

**MINUTES OF THE REGULAR DEVELOPMENT AND
PLANNING MEETING HELD IN THE COUNCIL CHAMBERS
OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE,
MANITOBA ON APRIL 16TH, 2015 AT 7:00 P.M.**

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

Councillor Stein arrived at 7:25 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.

340-2015 **Trudeau-McGregor:** Resolved this Meeting's Agenda be adopted
as amended.

Carried.

PUBLIC WORKS.

341-2015 **Trudeau -Heather:** Whereas Rainbow Farms requested Council
authorization for the installation of a Manure Culvert to be placed on
MUN 23E at the intersection of MUN 44N;
Resolved that Council **APPROVE** the
request and that all costs relating to the installation be incurred to Rainbow
Farms and be subject to Public Works inspection.

Carried.

**MUNICIPAL BOARD ORDER NO. B-15-001 (ZONING
AMENDMENT BY-LAW NO. 11-2014); LOT 11, BLOCK 1, PLAN
14813).**

342-2015 **Poirier – Trudeau:** Resolved that Council acknowledge the
Municipal Board's decision rendered in Municipal Board Order No.
B-15-001 and **NOT PROCEED** with By-law No. 11-2014; to rezone Lot
11, Block 1, Plan 14813.

Carried.

**PUBLIC HEARING – ZONING BY-LAW NO. 633/15 (R.M OF
WHITEMOUTH)**

343-2015 **Trudeau-Rivard:** Resolved that Council has no concerns with
the R.M. of Whitemouth Zoning By-law No. 633/15.

Carried.

**SUBDIVISION FILE NO. 4194-2014-7422; 5998205 MANITOBA
INC. (PT. NW ¼ OF SECTION 23-8-5E)**

344-2015 The CAO circulated a multi-residential
Subdivision proposal to Council for their review and addressed the various

Provincial Departments comments/recommendations received on the proposal.

The CAO advised Council that the proposal was circulated to the Landmark LUD Committee and consensus was to place the Application in Abeyance as recommended by the Community & Regional Planning Branch.

Council acknowledged the recommendations of the Community & Regional Planning Branch and the Landmark LUD Committee and concurred to hold the file in abeyance.

MUNICIPAL ROAD PROGRAM RESOLUTION

345-2015

Heather-Trudeau:

Whereas the LUD and Public Works committees have identified eligible projects for consideration under the Municipal Road & Bridge Program; and

Whereas Council concurs with these recommendations and is prepared to fund on a 50/50 cost share basis with the Province;

Resolved that the following project priorities be submitted for grant consideration:

- 1) River Road – Priority Route
- 2) Lagimodiere Ave – Renewal
- 3) Johnson Ave – Renewal
- 4) Dumaine Rd – Priority Route
- 5) Ross Ave – Renewal
- 6) LUD Landmark - Dust abatement
- 7) Station Rd – Dust abatement

Carried.

WIND EVENT

346-2015

Trudeau-McGregor:

Whereas the wind event of April 15th, 2015 caused significant damage throughout the Municipality;

Resolved that Council authorize the submission of a Community Impact Assessment Report to EMO requesting that this Wind Event would be a consideration for the DFA Program.

Carried.

NOTICE OF PUBLIC HEARING – R.M. OF SPRINGFIELD (SUBDIVISION FILE 4189-13-7080); ALEX LENTOWICH – PT. W ½ OF SECTION 6-10-8E

347-2015

Rivard – Heather:

Resolved that Council has no concerns with the Subdivision Proposal under File No. 4189-13-7080 affecting the property legally described as the W½ of Section 6-10-8E in the R.M. of Springfield.

Carried.

DELEGATION – KW FARMS LTD. (PT. NE ¼ OF SECTION 30-8-5E)

348-2015

At 7:15; Catherine Klassen & Jeremy Dueck; Representative for KW Farms Ltd. attended the Delegation Chair requesting Council's approval to construct a Livestock Facility on pt. NE¼ of Section 30-8-5E to provide housing for a Layer Operation that will consist of 7,000 birds generating 58 A.U. (Animal Units).

Administration advised Council that the proposal complies with the requirements of the R.M. of Tache Zoning By-law.

Councillor Stein arrived at 7:25 p.m.

COUNCIL DISPOSITION – KW FARMS LTD. (PT. NE ¼ OF SECTION 30-8-5E); BARN

349-2015 Heather-McGregor: Resolved that Council APPROVE the Delegate's request to construct a Livestock Facility on Pt. NE¼ of Section 30-8-5E.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #10-15; REALD & DIANNE CHAMMARTIN (ORG. LOT 2, PLAN 28454; STE. GENEVIEVE SETTLEMENT CENTRE)-PROPOSED LOT 4 (RESIDUAL) OF SUBDIVISION FILE NO. 4194-2012-7048.

350-2015 Poirier-Trudeau: Resolved that the Public Hearing on Variation Order Application No. VO #10-15 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #10-15

351-2015 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 #10-15, finalizing a condition of Subdivision File No. 4194-2012-7048 currently being processed by Community & Regional Planning Branch.

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

Jacques Dornez; attended the Delegation Chair inquiring about the potential impact/restrictions the Development will have in relation to existing & new gravel extraction practices being conducted in close vicinity.

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #10-15

352-2015 Trudeau McGregor: Resolved that the Public Hearing on Variation Order Application No. VO #10-15 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #10-15; REALD & DIANNE CHAMMARTIN (ORG. LOT 2, PLAN 28454; STE. GENEVIEVE SETTLEMENT CENTRE)-PROPOSED LOT 4 (RESIDUAL) OF SUBDIVISION FILE NO. 4194-2012-7048

353-2015 Rivard-Rivard: Resolved that Council APPROVE Variation Order Application No. VO #10-15 as applied for.

Carried.

OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #11-15; WILLIAM TOKARCHUK & JENNIFER GORETS (PT. SW¼ OF SECTION 33-9-8E) - MOBILE HOME

354-2015 **Trudeau-Brunette:** Resolved that the Public Hearing on Conditional Use Application CU #11-15 be opened.

Carried.

DELEGATION – CONDITIONAL USE APPLICATION NO. CU #11-15

355-2015 At 7:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application CU #11-15.

Jennifer Gorets; Owner & Applicant attended the Delegation Chair supporting the Application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - CONDITIONAL USE APPLICATION NO. CU #11-15.

356-2015 **Trudeau-Brunette:** Resolved that the Public Hearing on Conditional Use Application No. CU #11-15 be closed.

Carried.

COUNCIL DISPOSITION - CONDITIONAL USE APPLICATION NO. CU #11-15; WILLIAM TOKARCHUK & JENNIFER GORETS (PT. SW¼ OF SECTION 33-9-8E) - MOBILE HOME

357-2015 **Heather McGregor:** Resolved that Council **DEFER** their decision to a later date until road requirements are determined for the undeveloped portion of MUN 53N to Council's satisfaction.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2015-7511; KAREN BOURDON/BRIAN & YVONNE KIEDYK (OWNERS) & MONA JODOIN LAW CORPORATION (APPLICANT) PT. OF E ½ OF SECTION 22-8-5E).

358-2015 **Trudeau-McGregor-:** Resolved that the Public Hearing on Subdivision File No. 4194-2015-7511 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2015-7511

359-2015 At 7:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2015-7511.

Yvonne Kiedyk; Owner and Mona Jodoin; Applicant & Legal Representative attended the Delegation Chair in support of the Application.

The Landmark LUD Committee at their Regular April 6th, 2015 Meeting had no concerns and recommended Council approve the Subdivision 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. 4194-2015-7511.

360-2015 **Trudeau-Heather-:** Resolved that the Public Hearing on Subdivision File No. 4194-2015-7511 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2015-7511; KAREN BOURDON/BRIAN & YVONNE KIEDYK (OWNERS) & MONA JODOIN LAW CORPORATION (APPLICANT) PT. E½ OF SECTION 22-8-5E)

361-2015 **McGregor-Stein-:** Resolved that Council **APPROVE** Subdivision File No. 4194-2015-7511 as applied for.

Carried.

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

362-2015 **Trudeau-Stein-:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7475 be opened.

Carried.

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

363-2015 At 8:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7475.

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

Mona Jodoin and Roger Meilleur; Resident of 115 Saltel Road attended the Delegation Chair requesting clarification on the initial proposal addressing a boundary realignment between the two properties.

Reald & Dianne Chammartin attended the Delegation Chair in support of the application.

Catherine Klos; Resident of 107 Saltel Road attended the Delegation Chair with concerns regarding drainage into the existing culverts adjacent to Saltel Road and requested a copy of the Drainage Plan when submitted.

Jacques Dornez attended the Delegation Chair with drainage concerns.

The following Provincial comments were received on the revision:

Community & Regional Planning Branch:

Comment that the proposal conforms with the R.M of Tache by-laws and may be considered for approval.

WLTO:

Requires a plan of Subdivision.

Manitoba Hydro And MTS:

Require Easements.

Manitoba Conservation/
Water Stewardship:

- Environmental Compliance
& Enforcement:

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

- Water Control Works and
Drainage Licensing:

No Concerns

-Office of Drinking
Water:

Requires approval if shared wells have more than 4 connections. Approval in these cases is necessary prior to the start of construction of the water infrastructure. The proponent should contact the Regional Drinking water officer if any change to the proposed water supply is made.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7475

364-2015 Trudeau-Brunette: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7475 be closed.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2015-7494; CORINNE MORRISON (OWNER) & MONA JODOIN LAW CORPORATION (APPLICANT) PT. S ½ & NE ¼ OF SECTION 10-9-4E

365-2015 Trudeau-Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2015-7494 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2015-7494.

366-2015 At 8:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2015-7494.

Mona Jodoin; Applicant & Legal Representative along with Kelly Morrison; Owner & Resident attended the Delegation Chair in support of the Application.

Lisa & Gordon Kocian; Residents of 49090 Poirier Road attended the Delegation Chair with concerns regarding privacy, traffic and noise.

The following Provincial comments were received on the revision:

Community & Regional
Planning Branch:

Comment that the proposal conforms with the R.M of Tache by-laws.

WLTO:

Requires a four-lot subdivision

Manitoba Hydro:

Will require easements and a surveyor's sketch of existing Hydro facilities.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2015-7494

367-2015

Trudeau-Heather:

Resolved that the Public Hearing on Subdivision File No. 4194-2015-7494 be closed.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7493; ROMEO TRUDEAU (OWNER) & MONA JODOIN LAW CORPORATION (APPLICANT) PT. NW ¼ OF SECTION 15-9-4E

368-2015

Trudeau-Heather:

Resolved that the Public Hearing on Subdivision File No. 4194-2014-7493 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2014-7493

369-2015

At 8:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7475.

Mona Jodoin Representative of Mona Jodoin Law Corporation and Romeo Trudeau; Owner attended the Delegation Chair in support of the Application.

Correspondence was received from Jack Somerville; Owner and Resident of 681 Arnould Road **OBJECTING** to the proposed Subdivision.

Paulette Picton; Owner and Resident of 641 Arnould Road attended the Delegation Chair in support of the application.

The following Provincial comments were received on the revision:

Community & Regional
Planning Branch:

Comments two lots have already been subdivided in 1994 from the existing title exhausting further subdivision. This application does not comply with the Development Plan Policies and recommend Council Reject the Application.

WLTO:

Requires a 3 lot Subdivision Plan.

Manitoba Hydro:

Will require easements and a surveyor's sketch of existing Hydro facilities.

Manitoba Agriculture,
Food & Rural
Development:

Has no concerns as long as livestock setback distances are met.

No other correspondence or communication has been received to date.

ADJOURN THE PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7493

370-2015

Trudeau-Brunette-:

Resolved that the Public Hearing on Subdivision File No. 4194-2014-7493 be adjourned to May 14, 2015 at 8:10 p.m.

Carried.

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

371-2015

Rivard-Stein-:

Resolved that Council **APPROVE** Subdivision File No. 4194-2014-7475 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;
- A Building Location Certificate be prepared by a Manitoba Land Surveyor illustrating the location of buildings/structures for the Residential Lot in relation to the newly proposed lot lines;
- If warranted by the Subdivision Survey Plan and the Building Location Certificate the appropriate Variation Order Applications be applied for;
- Dedication Fee in the amount of \$6,000.00 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.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2015-7494; CORINNE MORRISON (OWNER) & MONA JODOIN LAW CORPORATION (APPLICANT) PT. S ½ & NE ¼ OF SECTION 10-9-4E

372-2015

Heather -Brunette-:

Resolved that Council **APPROVE** Subdivision File No. 4194-2015-7494 as applied for, 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 on Proposed Lots 1 & 2 in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificates the appropriate Variation Order Applications be applied for;
- The proposed roadway maintain a Private Driveway Status to be attached to Proposed Lot 2;

- Right-of Way Agreements addressing access be entered into and registered as Caveats against all Proposed Lots;
- Copies of the Right-of-Way Agreements be submitted to the Municipality;
- Dedication Fees in the amount of \$18,000.00 (3 x \$6,000.00) be paid to the Municipality for the creation of 3 additional titles; and
- Recreation Dedication Fee in the amount of \$3,000.00 (3 x \$1,000.00) be paid to the Municipality.

Carried.

373-2015

ADJOURNMENT

Trudeau- McGregor:

hour being 8:45 p.m.

Resolved the meeting be adjourned, the

Carried.

Robert Rivard,

Mayor.

Dan Poersch,

CAO.