

**MINUTES OF THE REGULAR DEVELOPMENT AND  
PLANNING MEETING HELD IN THE COUNCIL CHAMBERS  
OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE,  
MANITOBA ON JULY 11<sup>TH</sup>, 2013 AT 7:00 P.M.**

**MEMBERS PRESENT:** Mayor Danylchuk, Councillors Trudeau,  
Koop, Menard, Deschambault, Heather &  
Rivard.

**IN ATTENDANCE:** Daniel Poersch,  
Chief Administrative Officer,  
Jeanette Laramee,  
Assistant CAO,  
Tanis Klippenstein,  
Development Officer.

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

**ADOPTION OF AGENDA**

**662-2013** **Trudeau – Koop:** Resolved that this Meetings Agenda be  
adopted as amended.

**Carried.**

**ABSENCE OF COUNCIL MEMBER**

**663-2013** **Trudeau – Heather:** Resolved that Councillor Stein is hereby  
excused from participating in tonight's scheduled Public Hearings.

**Carried.**

**FINANCIAL STATEMENTS TO JUNE 30<sup>TH</sup>, 2013**

**664-2013** **Menard – Deschambault:** Resolved that the financial statements to  
June 30<sup>th</sup>, 2013 be acknowledged as presented.

**Carried.**

**BY-LAW NO. 7-2013 (ZONING BY-LAW TEXT AMENDMENT) –  
1<sup>ST</sup> READING**

**665-2013** **Deschambault – Koop:** Resolved that By-law 7-2013, being an  
amendment to the R.M. of Taché Zoning By-law No. 12-2009 Text be  
introduced and read a 1<sup>st</sup> time.

**Carried.**

**LANDMARK FRIENDSHIP FESTIVAL – GRANT REQUEST**

**666-2013** **Koop – Trudeau:** Resolved that a \$2,900.00 financial grant to  
assist at offsetting the costs associated with the operations of the  
Landmark Friendship Festival being held the weekend of August 9<sup>th</sup>, 2013  
is authorized for payment to the Landmark Chamber of Commerce.

**Carried.**

**NOTICE OF MOTION – RESOLUTION NO. 460-2013**

**667-2013** **Danylchuk – Trudeau:** Resolved that Resolution No. 460-2013  
passed at the May 16<sup>th</sup>, 2013 Planning and Development Meeting is  
hereby rescinded.

**Carried.**

Mayor Danylchuk left the meeting at this time and Deputy Mayor Menard chaired the meeting at this time.

**ZONING AMENDMENT BY-LAW NO. 18-2012 (LOT 4, BLOCK 2 OF SUBDIVISION PLAN IN PT. RL 51/52)-3<sup>RD</sup> READING**

668-2013

**Deschambault – Trudeau:** Resolved that By-law No. 18-2012; being an amendment to Map Two of the R.M. of Tache Zoning By-law No. 12-2009 to rezone Part of Lot 4, Plan 52326 from “**RL**”; **Residential Limited Zone** to “**RG**”; **Residential General Zone** be given Third and Final Reading and is Passed.

**For the Motion:** Deputy Mayor Menard & Councillors Trudeau, Koop, Deschambault, Heather & Rivard.

**Against the Motion:** Nil.

**Abstained:** Nil.

**Motion Carried.**

Mayor Danylchuk returned to the meeting and resumed the chair. Deputy Mayor resumed his chair as Ward 3 Councillor.

**OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #21-13 (LOT 9, BLOCK 2, PLAN 37408 IN LOCAL URBAN DISTRICT LANDMARK) – ROBERT & JEANNETTE JANZ**

669-2013

**Trudeau – Rivard:** Resolved that the Public Hearing on Variation Order Application No. VO #21-13 be opened.

**Carried.**

**DELEGATION – VARIATION ORDER APPLICATION NO. VO #21-13**

670-2013

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. #21-13 to vary the minimum rear yard distance requirement for the purpose of constructing a 12’ x 18’ Accessory Building (Shed) for personal use.

Robert & Jeannette Janz; Owners and Applicants attended the Delegation Chair in support of the Application.

The Landmark LUD Committee addressed no concerns at their Regular July 3<sup>rd</sup>, 2013 Meeting and recommended Council approve the application as applied for.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #21-13**

671-2013

**Trudeau – Deschambault:** Resolved that the Public Hearing on Variation Order Application No. VO #21-13 be closed.

**Carried.**

**COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #21-13 (LOT 9, BLOCK 2, PLAN 37408 IN LUD OF LANDMARK) – ROBERT & JEANNETTE JANZ**

672-2013

**Koop – Trudeau:** Resolved that Council **APPROVE** Variation Order Application No. VO #21-13 as applied for subject to the following condition(s):

- The appropriate Building Permits be obtained from the Municipal Building Inspector prior to the construction of the Accessory Building.

**Carried.**

**PRIVATE CROSSINGS**

**673-2013** The CAO advised Council Members of a newly implemented requirement for Municipalities to provide Manitoba Conservation & Water Stewardship statistical information regarding private access applications & permits issued through a water rights license application process.

**OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #23-13; MARIO SUMABIL (LOT 9, PLAN 49985)- GENDRON ESTATES**

**674-2013** **Trudeau – Deschambault:** Resolved that the Public Hearing on Conditional Use Application No. CU #23-13 be opened.

**Carried.**

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU #23-13**

**675-2013** At 7:40 p.m., the time specified in the notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. #23-13 to allow for the placement of a brand new RTM with attached garage establishing permanent residency for the Owner/Applicant.

No formal representation was made on the Application.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #23-13**

**676-2013** **Trudeau – Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #23-13 be closed.

**Carried.**

**COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #23-13; MARIO SUMABIL (LOT 9, PLAN 49985) – GENDRON ESTATES**

**677-2013** **Trudeau – Deschambault:** Resolved that Council **APPROVE** Conditional Use Application No. VO #23-13 as applied for subject to the following condition(s):

- The appropriate Building Permits be obtained from the Municipal Building Inspector prior to the placement of the Brand New RTM.

**Carried.**

**CORRESPONDENCE & COMMUNICATIONS**

<b>678-2013</b>	<u><b>Writer</b></u>	<u><b>Subject</b></u>	<u><b>Disposition</b></u>
	R.M. of Ste. Anne	MUN 30E	<u>res. 679-2013</u>
	Flatland Café drop in center	Grant request	<u>res. 696-2013</u>

**MUN 30E DRAINAGE DITCH UPGRADES**

**679-2013** **Heather – Deschambault:** Resolved that Councillors Trudeau, Koop, the CAO and the Public Works Manager meet with representatives of the R.M. of Ste. Anne to discuss the current MUN 30E drainage and arrive to a recommendation for their respective Municipalities consider for the

2014 budget.

**Carried.**

**Mayor Danylchuk left his Chair at this time.**

**Councillor Menard took the Chair and assumed his duties as Deputy Mayor.**

**OPEN OF PUBLIC HEARING – NEW REVISED SUBDIVISION APPLICATION FILE NO. 4194-2011-5367 (LOT 3, PLAN 41124 & LOT 9, BLOCK 2, PLAN 33134 IN THE LUD OF LANDMARK); JHW ENTERPRISE/ SCHINKEL PROPERTIES**

**680-2013**

**Trudeau – Heather:** Resolved that the Public Hearing on the new revised Subdivision Application File No. 4194-2011-5367 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2011-5367**

**681-2013**

At 7:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on the newly revised Subdivision File No. 4194-2011-5367 to create a Multi Residential Lot Development consisting of 153 Single Family Residential Lots, 17 Village Lots, 28 Two Family Dwelling Lots, 5 Multi Family Lots, Parks and Public Roadways from 2 separate parcels of land that currently total approximately 81.54 acres located within the Local Urban District of Landmark.

The Landmark LUD Committee at their regular July 3<sup>rd</sup>, 2013 Meeting reviewed the New Revised Subdivision Application and recommended that Council withhold their decision until such time as more information on the application was received and reviewed by the Committee.

Jean Klassen of Schinkel Properties attended the Delegation Chair in support of the Application.

Mrs. Hettie Penner; Owner & Resident of 193 Main Street addressed concerns regarding the road accesses from the development into the community; however, acknowledged her support of the application.

The following comments were received from the following Provincial Departments:

Community & Regional Planning Branch:

Comment that the overall proposal is in keeping with the R.M.'s Development Plan and Zoning By-law, however made recommendation the proposal includes provision for access to the lands in the east should the LUD of Landmark expand in the future;

Winnipeg Land Titles Office:

Will require a multi-lot plan to be registered; (Standard Comment on all Subdivisions);

Manitoba Hydro & MTS Allstream:

Will require easements; (Standard Comment on all Subdivision Applications);

Shaw Cable:

Does not service this area;

Manitoba Conservation:

No concerns;

Manitoba Infrastructure  
& Transportation:

Request the Applicant to submit written assurance that the regional Technical Services Engineer has been provided with information to determine if drainage from the proposed subdivision would have any adverse affect on the nearby Provincial Highway Drainage System. Also recommend a Drainage Plan be prepared by a qualified expert;

Mines Branch:

No concerns;

Water Stewardship:

No response to date.

No other communication or correspondence has been received to date.

**ADJOURNMENT OF PUBLIC HEARING – SUBDIVISION  
FILE NO. 4194-2011-5367**

682-2013

**Trudeau – Heather:**

Whereas the Landmark LUD Committee made recommendation at their Regular July 3<sup>rd</sup>, 2013 Meeting requesting Council lay over their disposition on the application until further information/clarification of the application was received at their next regular Committee Meeting;

Resolved that Council acknowledge the recommendation of the Landmark LUD Committee and adjourn the Public Hearing to August 20<sup>th</sup>, 2013 @ 7:30 p.m.

**Carried.**

**Mayor Danylchuk returned to the meeting at this time assuming his duties as Chairperson.  
Councillor Menard left the Chair and assumed his duties as Councillor.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-  
2013-7200 (PT. RL 90); DANIEL & EMILY JOHNSON**

683-2013

**Trudeau – Deschambault:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7200 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7200**

684-2013

At 8:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7200 to separate the yard site from an approximate 35.7 acres parcel for retirement purposes.

Daniel Johnson; Owner and Applicant attended the Delegation Chair in support of the Application and clarified with Council the 8.56 Acre proposed Lot is to accommodate the housing of 4 horses on the property.

The following Provincial comments were received:

Community & Regional  
Planning Branch:

Note that approximately 3 acres of the proposed 8 acres (farmyard site) is pasture land. Recommend that Council Approve the Application subject to the farmyard site maintain a site area of no larger than 5 acres or that Council hold the file in abeyance

	until a revised proposal is presented to their office. No Formal Objection.
<u>Winnipeg Land Titles Office:</u>	Has not replied to date.
<u>Manitoba Hydro:</u>	Will require Easements.
<u>MAFRI (Manitoba Agriculture, Food &amp; Rural Initiatives:</u>	Express concern to the residual size of the parcel being only 27.14 acres. Recommend that the residual be consolidated with adjoining land, to reduce the potential for further Agricultural land fragmentation. No Formal Objection.
<u>Manitoba Conservation:</u>	Require the decommissioning of the ejector system as well as additional information regarding the presence of livestock manure and mortalities management systems on the property in order to determine whether the proposal complies with its regulations. No Concerns.
<u>MTS:</u>	No Concerns.
<u>Mines Branch:</u>	No Concerns.
<u>Manitoba Infrastructure &amp; Transportation:</u>	State that a change in use permit will have to be obtained. MIT also notes that the permit onto PR 501 has expired and a new one will have to be applied for.
<u>Manitoba Water Stewardship Branch:</u>	Have not replied to date.
<u>Manitoba Culture, Heritage &amp; Tourism:</u>	Have not replied to date.
	No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7200**

**685-2013** Trudeau – Deschambault: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7200 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7200 (PT. RL 90); DANIEL & EMILY JOHNSON**

**686-2013** Heather – Deschambault: Whereas the applicant wishes to maintain his existing (4) horses which require acreage as applied for to remain compliant to the Zoning By-law;

Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7200 subject to the following conditions:

- A Subdivision Survey be conducted and prepared by a Manitoba Land Surveyor verifying site areas/widths of the two parcels of land;

- If warranted by the Subdivision Survey the Owner(s)/Applicant obtain a Variation Order Application to vary the minimum site areas and site widths of the affected lots;
- The appropriate Building Location Certificate(s) prepared by a Manitoba Land Surveyor for Proposed Lot (currently maintaining the existing Single Family Dwelling) be submitted to the Municipality addressing the location of structures/buildings and on site wastewater management facilities in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate(s) the Owners/Applicants obtain the necessary variation order applications;
- Dedication Fees in the amount of \$ 4,500.00 for the creation of 1 additional lot be paid to the Municipality; and
- Acknowledge and accept the Owners/Applicants request for the proposed 8.5 acres in order to accommodate 4 existing horses.

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7176 (PT. NW¼ OF SECTION 22-8-4E); JULES & LOUISE TRUDEAU**

**687-2013**     **Trudeau – Deschambault:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7176 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7176**

**688-2013**     At 8:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7176 to separate the yard site from a 160 acre parcel for retirement purposes.

No formal representation was made at the Public Hearing on the Application.

The following Provincial comments were received:

Community & Regional Planning Branch:

Comment that the Proposal conforms to the intent and policies of the R.M. of Taché Development Plan and Zoning By-law. Address No Concerns.

Winnipeg Land Titles Office:

Require a pre-approved legal description.

Manitoba Hydro:

Will require Easements.

Manitoba Conservation:

Require additional information that includes a Site Plan that clearly shows the setback distances from all existing and proposed property boundaries to all onsite wastewater management systems. No Concern.

MAFRI (Manitoba Agriculture, Food & Rural Initiatives:

No Objection.

Manitoba Infrastructure & Transportation:

Require that the Applicant obtain a permit from the Highway Traffic Board for the change in use of the existing access into the yard site. Additionally, MIT notes that the existing connection from the main lanes of

PTH 59 to the service road will be removed this construction season. No Objection.

Mines Branch: No Concerns.

Manitoba Water  
Stewardship Branch: No Concerns.

MTS: Have not replied to date.

Manitoba Culture,  
Heritage & Tourism: Have not replied to date.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7176**

**689-2013** Trudeau – Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7176 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7176 (PT. NW¼ OF SECTION 22-8-4E); JULES & LOUISE TRUDEAU**

**690-2013** Trudeau – Menard: Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7182 subject to the following conditions:

- A Subdivision Survey be conducted and prepared by a Manitoba Land Surveyor verifying site areas/widths of the two parcels of land;
- If warranted by the Subdivision Survey the Owner(s)/Applicant obtain a Variation Order Application to vary the minimum site areas and site widths of the affected lots;
- The appropriate Building Location Certificate(s) prepared by a Manitoba Land Surveyor for Proposed Lot (currently maintaining the existing Single Family Dwelling) be submitted to the Municipality addressing the location of structures/buildings and on site wastewater management facilities in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate(s) the Owners/Applicants obtain the necessary variation order applications; and
- Dedication Fees in the amount of \$ 4,500.00 for the creation of 1 additional lot be paid to the Municipality.

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7202 (LOT 3, PLAN 15605 IN PT. SE¼ OF SECTION 5-9-7E); RICHARD & ROSE GOSSELIN**

**691-2013** Trudeau – Rivard: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7202 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7202**

**692-2013** At 8:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7202 to subdivide 1 additional Rural Residential Lot from a parcel of land currently measuring 8 Acres.  
Richard Gosselin; Owner and Applicant attended the Delegation Chair in support of the Application.



The following Provincial comments were received:

Community & Regional Planning Branch:

Comment that the Development Plan provides for limited subdivision of land for residential purposes provided the lot will not interfere with adjacent land uses. Have concerns with further fragmentation of farmland and recommend Council carefully consider their decision. Do not Object.

Winnipeg Land Titles Office:

Require a 2 Lot Plan of Subdivision. (Standard comment)

Manitoba Hydro:

Will require Easements.

MTS:

Have new easement requirements.

MAFRI (Manitoba Agriculture, Food & Rural Initiatives:

Express concerns in regards to the creation of additional residential lots adjacent to an existing agricultural operation.

Correspondence was received from the R.M. of Ste. Anne addressing no objections.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7202**

**693-2013** Deschambault – Trudeau: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7202 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7202 (LOT 3, PLAN 15605 IN PT. SE¼ OF SECTION 5-9-7E); RICHARD & ROSE GOSSELIN**

**694-2013** Rivard – Heather: Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7202 as applied for subject to the following conditions:

- A Subdivision Survey be conducted and prepared by a Manitoba Land Surveyor verifying site areas/widths of the two parcels of land;
- If warranted by the Subdivision Survey the Owner(s)/Applicant obtain a Variation Order Application to vary the minimum site areas and site widths of the affected lots;
- The appropriate Building Location Certificate(s) prepared by a Manitoba Land Surveyor for the Residual Portion (currently maintaining the existing Single Family Dwelling) be submitted to the Municipality addressing the location of structures/buildings and on site wastewater management facilities in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate(s) the Owners/Applicants obtain the necessary variation order applications; and
- Dedication Fees in the amount of \$ 3,250.00 for the creation of 1 additional lot be paid to the Municipality.

**Carried.**

**CCLCC CHANGE ROOMS**

- 695-2013

**Trudeau – Menard:**

Resolved that Councillors Menard and Heather be delegated to acquire quotes for the supply and installation of a sump pit and pump at the Complexe Communautaire de Lorette Community Complex; and
- Be it further resolved that the work may be undertaken subsequent to the receipt of quotes to a maximum expense of \$5,000.00.

**Carried.**

**YOUTH FOR CHRIST/FLATLAND CAFÉ – GRANT REQUEST**

- 696-2013

**Trudeau – Koop:**

Resolved that a \$1,571.28 grant is authorized for release to the Youth for Christ Landmark program to assist at defraying the costs associated with the operations of the program.

**Carried.**

**ADJOURNMENT**

- 697-2013

**Trudeau – Koop:**

Resolved that the meeting is adjourned, the hour being 9:15 p.m.

**Carried.**

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**William Danylchuk,**  
**Mayor.**

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**Daniel Poersch,**  
**Chief Administrative Officer.**

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**David Menard,**  
**Deputy Mayor.**