

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

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

**IN ATTENDANCE:** Dan Poersch,  
Chief Administrative Officer,  
Janice Desmarais, Development Officer.

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

**ADOPTION OF AGENDA**

**37-2014** **Trudeau – Stein:** Resolved this Meetings Agenda be adopted as presented.

**Carried.**

**ABSENCE OF COUNCIL MEMBER**

**38-2014** **Heather – Trudeau:** Resolved that Mayor Danylchuk, Councillor Koop & Rivard be excused in participating in tonight's Public Hearings.

**Carried.**

**NOTICE OF PUBLIC HEARING – WHITEMOUTH REYNOLDS PLANNING DISTRICT (DEVELOPMENT PLAN AMENDMENT BY-LAW NO. 31/13)**

**39-2014** **Trudeau – Heather:** Resolved that Council address no concerns with Development Plan By-law 31/13; being an amendment to the entire Whitemouth Reynolds Planning District providing for farm yard subdivisions in the **“Rural Mixed Corridor – RM 2”** designations.

**Carried.**

**NOTICE OF PUBLIC HEARING – R.M. OF RITCHOT (ZONING AMENDMENT BY-LAW NO. 2-2014); PART RL'S 205, 206, 207, 208, 209 AND SW PORTION OF SECTION 18-9-4E LOCATED IN GRANDE POINTE**

**40-2014** **Trudeau – Stein:** Resolved that Council address no concerns with By-law No. 2-2014; being a Zoning By-law Amendment to rezone a the easterly portion of RL's 205, 206, 207, 208, 209 and the westerly portion of Section 18-9-4E located in Grande Pointe from the current **“RR”; Rural Residential Zone to “RRS”; Rural Residential Serviced Zone.**

**Carried.**

**NOTICE OF PUBLIC HEARING – TOWN OF NIVERVILLE  
(ZONING AMENDMENT BY-LAW NO. 725-13); PROPOSED  
ZONES FOR BUSINESS DEVELOPMENT**

- 41-2014** **Menard – Trudeau:** Resolved that Council address no concerns with By-law No. 725-13; being a Zoning By-law Amendment to proposed zones for Business Development within the Town of Niverville.

**Carried.**

**OPEN OF PUBLIC HEARING – VARIATION ORDER  
APPLICATION NO. VO #01-14 & CONDITIONAL USE  
APPLICATION NO. CU #02-14; DESAUTELS BACKHOE; MARK  
DESAUTELS - OWNER & DEAN KRETSCHMER; APPLICANT  
(LOT 4, PLAN 29629)**

- 42-2014** **Trudeau – Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #01-14 & Conditional Use Application No. CU #02-14 be opened.

**Carried.**

**DELEGATION – VARIATION ORDER APPLICATION NO.  
VO #01-14 & CONDITIONAL USE APPLICATION NO. #CU 02-14**

- 43-2014** 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 #01-14 & Conditional Use Application No. CU #02-14.

Dean Kretschmer; 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 #01-14 & CONDITIONAL USE  
APPLICATION NO. CU #02-14; DESAUTELS BACKHOE; MARK  
DESAUTELS - OWNER & DEAN KRETSCHMER; APPLICANT  
(LOT 4, PLAN 29629)**

- 44-2014** **Trudeau – Stein:** Resolved the Public Hearing on Variation Order Application No. VO #01-14 & Conditional Use Application No. CU #02-14 be closed.

**Carried.**

**COUNCIL DISPOSITION – VARIATION ORDER APPLICATION  
NO. VO #01-14 & CONDITIONAL USE APPLICATION NO. CU  
#02-14; MIKE DESAUTELS; OWNER & DEAN KRETSCHMER;  
APPLICANT (LOT 4, PLAN 29629)**

- 45-2014** **Heather – Menard:** Resolved that Council **APPROVE** Variation Order Application No. VO #01-14 & Conditional Use Application No. #02-14 subject to the following conditions:

- The setback distances for the location of the RTM comply with the R.M. of Tache Zoning By-law requirements;
- An inspection be conducted by the Municipal Building Inspector prior to placing the RTM on the property; and
- Building permits be obtained from the Municipal Building Inspector as required prior to the placement of the RTM.

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7285; JOHNNY & CHRISTINE GALBICHKA (PT. NW OF SECTION 14-9-6E)**

**46-2014** Trudeau – Stein: Resolved that the Public Hearing on Subdivision Application File No. 4194-2013-7285 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7285;**

**47-2014** At 7:40 p.m., the time specified in the notice required to be circulated; Council conducted the Public Hearing on Subdivision Application File No. 4194-2013-7285.

Shannon Galbichka; Representative for the Owners/Applicants Johnny & Christine Galbichka attended the Delegation Chair in support of the Application.

The following Provincial comments were received on the Application:

Community & Regional Planning Branch:

Comment the Application conforms with the Development Plan and Zoning By-law and address no concerns.

Winnipeg Land Titles:

Require a Legal Description.

MTS:

Requires easement agreements and right of ways.

Manitoba Conservation:

No concerns.

Water Stewardship:

No concerns.

Manitoba Infrastructure & Transportation:  
Mines:

No concerns.  
No concerns.

Manitoba Agriculture Food & Rural Initiatives:

No concerns.

Historic Resources Branch:

Not yet replied.

Manitoba Hydro:

Not yet replied.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7285; JOHNNY & CHRISTINE GALBICHKA (PT. NW OF SECTION 14-9-6E)**

**48-2014** Trudeau – Heather: Resolved the Public Hearing on Subdivision Application File No. 4194-2013-7285 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7285; JOHNNY & CHRISTINE GALBICHKA (PT. NW OF SECTION 14-9-6E)**

**49-2014** Heather – Stein: Resolved that Council APPROVE

Subdivision Application File No. 4194-2013-7285 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 for Proposed Lot in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate the appropriate Variation Order Applications be applied for; and
- A Dedication Fee in the amount of \$5,000.00 be paid to the Municipality for the creation of 1 additional title.

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7289; JACQUELINE BOHEMIER (PT. SW 32-8-5E)**

**50-2014** Trudeau – Menard: Resolved the Public Hearing on Subdivision Application File No. 4194-2013-7289 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7289**

**51-2014** At 7:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision Application File No. 4194-2013-7289.

Jacqueline Bohemier; Owner/Applicant attended the Delegation Chair in support of the Application.

The following Provincial comments were received on the Application:

Community & Regional Planning Branch:

Comment the Application conforms with the Development Plan and Zoning By-law and address no concerns.

Winnipeg Land Titles:

Require a 1 Lot Plan of Subdivision Survey.

MTS:

Requires easement agreements and right of ways.

Manitoba Conservation:

No yet replied.

Water Stewardship:

No concerns.

Manitoba Infrastructure & Transportation:

No concerns.

Mines:

No concerns.

Manitoba Agriculture Food & Rural Initiatives:

No concerns.

Historic Resources Branch:

Not yet replied.

Manitoba Hydro:

Not yet replied.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7289; JACQUELINE BOHEMIER (PT. SW 32-8-5E)**

**52-2014** Menard – Heather: Resolved the Public Hearing on Subdivision Application File No. 4194-2013-7289 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7289; JACQUELINE BOHEMIER (PT. SW 32-8-5E)**

**53-2014** Trudeau – Menard: Resolved that Council APPROVE Subdivision Application File No. 4194-2013-7289 subject to the following conditions:

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

**Carried.**

**OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #03-14 & VARIATION ORDER APPLICATION NO. VO #04-14; INTENSIVE LIVESTOCK OPERATION EXPANSION BRONSON DAIRY INC.; RUSSELL BRAUN (NE ¼ OF SECTION 9-8-5E)**

**54-2014** Trudeau – Heather: Resolved that Conditional Use Application No. CU #03-14 & Variation Order Application No. VO #04-14 be opened.

**Carried.**

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU #03-14 & VARIATION ORDER APPLICATION NO. VO #04-14**

**55-2014** At 8:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #03-14 & Variation Order Application No. VO #04-14.

Russell Braun; Owner/Applicant attended the Delegation Chair in support of the Application.

The following Provincial/Municipal comments were received:

RM of Springfield:

No concerns.

Mr. Don Malinowski; Co-ordinator for the Technical Review Committee attended the Delegation Chair clarifying the various matters in the Technical Review Report.

In addition comments were received from Andrea Bergman; Representative for Manitoba Conservation and Water Stewardship and Petra Loro; Representative for Manitoba Agriculture, Food and Rural Development.

Mr. Braun attended the Delegation Chair to address Council's inquiries with respect to future spread field requirements identified within the Technical Review Report. Also clarification was addressed with composting of bones and the decommissioning of wells.

No other correspondence or communication was received to date.

**CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #03-14 & VARIATION ORDER APPLICATION NO. VO #04-14; INTENSIVE LIVESTOCK OPERATION EXPANSION BRONSON DAIRY INC.; RUSSELL BRAUN (NE ¼ OF SECTION 9-8-5E)**

**56-2014** Trudeau – Menard: Resolved the Public Hearing on Conditional Use Application No. CU #03-14 & Variation Order Application No. VO #04-14 be closed.

**Carried.**

**COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #03-14 & VARIATION ORDER APPLICATION NO. VO #04-14**

**57-2014** Trudeau – Heather: Resolved that Council APPROVE Conditional Use Application No. CU #03-14 & Variation Order Application No. VO #04-14 subject to the following conditions:

- Owners/Applicants comply with the recommendations to the proponents as outlined in the Technical Review Report, and;
- the necessary permits for the construction of the additional facilities to house the animals be obtained from the Office of the Fire Commissioner with a copy provided to the Municipality.

**Carried.**

**OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #05-14 & VARIATION ORDER APPLICATION NO. VO #06-14; 6582827 MANITOBA LTD. OWNER & G & E HOMES; DON WOLFE APPLICANT (PROPOSED LOTS 53, 54 & 55 ORIGNALLY LOT 1, PLAN 13716)**

**58-2014** Trudeau – Menard: Resolved that the Public Hearing on Conditional Use No. CU #05-14 & Variation Order Application No. VO #06-14 be opened.

**Carried.**

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU #05-14 & VARIATION ORDER APPLICATION NO. VO #06-14;**

**59-2014** At 8:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use No. CU #05-14 & Variation Order Application No. VO #06-14 to establish 6 Rowhouse Complexes consisting of 4 units per complex with attached garages.

The Lorette LUD Committee addressed no concerns and recommended Council Approve the application as presented.

Mike Fast along with Don Wolfe of G. & E. Homes; Applicants 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 #05-14 & VARIATION ORDER APPLICATION NO. VO #06-14**

**60-2014** Trudeau – Stein: Resolved that the Public Hearing on Conditional Use No. CU #05-14 & Variation Order Application No. VO #06-14 be closed.

**Carried.**

**COUNCIL DISPOSITION - CONDITIONAL USE APPLICATION NO. CU #05-14 & VARIATION ORDER APPLICATION NO. VO #06-14; 6582827 MANITOBA LTD. OWNER & G & E HOMES; DON WOLFE APPLICANT (PROPOSED LOTS 53, 54 & 55 OF SUBDIVISION APPLICATION ORIGINALLY LOT 1, PLAN 13716)**

**61-2014** Stein – Menard: Resolved that Conditional Use Application No. CU #05-14 & Variation Order Application No. VO #06-14; be **APPROVED** subject to the following conditions:

- Fencing be erected on each property to the specifications outlined in the LUD Multi Family Fencing Standards;
- Driveway to each property be paved;
- Capital Levy Fees be paid as specified in the By-law at the time of final inspection of each Four plex, and;
- All necessary Building Permits be obtained from the Municipal Building Inspector.

**Carried.**

**ADJOURNMENT**

**62-2014** Trudeau – Heather: Resolved the meeting is adjourned, the hour being 8:45 p.m.

**Carried.**

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**Ross Deschambault,  
Deputy Mayor.**

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**Daniel Poersch,  
Chief Administrative Officer.**