Trudeau - Rivard:

Resolved that the Public Hearing on Subdivision File No. 4194-2014-7408 be closed.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2014-7408; GILBERT & DELLA CHAPUT (PT. SW OF SECTION 4-9-8E)

808-2014

Rivard - Heather:

Resolved that Subdivision File No. 4194-2014-7408 be **APPROVED** 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;
- Dedication Fees in the amount of \$3,750.00 per Lot be paid to the Municipality;
- Recreation Dedication Fees in the amount of \$1,000.00 per Lot be paid to the Municipality.

Carried.

CORRESPONDENCE & COMMUNICATIONS

809-2014	<u>Writer</u> MIT	<u>Subject</u> PR #302 Upgrades	<u>Disposition</u> Rec'd as info.
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OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2014-7399; PT. SW ¼ OF SECTION 26-9-5E (LESLIE & JOYCE LILLEY/ OWNERS & R.M. OF TACHE/APPLICANT)

810-2014	<u>Trudeau - Heather:</u>	Resolved that the Public Hearing on Subdivision File No. 4194-2014-7399 be opened.
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Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2014-7399

811-2014	At 9:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7399.
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Leslie & Joyce Lilley; Owners attended the Delegation Chair in support of the Application.

The following Provincial comments were received:

Community & Regional Planning Branch:
conforms with

Comment that the Proposal the R.M. of Tache Development Plan/ Zoning By-law; however, they recommend Council **NOT APPROVE** the proposal based on the objection received from MIT (Manitoba Infrastructure & Transportation)

WLTO:

Requires a 2 Lot Plan of Subdivision

MTS:

Require easements and Right-of-Way Agreements

Historic Resources Branch:

No reply to date

Canadian National Railway:

No reply to date

Manitoba Conservation & Water Stewardship:

-Water Licensing Dept.

No concerns

- On site Wastewater Management Dept.

Requires that the Sewage Ejector System be decommissioned prior to Subdivision & the Applicant provide Conservation and

Water Stewardship with a written statement that the decommissioning has been completed, or the Applicant can apply for a Certificate of Exemption to retain a Sewage Ejector.

Manitoba Hydro:

No concerns

MAFRD:
Manitoba Infrastructure
& Transportation:

No concerns

OBJECTS to the Proposal. MIT has long range access management plans along PTH #1 between PR #207 & PTH #12. Part of the Plan include constructing Grade Separated Intersections at a few locations, one of them in the vicinity of PR #206. As such, development needs to be restricted within the 304.8 meter control circle that exists at this location.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2014-7399

812-2014

Trudeau - Stein:
2014-7399 be closed.

Resolved that Subdivision File No. 4194-

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2014-7399; PT. SW ¼ OF SECTION 26-9-5E (LESLIE & JOYCE LILLEY/ OWNERS & R.M. OF TACHE/APPLICANT)

813-2014

Menard - Trudeau: Resolved that Subdivision File No. 4194-2014-7399 be **APPROVED** subject to the following conditions:

- Whereas the Municipality recognizes the benefit of collaboration between levels of Government to secure the best possible benefit;
- And whereas the Municipality can limit its development of the proposed lot to areas not impacted by the various highway control zones;
- And whereas the Municipality will limit access to the property on Municipal Road 52N;
- 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;
- A Building Location Certificate be prepared for Proposed Lot 1 by a Manitoba Land Surveyor illustrating the location of buildings/structures for the Residual Lot in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate the appropriate Variation Order Applications be applied.

Carried.

814-2014 **ADJOURNMENT**
Trudeau - Heather:
hour being 9:30 p.m.

Resolved the meeting be adjourned, the

Carried.

Ross Deschambault,
Deputy Mayor.

Daniel Poersch,
Chief Administrative Officer.

Subject to Ratification