

MINUTES OF THE REGULAR COUNCIL, DEVELOPMENT AND PLANNING MEETING HELD IN THE COUNCIL CHAMBERS OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE, MANITOBA ON SEPTEMBER 11TH, 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.
848-2014 **Trudeau - Heather:** Resolved this Meeting's Agenda be adopted
as amended.

Carried.

**NOTICE OF PUBLIC HEARING - R.M OF SPRINGFIELD
ZONING TEXT AMENDMENT (BY-LAW NO. 14-09).**
849-2014 **Trudeau - Heather:** Resolved that Council address no concerns
with the R.M of Springfield Zoning Amendment By-law No. 14-09 being
a text amendment to the R.M. of Springfield Zoning By-law No. 08-01.

Carried.

**SUBDIVISION FILE NO. 4194-2014-7438; STONE FORT
INVESTMENTS INC. (LOT 56, PLAN 55648 - SETTLER'S
LANDING) - LORETTE LUD.**
850-2014 **Menard - Heather:** Whereas new Provincial Legislation
regulates that Phased Condominium Plans are required to go through
Subdivision process in order to be registered at Winnipeg Land Titles,
and;
Whereas Community & Regional Planning
Branch has conditionally approved the Application as presented, and;
Whereas Council has approved a
Conditional Use Application for the Condominium Proposal on Lot 56,
Plan 55648 and addresses no concerns with the Subdivision Application;
Resolved that Council **APPROVE** Subdivi-
sion File No. 4194-2014-7438 as received.

Carried.

ILLEGAL SPEED ZONE - PREFONTAINE ROAD.
851-2014 The CAO brought forth to Council's
attention concerns with illegal speed zone signs that have been posted
along Prefontaine Road by a local resident.
Councillor Trudeau is to investigate the
matter and report to Council at a later date.

ZONING AMENDMENT BY-LAW NO. 11-2014 (2ND READING).
852-2014 **Menard - Trudeau:** Resolved that Zoning Amendment By-law No. 11-2014 be given 2nd Reading.

Carried.

LiDAR - COOK'S CREEK WATERSHED AREA; COST SHARING AGREEMENT.
853-2014 **Heather - Rivard:** Resolved that Council authorize entering into a Cost Sharing Agreement with the Province as presented respecting the Cook's Creek Watershed Area.

Carried.

INVITATION TO BEAUCHEMIN 100TH ANNIVERSARY FARM CELEBRATION.
854-2014 **Heather - Rivard:** Resolved that R.M of Tache compose a letter of recognition to be presented to the Beauchemin Family by Councillor Trudeau.

Carried.

OPEN OF PUBLIC HEARING - CONDITIONAL USE APPLICATION NO. CU #39-14; LINDA BURLING (LOT 2 BLOCK 2 PLAN 16737).
855-2014 **Trudeau - Menard:** Resolved that the Public Hearing on Conditional Use Application No. CU #39-14 be opened.

Carried.

DELEGATION - CONDITIONAL USE APPLICATION NO. CU #39-14.
856-2014 At 7:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #39-14.
Linda Burling; 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 #39-14.
857-2014 **Trudeau - Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #39-14 be closed.

Carried.

COUNCIL DISPOSITION - CONDITIONAL USE APPLICATION NO. CU #39-14; LINDA BURLING (LOT 2 BLOCK 2 PLAN 16737).
858-2014 **Trudeau - Menard:** Resolved that Conditional Use Application No. CU #39-14 be **APPROVED** subject to the following conditions:

- A Garden Suite Agreement be entered into between all affected parties prior to obtaining the necessary Building Permits, and;

- The Garden Suite comply with the R.M. of Tache Zoning By-law yard setback distance requirements, and;
- All necessary Building Permits be obtained from the Municipal Building Inspector prior to the placement of the Garden Suite.

Carried.

OPEN OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #40-14; DANIEL DORGE (RESIDUAL OF SUBDIVISION FILE NO. 4194-2012-5436) - ORIGINALLY LOT 1, PLAN 16762 IN PT. SW ¼ OF SECTION 32-8-5E.

859-2014 **Trudeau - Rivard:** Resolved that the Public Hearing on Variation Order Application No. VO #40-14 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #40-14.

860-2014 At 7:40; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #40-14 being a condition of a Subdivision Application currently being processed by Community & Regional Planning Branch under File No. 4194-2012-5436.

Daniel Dorge; Owner & Applicant attended the Delegation Chair in support of the Application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #40-14.

861-2014 **Trudeau - Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #40-14 be closed.

Carried.

COUNCIL DISPOSITION - VARIATION ORDER APPLICATION NO. VO #40-14; DANIEL DORGE (RESIDUAL OF SUBDIVISION FILE NO. 4194-2012-5436) - ORIGINALLY LOT 1, PLAN 16762 IN PT. SW ¼ OF SECTION 32-8-5E.

862-2014 **Trudeau - Heather:** Resolved that Council **APPROVE** Variation Order Application No. VO #40-14 as applied for.

Carried.

Councillor Stein arrived and took his chair the hour being 7:45 p.m.

OPEN OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #41-14; FAITH MONTEMEZZI (OWNER) AND JASON DOLL (APPLICANT) (21029 WILLOW RIDGE ROAD.

863-2014 **Trudeau - Menard:** Resolved that the Public Hearing on Variation Order Application No. VO #41-14 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #41-14.

864-2014

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 #41-14.

Jason Doll; Applicant attended the Delegation Chair supporting the Application.

Correspondence was received from Jerry & Gloria Pappin Owners & Residents of 21025 Willow Ridge Road, supporting the application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #41-14.

865-2014

Trudeau - Rivard: Resolved that the Public Hearing on Variation Order Application No. VO #41-14 be closed.

Carried.

COUNCIL DISPOSITION - VARIATION ORDER APPLICATION NO. VO #41-14; FAITH MONTEMEZZI (OWNER) AND JASON DOLL (APPLICANT) 21029 WILLOW RIDGE ROAD.

866-2014

Trudeau - Stein: Resolved that Variation Order Application No. VO #41-14 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 - VARIATION ORDER APPLICATION NO. VO #42-14 & CONDITIONAL USE APPLICATION NO. CU #43-14; 6717935 MANITOBA LTD. - JEROMY REMPEL (LOT 2, PLAN 44530 IN PT. SW ¼ OF SECTION 10-8-4E).

867-2014

Trudeau - Heather: Resolved that the Public Hearing on Variation Order Application No. VO #42-14 & Conditional Use Application No. CU #43-14 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #42-14 & CONDITIONAL USE APPLICATION NO. CU #43-14.

868-2014

At 8:00; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #42-14 for the purpose of establishing a Seed Conditioning/Retail Operation, and to vary the Minimum Site Area and Conditional Use Application No. CU #43-14 on the property legally described as Lot 2, Plan 44530.

Jeromy Rempel; 6717935 Manitoba Ltd. attended the Delegation Chair in support of the Application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #42-14 & CONDITIONAL USE APPLICATION NO. CU #43-14.

869-2014 Trudeau - Stein: Resolved that the Public Hearing on Variation Order Application No. VO #42-14 & Conditional Use Application No. CU #43-14 be closed.

Carried.

COUNCIL DISPOSITION - VARIATION ORDER APPLICATION NO. VO #42-14 AND CONDITIONAL USE APPLICATION NO. CU #43-14; 6717935 MANITOBA LTD. - JEROMY REMPEL (LOT 2, PLAN 44530 IN PT. SW ¼ OF SECTION 10-8-4E).

870-2014 Trudeau - Heather: Resolved that Council **APPROVE** Variation Order Application No. VO #42-14 varying the land use for the purpose of establishing a Seed Conditioning/Retail Operation, vary the minimum site Area to 5.4 Acres and **APPROVE** Conditional Use Application No. CU #43-14 as applied for.

Carried.

OPEN OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #44-14 & CONDITIONAL USE APPLICATION NO. CU #45-14; DANNIE & URANIA SINGH-OWNERS & LAWRYN CUSTOM HOMES LTD.; LARRY LAWRYN - APPLICANT (LOT 2, PLAN 49059 IN PT. NW ¼ OF SECTION 26-9-5E).

871-2014 Trudeau - Stein: Resolved that the Public Hearing on Variation Order Application No. VO #44-14 & Conditional Use Application No. CU #45-14 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #44-14 & CONDITIONAL USE APPLICATION NO. CU #45-14.

872-2014 At 8:10; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #44-14 and Conditional Use Application No. CU #45-14 for the purpose of establishing a Sales & Service Storage Facility as an accessory use to the residence on the property legally described as Lot 2, Plan 49059 in pt. NW ¼ of Section 26-9-5E that will be managed and operated by the owners of the property. Dannie Singh Owner and Larry Lawryn of Lawryn Custom Homes Ltd. Applicant attended the Delegation Chair in support of the Application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #44-14 & CONDITIONAL USE APPLICATION NO. CU #45-14.

873-2014 Trudeau - Menard: Resolved that the Public Hearing on Variation Order Application No. VO #44-14 & Conditional Use Application No. CU #45-14 be closed.

Carried.

COUNCIL DISPOSITION - VARIATION ORDER APPLICATION NO. VO #44-14 AND CONDITIONAL USE APPLICATION NO. CU #45-14; DANNIE & URANIA SINGH-OWNERS & LAWRYN CUSTOM HOMES LTD.; LARRY LAWRYN - APPLICANT (LOT 2, PLAN 49059 IN PT. NW ¼ OF SECTION 26-9-5E).

874-2014 Heather - Trudeau: Resolved that Council **APPROVE** Variation Order Application No. VO #44-14 varying the land use for the purpose of establishing a Sales/Service Storage Facility as an accessory use to the residence to be managed and operated by the owners of the property legally described as Lot 2, Plan 44530 in pt. SW ¼ of Section 10-8-4E, and **APPROVE** Conditional Use Application No. CU #43-14 subject to the following conditions:

- The necessary Permits be obtained from the Municipal Building Inspector prior to the construction of the Sales/Service Storage Facility

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7305; PHASE 4 (PT. RL 49/50, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

875-2014 Trudeau - Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7305 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2013-7305.

876-2014 At 8:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7305.

David Grant & Matt Akins; Representing Lorette Golf Course Ltd. attended the Delegation Chair in support of the Application.

The Lorette LUD Committee at their September 8th, 2014 Meeting addressed no concerns with Proposed Phase 4 of a 9 Phase Multi Lot Development and recommended Council approve the Proposal with the condition that Phase 4 be incorporated in the Development Agreement currently being prepared for The R.M. of Tache.

The following Provincial comments were received:

Community & Regional Planning Branch:

Comment that the overall proposal generally conforms with the policies of the Secondary Plan. No objection.

WLTO:

Require a multi-lot plan of subdivision.

Manitoba Infrastructure & Transportation:

Recommend Traffic Impact Study related to PR #207, Drainage Issues have been addressed and Permits required for any Public Road Connection PR #207 access. No objection. (Lorette West Area Secondary Plan addresses these issues)

Flood Forecasting & Coordination Branch:

Recommend no development occur until the

site is evaluated by a qualified professional Engineer licensed by APEGM to determine if the infill material has been adequately compacted to support residential construction. No objection.
(Lorette West Area Secondary Plan addresses these issues)

Manitoba Conservation/
Water Stewardship:

Water Licensing: Required engineered Drainage Plan and Water Rights License. No objection.

Environmental
Compliance &
Enforcement:

States the existing Lagoon will not have capacity to serve proposed lots. Recommend the Municipality obtain an updated engineering assessment and report regarding the Lagoon's condition. No objection.
(Lorette West Area Secondary Plan addresses these issues)

Manitoba Hydro, Centra
Gas, Shaw & MTS:

Require easement agreements. No objection.

Mineral Resources, Historic
Resources Branch &
MAFRD:

No concerns.

Canada Post:

Have not replied to date.

Division Scolaire Franco-
Manitobaine & Seine
River School Division:

No concerns.

Crown Lands & Property
Agency:

Will assist in transfer of Crown mines & mineral rights if deemed necessary by WLTO. No objection.

The following persons made representation on the Application:

Rose Daku Owner and Resident of 998 Dawson Road; attended the delegation chair addressing concerns regarding road access alongside her property and sewer issues. No objection was filed.

Ron Porter Owner and Resident of 1014 Dawson Road; attended the delegation chair addressing concerns regarding his taxes increasing, lift station location and smell, road conditions on Hwy 207 due to construction of Subdivision. No objection was filed.

Ray Fontaine Owner and Resident of 1022 Dawson Road; attended the delegation chair addressing concerns regarding his septic field being disrupted due to Subdivision construction, and the town main water line infringing on his property. No objection was filed.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7305; PHASE 4 (PT. RL 49/50, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

877-2014 Trudeau - Menard: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7305 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7305; PHASE 4 (PT. RL 49/50, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

878-2014 Stein - Heather: Whereas the LUD of Lorette Committee at their September 8th 2014 Meeting addressed no concerns with Subdivision File No. 4194-2013-7305 being Phase 4 of a Multi-Phase Development and recommended Council **APPROVE** the Application subject to the following condition:

- Phase 4 be included in the Development Agreement currently being prepared The R.M. of Tache

Resolved that in addition to the recommendation of the Lorette LUD Committee Council impose the following conditions:

- A Survey be conducted by a Manitoba Land Surveyor to determine the Block 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 4 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 to be paid to the Municipality as determined per Development agreement;
- Recreation Dedication Fees to be paid to the Municipality as determined per Development agreement.

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7306; PHASE 5 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

879-2014 Trudeau - Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7306 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2013-7306.

880-2014 At 8:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7306.

David Grant & Matt Akins; Representing Lorette Golf Course Ltd. attended the Delegation Chair in support of the Application.

The Lorette LUD Committee at their September 8th, 2014 Meeting addressed no concerns with Proposed Phase 5 of a 9 Phase Multi Lot Development and recommended Council approve the Proposal with the condition that Phase 5 be incorporated in the Development Agreement currently being prepared for The R.M. of Tache.

The following Provincial comments were received:

Community & Regional Planning Branch:

Comment that the overall proposal generally conforms with the policies of the Secondary Plan. No objection.

WLTO:

Require a multi-lot plan of subdivision.

Manitoba Infrastructure & Transportation:

Recommend Traffic Impact Study related to PR #207, Drainage Issues have been addressed and Permits required for any Public Road Connection PR #207 access. No objection. (Lorette West Area Secondary Plan addresses these issues)

Flood Forecasting & Coordination Branch:

Recommend no development occur until the site is evaluated by a qualified professional Engineer licensed by APEGM to determine if the infill material has been adequately compacted to support residential construction. No objection. (Lorette West Area Secondary Plan addresses these issues)

Manitoba Conservation/ Water Stewardship:

Water Licensing:

Required engineered Drainage Plan and Water Rights License. No objection.

Environmental Compliance & Enforcement:

States the existing Lagoon will not have capacity to serve proposed lots. Recommend the Municipality obtain an updated engineering assessment and report regarding the Lagoon's condition. No objection. (Lorette West Area Secondary Plan addresses these issues)

Manitoba Hydro, Centra Gas, Shaw & MTS:

Require easement agreements. No objection.

Mineral Resources, Historic Resources Branch & MAFRD:

No concerns.

Canada Post:

Have not replied to date.

Division Scolaire Franco-Manitobaine & Seine River School Division:

No concerns.

Crown Lands & Property Agency:

Will assist in transfer of Crown mines & mineral rights if deemed necessary by WLTO. No objection.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7306; PHASE 5 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

881-2014

Trudeau - Stein:

Resolved that the Public Hearing on Subdivision File No. 4194-2013-7306 be closed.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2013-7306; PHASE 5 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

882-2014

Heather - Stein:

Whereas the LUD of Lorette Committee at their September 8th, 2014 Meeting addressed no concerns with Subdivision File No. 4194-2013-7306 being Phase 5 of a Multi-Phase Development and recommended Council **APPROVE** the Application subject to the following condition:

- Phase 5 be included in the Development Agreement currently being prepared The R.M. of Tache

Resolved that in addition to the recommendation of the Lorette LUD Committee Council impose the following conditions:

- A Survey be conducted by a Manitoba Land Surveyor to determine the Block 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 5 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 to be paid to the Municipality as determined per Development agreement;

- Recreation Dedication Fees to be paid to the Municipality as determined per Development agreement.

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7307; PHASE 6 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

883-2014 **Trudeau - Stein:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7307 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2013-7307.

884-2014 At 8:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7307.

David Grant & Matt Akins; Representing Lorette Golf Course Ltd. attended the Delegation Chair in support of the Application.

The Lorette LUD Committee at their September 8th, 2014 Meeting addressed no concerns with Proposed Phase 6 of a 9 Phase Multi Lot Development and recommended Council approve the Proposal with the condition that Phase 6 be incorporated in the Development Agreement currently being prepared for The R.M. of Tache.

The following Provincial comments were received:

Community & Regional Planning Branch:

Comment that the overall proposal generally conforms with the policies of the Secondary Plan. No objection.

WLTO:

Require a multi-lot plan of subdivision.

Manitoba Infrastructure & Transportation:

Recommend Traffic Impact Study related to PR #207, Drainage Issues have been addressed and Permits required for any Public Road Connection PR #207 access. No objection. (Lorette West Area Secondary Plan addresses these issues)

Flood Forecasting & Coordination Branch:

Recommend no development occur until the site is evaluated by a qualified professional Engineer licensed by APEGM to determine if the infill material has been adequately compacted to support residential construction. No objection. (Lorette West Area Secondary Plan addresses these issues)

Manitoba Conservation/ Water Stewardship:

Water Licensing: Required engineered Drainage Plan and Water Rights License. No objection.

Environmental Compliance & Enforcement:

States the existing Lagoon will not have capacity to serve proposed lots. Recommend the Municipality obtain an updated engineering assessment and report regarding the Lagoon's condition. No objection. (Lorette West Area Secondary Plan addresses these issues)

Manitoba Hydro, Central Gas, Shaw & MTS:

Require easement agreements. No objection.

Mineral Resources, Historic Resources Branch & MAFRD:

No concerns.

Canada Post:

Have not replied to date.

Division Scolaire Franco-Manitobaine & Seine River School Division:

No concerns.

Crown Lands & Property Agency:

Will assist in transfer of Crown mines & mineral rights if deemed necessary by WLTO. No objection.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7307; PHASE 6 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

885-2014

Trudeau - Menard: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7307 be closed.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2013-7307; PHASE 6 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

886-2014

Trudeau - Rivard: Whereas the LUD of Lorette Committee at their September 8th, 2014 Meeting addressed no concerns with Subdivision File No. 4194-2013-7307 being Phase 6 of a Multi-Phase Development and recommended Council **APPROVE** the Application subject to the following condition:

- Phase 6 be included in the Development Agreement currently being prepared The R.M. of Tache

Resolved that in addition to the recommendation of the Lorette LUD Committee Council impose the following conditions:

- A Survey be conducted by a Manitoba Land Surveyor to determine the Block 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 6 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 to be paid to the Municipality as determined per Development agreement;
- Recreation Dedication Fees to be paid to the Municipality as determined per Development agreement.

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7308; PHASE 7 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

887-2014 **Trudeau - Stein:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7308 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2013-7308.

888-2014 At 8:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7308.

David Grant & Matt Akins; Representing Lorette Golf Course Ltd. attended the Delegation Chair in support of the Application.

The Lorette LUD Committee at their September 8th, 2014 Meeting addressed no concerns with Proposed Phase 7 of a 9 Phase Multi Lot Development and recommended Council approve the Proposal with the condition that Phase 7 be incorporated in the Development Agreement currently being prepared for The R.M. of Tache.

The following Provincial comments were received:

Community & Regional Planning Branch:

Comment that the overall proposal generally conforms with the policies of the Secondary Plan. No objection.

WLTO:

Require a multi-lot plan of subdivision.

Manitoba Infrastructure & Transportation:

Recommend Traffic Impact Study related to PR #207, Drainage Issues have been addressed and Permits required for any Public Road Connection PR #207 access. No objection. (Lorette West Area Secondary Plan addresses these issues)

Flood Forecasting & Coordination Branch:

Recommend no development occur until the site is evaluated by a qualified professional Engineer licensed by APEGM to determine if the infill material has been adequately compacted to support residential construction. No objection.
(Lorette West Area Secondary Plan addresses these issues)

Manitoba Conservation/ Water Stewardship:

Water Licensing:

Required engineered Drainage Plan and Water Rights License. No objection.

Environmental Compliance & Enforcement:

States the existing Lagoon will not have capacity to serve proposed lots. Recommend the Municipality obtain an updated engineering assessment and report regarding the Lagoon's condition. No objection.
(Lorette West Area Secondary Plan addresses these issues)

Manitoba Hydro, Central Gas, Shaw & MTS:

Require easement agreements. No objection.

Mineral Resources, Historic Resources Branch & MAFRD:

No concerns.

Canada Post:

Have not replied to date.

Division Scolaire Franco-Manitobaine & Seine River School Division:

No concerns.

Crown Lands & Property Agency:

Will assist in transfer of Crown mines & mineral rights if deemed necessary by WLTO. No objection.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7308; PHASE 7 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

889-2014

Trudeau - Menard:

Resolved that the Public Hearing on Subdivision File No. 4194-2013-7308 be closed.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2013-7308; PHASE 7 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

890-2014

Stein - Heather: Whereas the LUD of Lorette Committee at their September 8th, 2014 Meeting addressed no concerns with Subdivision File No. 4194-2013-7308 being Phase 7 of a Multi-Phase Development and recommended Council **APPROVE** the Application subject to the following condition:

- Phase 7 be included in the Development Agreement currently being prepared The R.M. of Tache

Resolved that in addition to the recommendation of the Lorette LUD Committee Council impose the following conditions:

- A Survey be conducted by a Manitoba Land Surveyor to determine the Block 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 7 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 to be paid to the Municipality as determined per Development agreement;
- Recreation Dedication Fees to be paid to the Municipality as determined per Development agreement.

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7309; PHASE 8 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

891-2014

Trudeau - Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7309 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2013-7309.

892-2014

At 9:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7309.

David Grant & Matt Akins; Representing Lorette Golf Course Ltd. attended the Delegation Chair in support of the Application.

The Lorette LUD Committee at their September 8th, 2014 Meeting addressed no concerns with Proposed Phase 8 of a 9 Phase Multi Lot Development and recommended Council approve

the Proposal with the condition that Phase 8 be incorporated in the Development Agreement currently being prepared for The R.M. of Tache.

The following Provincial comments were received:

Community & Regional Planning Branch:

Comment that the overall proposal generally conforms with the policies of the Secondary Plan. No objection.

WLTO:

Require a multi-lot plan of subdivision.

Manitoba Infrastructure & Transportation:

Recommend Traffic Impact Study related to PR #207, Drainage Issues have been addressed and Permits required for any Public Road Connection PR #207 access. No objection.
(Lorette West Area Secondary Plan addresses these issues)

Flood Forecasting & Coordination Branch:

Recommend no development occur until the site is evaluated by a qualified professional Engineer licensed by APEGM to determine if the infill material has been adequately compacted to support residential construction. No objection.
(Lorette West Area Secondary Plan addresses these issues)

Manitoba Conservation/ Water Stewardship:

Water Licensing:

Required engineered Drainage Plan and Water Rights License. No objection.

Environmental Compliance & Enforcement:

States the existing Lagoon will not have capacity to serve proposed lots. Recommend the Municipality obtain an updated engineering assessment and report regarding the Lagoon's condition. No objection.
(Lorette West Area Secondary Plan addresses these issues)

Manitoba Hydro, Centra Gas, Shaw & MTS:

Require easement agreements. No objection.

Mineral Resources, Historic Resources Branch & MAFRD:

No concerns.

Canada Post:

Have not replied to date.

Division Scolaire Franco-Manitobaine & Seine River School Division:

No concerns.

Crown Lands & Property

Agency:

Will assist in transfer of Crown mines & mineral rights if deemed necessary by WLTO. No objection.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7309; PHASE 8 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

893-2014 Trudeau - Menard: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7309 be close.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2013-7309; PHASE 8 (PT. RL 46/47, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

894-2014 Stein - Heather: Whereas the LUD of Lorette Committee at their September 8th, 2014 Meeting addressed no concerns with Subdivision File No. 4194-2013-7309 being Phase 8 of a Multi-Phase Development and recommended Council **APPROVE** the Application subject to the following condition:

- Phase 8 be included in the Development Agreement currently being prepared The R.M. of Tache.

Resolved that in addition to the recommendation of the Lorette LUD Committee Council impose the following conditions:

- A Survey be conducted by a Manitoba Land Surveyor to determine the Lots sizes;
- If warranted by the survey a Variation Order Application be applied for accordingly;
- Phase 8 be included in the Development Agreement currently being prepared by the R.M. of Taché addressing Municipal Infrastructure, associated drainage works, off site services and any other issues that Council deem necessary;
- Dedication Fees to be paid to the Municipality as determined per Development agreement;
- Recreation Dedication Fees to be paid to the Municipality as determined per Development Agreement.

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2013-7310; PHASE 9 (PT. RL 49, PARISH OF LORETTE) - LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.

895-2014 Trudeau - Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7310 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2013-7310.

896-2014

At 9:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7310.

David Grant & Matt Akins; Representing Lorette Golf Course Ltd. attended the Delegation Chair in support of the Application.

The Lorette LUD Committee at their September 8th, 2014 Meeting addressed no concerns with Proposed Phase 9 of a Phased in Multi Lot Development and recommended Council approve the Proposal with the condition that Phase 9 be incorporated in the Development Agreement currently being prepared for The R.M. of Tache.

The following Provincial comments were received:

Community & Regional Planning Branch:

Comment that the overall proposal generally conforms with the policies of the Secondary Plan. No objection.

WLTO:

Require a multi-lot plan of subdivision.

Manitoba Infrastructure & Transportation:

Recommend Traffic Impact Study related to PR #207, Drainage Issues have been addressed and Permits required for any Public Road Connection PR #207 access. No objection. (Lorette West Area Secondary Plan addresses these issues)

Flood Forecasting & Coordination Branch:

Recommend no development occur until the site is evaluated by a qualified professional Engineer licensed by APEGM to determine if the infill material has been adequately compacted to support residential construction. No objection. (Lorette West Area Secondary Plan addresses these issues)

Manitoba Conservation/ Water Stewardship:

Water Licensing:

Required engineered Drainage Plan and Water Rights License. No objection.

Environmental Compliance & Enforcement:

States the existing Lagoon will not have capacity to serve proposed lots. Recommend the Municipality obtain an updated engineering assessment and report regarding the Lagoon's condition. No objection. (Lorette West Area Secondary Plan addresses these issues)

Manitoba Hydro, Centra Gas, Shaw & MTS:

Require easement agreements. No objection.

Mineral Resources, Historic
Resources Branch &
MAFRD:

No concerns.

Canada Post:

Have not replied to date.

Division Scolaire Franco-
Manitobaine & Seine
River School Division:

No concerns.

Crown Lands & Property
Agency:

Will assist in transfer of Crown mines
& mineral rights if deemed necessary by
WLTO. No objection.

No other correspondence or communication
has been received to date.

**CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-
2013-7310; PHASE 9 (PT. RL 49, PARISH OF LORETTE) -
LORETTE GOLF COURSE LTD.; DAVID GRANT & MATT
AKINS.**

897-2014

Trudeau - Menard:

Resolved that the Public Hearing on
Subdivision File No. 4194-2013-7310 be close.

Carried.

**COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2013-
7310; PHASE 9 (PT. RL 49, PARISH OF LORETTE) - LORETTE
GOLF COURSE LTD.; DAVID GRANT & MATT AKINS.**

898-2014

Menard - Trudeau:

Whereas the LUD of Lorette Committee at
their September 8th, 2014 Meeting addressed no concerns with
Subdivision File No. 4194-2013-7310 being Phase 9 (Final Phase) of a
Multi-Phase Development and recommended Council **APPROVE** the
Application subject to the following condition:

- Phase 9 be included in the Development Agreement currently being
prepared The R.M. of Tache.

Resolved that in addition to the recommend-
ation of the Lorette LUD Committee 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 9 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 to be paid to the Municipality as determined per
Development agreement;
- Recreation Dedication Fees to be paid to the Municipality as determined

per Development Agreement.

Carried.

899-2014

ADJOURNMENT.
Trudeau - Menard:
Hour 9:15 being p.m.

Resolved the meeting be adjourned, the

Carried.

Ross Deschambault,
Deputy Mayor.

Daniel Poersch,
Chief Administrative Officer.

Subject to Ratification