

**MINUTES OF THE REGULAR DEVELOPMENT AND
PLANNING MEETING HELD IN THE COUNCIL CHAMBERS
OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE,
MANITOBA ON OCTOBER 16TH, 2014 AT 7:00 P.M.**

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

Councillor Stein arrived at 7:20 p.m.

IN ATTENDANCE: Jeanette Laramée, Assistant CAO
Janice Desmarais, Development
Officer.

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

ADOPTION OF AGENDA.

959-2014 **Trudeau – Heather:** Resolved this Meeting’s Agenda be adopted
as amended.

Carried.

960-2014 **NOTICE OF PUBLIC HEARING – R.M. OF RITCHOT; ZONING
TEXT AMENDMENT (BY-LAW 9-2014)**

Trudeau – Rivard: Resolved that Council has no concerns with
the R.M. of Ritchot Zoning Amendment By-law No. 9-2014 to rezone Lot
1, Plan 20616 on NW ¼ of Section 33-8-4E from “AR”; Agricultural
Restricted Zone to “RG”; Residential General Zone.

Carried.

**NOTICE OF PUBLIC HEARING – R.M. OF STE. ANNE ZONING
AMENDMENT BY-LAW NO. 11-2014**

961-2014 **Trudeau – Rivard:** Resolved that Council has no concerns with
the R.M. of Ste. Anne Zoning Amendment By-law No. 11-2014 to rezone
Pt. Lot 1 inclusive Plan 45154

Carried.

OUTSTANDING INVOICES - AUTHORIZATION

962-2014 **Trudeau – Rivard:** Resolved that Council authorize payment for
the following outstanding invoices:

R.M. of Ste. Anne (Gravel – MUN 48N)	\$6,308.39
Simposon’s Transfer & Feed (Bin Rental)	\$3,937.67

Carried.

**MJMA DESCHAMBAULT LTEE – GENDRON ROAD
(DRAINAGE)**

963-2014 **Heather – Trudeau:** Resolved that Council authorize Public
Works to obtain an elevation shot at the troubled spot where a drainage
concern has been brought forth by the adjacent farmland owner.

Carried.

**TENDERED LIDAR (COOKS CREEK/DEVILS CREEK
INTEGRATED WATERSHED)**

964-2014 The Assistant CAO updated Council additional information relating to amended costs relating to the Cooks Creek/Devils Creek Integrated Watershed area.

TACHE TOWERS – INTERNET SERVICING

965-2014 Councillor Trudeau requested the consideration of Council to review the current internet servicing charges contract with NRT and Council's view on pursuing other options for internet servicing.

Councillor Stein arrived at the Meeting at 7:20 p.m.

SENIOR HOUSING

966-2014 Councillor Heather briefly updated Council on the recent discussions with the Committee regarding the Proposal brought forth for Senior Housing. Council was also advised that topic of interest discussed by the Committee was to acquire the services of a consultant.

CORRESPONDENCE & COMMUNICATIONS

967-2014	<u>Writer</u>	<u>Subject</u>	<u>Disposition</u>
	TransCanada Pipeline	Open Houses – Energy East Pipeline (update)	res. 968-2014

**TRANSCANADA PIPELINE – OPEN HOUSE; ENERGY EAST
PIPELINE UPDATE**

968-2014 **Trudeau – Menard:** Resolved that interested Council Members be authorized to attend the upcoming TransCanada Pipeline Open House.

Carried.

**OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-
2014-7415; NORMAND MORIN (38092 MUN 49N PT. NE 4-9-7E).**

969-2014 **Trudeau – Heather:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7415 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2014-7415.

970-2014 At 7:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7415.

Normand Morin; attended the Delegation Chair in support of 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:

A land description is required.

Manitoba Hydro & MTS:

Requires easements and a right of way agreement.

Manitoba Conservation/
Water Stewardship:

-Environmental
Compliance &
Enforcement:

Requires information to show compliance with Onsite Wastewater Management Systems Regulations and Livestock Manure and Mortalities Management Regulations.

-Onsite Wastewater
Management Systems:

Requires a site plan or sketch that clearly shows the setback distances from all existing and proposed property boundaries to all onsite wastewater management systems at the property/properties

-Livestock & Mortalities
Management:

Requires written clarification stating whether or not any of the following facilities are present on the existing property:

- a) Manure Storage Facilities
- b) Manure Composting Sites
- c) Confined Livestock areas holding more than 10 animal units

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2014-7415.

971-2014 Trudeau – Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7415 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2014-7415; NORMAND MORIN (38092 MUN 49N PT. NE 4-9-7E).

972-2014 Rivard – Heather: Resolved that Subdivision File No. 4194-2014-7415 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 by a Manitoba Land Surveyor illustrating the location of buildings/structures on 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;
- Dedication Fees in the amount of \$7,500.00 (2 lots x \$3,750.00) be paid to the Municipality;

- Recreation Dedication Fees in the amount of \$2,000.00 (2 lots x \$1,000.00) be paid to the Municipality.

Carried.

973-2014 **OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7389; ALEXANDER & YVETTE WALLACE (PT. RL 6 O.I.S.).**
Trudeau – Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7389 be opened.

Carried.

974-2014 **DELEGATION – SUBDIVISION FILE NO 4194-2014-7389.**
 At 7:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7389.
 Alexander & Yvette Wallace; Owners & Applicants 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.

WLTO:

Requires a **2 lot plan** of subdivision.

Manitoba Hydro, & MTS:

Requires easements and right of way agreements.

Manitoba Conservation/ Water Stewardship:

Onsite Wastewater Management

Requires written confirmation that the sewage ejector system has been decommissioned prior to subdivision completion.

MAFRD:

No concerns.

No other correspondence or communication has been received to date.

975-2014 **CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO 4194-2014-7389.**
Trudeau - Rivard: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7389.

Carried.

976-2014 **COUNCIL DISPOSITION - SUBDIVISION FILE NO 4194-2014-7389; ALEXANDER & YVETTE WALLACE (PT. RL 6 O.I.S.).**
Trudeau – Rivard: Resolved that Subdivision File No. 4194-2014-7389 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 in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate the appropriate Variation Order Applications be applied;
- Dedication Fees in the amount of \$5,000.00 for the newly created lot be paid to the Municipality;
- Recreation Dedication Fees in the amount of \$1,000.00 for the newly created lot be paid to the Municipality.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7425; 5944768 MANITOBA LTD. GUY JOLICOEUR (PT. RL 15 LORETTE).

977-2014 **Trudeau – Heather:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7425 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2014-7425.

978-2014 At 7:50; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7425.

No formal representation was made on the Application.

The Lorette LUD Committee at their Regular scheduled October 7th, 2014 meeting addressed no concerns with Subdivision File No. 4194-2014-7425 and recommended Council **APPROVE** 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. No objection.

WLTO:

A three lot plan of subdivision is required.

Manitoba Infrastructure & Transportation:

Hydrological Forecasting:

The property is subject to flooding by the Seine River. Water Management recommends that all permanent structures are confined to lands south of the approximate 100 year flood line.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2014-7425.

979-2014 **Trudeau – Stein:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7425 be closed.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2014-7425; 5944768 MANITOBA LTD. GUY JOLICOEUR (PT. RL 15 LORETTE).

980-2014 **Stein –Heather:** Resolved that Subdivision File No. 4194-2014-7425 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 Geodetic Survey Benchmark be installed by a Certified Land Surveyor at a location facilitating the 3 lots addressing the flood forecasting level at 240 metres;
- The Developer provide the Municipality with a copy of the Driveway Access approval from Manitoba Infrastructure & Transportation for the proposed lots;
- If shared Driveway Accesses are warranted by Manitoba Infrastructure & Transportation then the Developer be required to submit a copy of the Driveway Access Easement Agreement affecting all 3 lots to the Municipality;
- Dedication Fees in the amount of \$17,000.00 for two newly created lots (2 x \$8,500.00) be paid to the Municipality;
- Recreation Dedication Fees in the amount of \$2,000.00 (2 x \$1,000.00) be paid to the Municipality.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7435; PAUL & OLGA SCHUETZ OWNERS & BENJAMIN SCHUETZ APPLICANT (PT. RL 2 OAK ISLAND SETTLEMENT).

981-2014 **Trudeau – Menard:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7435 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2014-7435.

982-2014 At 8:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7435.

Benjamin Schuetz; Applicant attended the Delegation Chair supporting the Application.

The following Provincial comments were received:

Community & Regional Planning Branch:

Recommends **REJECTING** the proposed subdivision. Does not comply with Development Plan policies.

WLTO:

Requires a one lot plan of subdivision.

MTS:

Requires easements and a right of way agreement.

Manitoba Conservation/
Water Stewardship:

On Site Waste &
Water Management:

Requires a site plan showing property boundaries, all onsite wastewater management systems and setback distances.

Agriculture, Food &
Rural Development:

OBJECTS, as the subdivision does not comply with policy A.5.5 of the Development Plan.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2014-7435.

983-2014 Trudeau – Menard: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7435 be closed.

Carried.

COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2014-7435; PAUL & OLGA SCHUETZ OWNERS & BENJAMIN SCHUETZ APPLICANT (PT. RL 2 OAK ISLAND SETTLEMENT).

984-2014 Trudeau – Heather: Resolved that Subdivision File No. 4194-2014-7435 be **DENIED**.

Carried.

OPEN OF PUBLIC HEARING – ZONING AMENDMENT BY-LAW NO. 12-2014; EXOTIC ANIMALS (TEXT)

985-2014 Trudeau – Rivard: Resolved that the Public Hearing on Zoning Amendment By-law No. 12-2014 be opened.

Carried.

DELEGATION - ZONING AMENDMENT BY-LAW NO. 12-2014

986-2014 At 8:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Zoning Amendment By-law No. 12-2014; being a text amendment to the R.M. of Tache Zoning By-law No. 12-2009 for the keeping or raising of exotic animals.

The following Provincial/Municipal comments were received on the Application:

Community & Regional
Planning Branch:

Comment that the proposal does not comply with Section 71(3) of the Planning Act addressing what may be contained in the Zoning By-law. **Objects** to the amendment.

MTS Allstream:

No concerns or objections.

Conservation &
Water Stewardship:

No concerns.

Mines & Mineral
Resource:

No concerns.

MIT: No objections.

Winnipeg Property & Development Department: No formal objection.

R.M. of Ste. Anne: No concerns.

Dan Fryer; Rural Animal Management Services (RAMS) and resident of 229 Melbourne Avenue, Winnipeg attended the Delegation Chair informing Council his expertise on the handling of exotic animals and offering Council his services if the need arises. He addressed no concerns with the By-law however concurred with Community & Regional Planning Branch that a separate By-law should be initiated for the keeping & raising of exotic animals.

Steven Rempel; Prairie Exotics and Resident of 48 Marlex Drive attended the Delegation advising Council of his involvement/expertise with exotic animals and his affiliation with Mr. Ryder. He addressed no concerns with the By-law however concurred that a separate By-law should be initiated for that purpose.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – ZONING AMENDMENT BY-LAW NO. 12-2014

987-2014 Rivard – Trudeau: Resolved that the Public Hearing on Zoning Amendment By-law No. 12-2014 be closed.

Carried.

COUNCIL DISPOSITION – ZONING AMENDMENT BY-LAW NO. 12-2014

988-2014 Rivard – Trudeau: Resolved that Council **NOT PROCEED** with Zoning Amendment By-law No. 12-2014 as presented.

Carried.

OPEN OF PUBLIC HEARING - CONDITIONAL USE APPLICATION NO. CU #49-14; TONY JANISCH (PT. NW 31-9-8E – 53115 MUN 42E).

989-2014 Trudeau – Heather: Resolved that the Public Hearing on Conditional Use Application No. CU #49-14 be opened.

Carried.

DELEGATION - CONDITIONAL USE APPLICATION NO. CU #49-14.

990-2014 At 8:20; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #49-14.

Tony Janisch; Owner and Applicant attended the Delegation Chair in support of the Application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - CONDITIONAL USE APPLICATION NO. CU #49-14.

991-2014 Menard – Rivard: Resolved that the Public Hearing on Conditional Use Application No. CU #49-14 be closed.

Carried.

COUNCIL DISPOSITION - CONDITIONAL USE APPLICATION NO. CU #49-14 TONY JANISCH (PT. NW 31-9-8E 53115 MUN 42E).
992-2014 **Rivard – Heather:** Resolved that Council **APPROVE** Conditional Use Application No. CU #49-14 subject to the following conditions:

- A Garden Suite Agreement be entered into between the Owners/Tenants & the Municipality prior to the establishment of the Garden Suite, and;
- All the necessary Building Permits be obtained from the Municipal Building Inspector prior to the placement of the Garden Suite.

Carried.

OPEN OF PUBLIC HEARING - CONDITIONAL USE APPLICATION NO. CU #50-14; JASON & LESA CHAPMAN (15-9-6EPM).
993-2014 **Trudeau – Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #50-14 be opened.

Carried.

DELEGATION - CONDITIONAL USE APPLICATION NO. CU #50-14.
994-2014 At 8:30; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #50-14.
 Jason Chapman; Owner and Applicant attended the Delegation Chair in support of the Application.
 No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - CONDITIONAL USE APPLICATION NO. CU #50-14.
995-2014 **Trudeau – Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #50-14 be closed.

Carried.

COUNCIL DISPOSITION - CONDITIONAL USE APPLICATION NO. CU #50-14; JASON & LESA CHAPMAN (15-9-6EPM).
996-2014 **Heather – Trudeau:** Resolved that Council **APPROVE** Conditional Use Application No. CU #50-14 subject to the following conditions:

- The necessary Permits be obtained from the Municipal Building Inspector prior to the placement of the Mobile Home.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #51-14; WILLIAM LIBICH OWNER AND CHRIS LOEWEN - GARAGE MASTERS APPLICANT (25233 RIVER ROAD RL 11/12-4196).
997-2014 **Trudeau – Menard:** Resolved that the Public Hearing on Variation Order Application VO #51-14 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #51-14.
998-2014 At 8:40 p.m.; the time specified in the Notice

required to be circulated; Council conducted the Public Hearing on Variation Order Application VO #51-14.

Chris Loewen; Representing Garage Masters attended the Delegation Chair in support of the Application.

Correspondence was received from Tyler Martin; Owner & Resident of 17 Harmony Drive supporting the Application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING - VARIATION ORDER APPLICATION VO #51-14.

999-2014 **Menard – Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #51-14 be closed.

Carried.

COUNCIL DISPOSITION - VARIATION ORDER APPLICATION VO #51-14; WILLIAM LIBICH OWNER AND CHRIS LOEWEN - GARAGE MASTERS APPLICANT (25233 RIVER ROAD RL 11/12-4196).

1000-2014 **Menard – Trudeau:** Resolved that Council **APPROVE** Variation Order Application No. VO #51-14 subject to the following conditions:

- The necessary 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 #52-14; ANDY & MYRNA FRIESEN (51 LANDRY ROAD LOT 2 BLOCK 2 PLAN 14598).

1001-2014 **Trudeau – Menard:** Resolved that the Public Hearing on Variation Order Application VO #52-14 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #52-14.

1002-2014 At 8:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application VO #52-14.

Andy Friesen; Owner and 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 #52-14.

1003-2014 **Stein – Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #52-14 be closed.

Carried.

COUNCIL DISPOSITION - VARIATION ORDER APPLICATION NO. VO #52-14; ANDY & MYRNA FRIESEN (51 LANDRY ROAD LOT 2 BLOCK 2 PLAN 14598).

1004-2014 **Menard – Trudeau:** Resolved that Council **APPROVE** Variation Order Application No. VO #52-14 subject to the following conditions:

- The necessary 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 #53-14 AND CONDITIONAL USE
APPLICATION NO. CU #54-14; ERAZM & MYRA KOWALSKI
(NW/SW 23-9-4E).**

1005-2014 **Trudeau – Heather:** Resolved that the Public Hearing on Variation Order Application VO #53-14 and Conditional Use Application Order No. CU #54-14 be opened.

Carried.

**DELEGATION – VARIATION ORDER APPLICATION NO. VO
#53-14 AND CONDITIONAL USE APPLICATION NO. CU #54-14.**

1006-2014 At 9:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application VO #53-14 and Conditional Use Application No. CU #54-14.

Erazm Kowalski; Owner and 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 #53-14 AND CONDITIONAL USE
APPLICATION NO. CU #54-14.**

1007-2014 **Trudeau – Menard:** Resolved that the Public Hearing on Variation Order Application No. VO #53-14 and Conditional Use Application Order No. CU #54-14 be closed.

Carried.

**COUNCIL DISPOSITION - VARIATION ORDER APPLICATION
NO. VO #53-14 AND CONDITIONAL USE APPLICATION NO. CU
#54-14; ERAZM & MYRA KOWALSKI (NW/SW 23-9-4E).**

1008-2014 **Menard – Stein:** Resolved that Council **APPROVE** Variation Order Application No. VO #53-14 and Conditional Use Application Order No. CU #54-14 subject to the following conditions:

- The necessary Permits be obtained from the Municipal Building Inspector prior to the placement of the Mobile Home.

Carried.

IN CAMERA

1009-2014 **Trudeau – Rivard:** Resolved that Council convene in camera as Committee of the Whole.

Carried.

IN CAMERA MEETING

1010-2014 The Committee of the Whole convened in camera to further discuss land purchase matters.

OUT OF CAMERA

1011-2014 **Trudeau – Stein:** Resolved that the in camera meeting is closed, and that the Committee of the Whole report back to the Council Meeting.

Carried.

1012-2014

LAND PURCHASE

Heather – Trudeau:

Resolved that Council authorize for the purchase of land at a cost of \$265,000.00, and;

Be It Further Resolved that all legal costs associated with the purchase of land be the responsibility of the Municipality.

Carried.

1013-2014

ADJOURNMENT.

Trudeau – Stein:

Resolved the meeting be adjourned, the

Hour being 9:15 p.m.

Carried.

Ross Deschambault,
Deputy Mayor.

Jeanette Laramee,
Assistant CAO.