

**MINUTES OF THE REGULAR DEVELOPMENT AND  
PLANNING MEETING HELD IN THE COUNCIL CHAMBERS OF  
THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE,  
MANITOBA ON JUNE 13<sup>TH</sup>, 2013 AT 7:00 P.M.**

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

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

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

**ADOPTION OF AGENDA**  
**558-2013** Trudeau – Stein: Resolved that this Meeting's Agenda be  
adopted as amended.

**Carried.**

**LOMBARD NORTH GROUP (1984) LTD. (ILE DES CHENES  
URBAN DEVELOPMENT)-SUMMARY**  
**559-2013** The Lombard North Group Summary Report  
regarding the Ile des Chenes Urban Development Proposal was re-  
circulated by the CAO to Council for discussion/deliberation.  
The CAO provided additional information  
from the respective Developers/Consultants of this project for Council's  
consideration.

**CONCERN – RETENTION POND (GENDRON ESTATES)  
KALEM ROAD**  
**560-2013** Menard – Trudeau: Whereas a concern has been submitted to  
the Office regarding a Retention Pond located at 30 Kalem Road;  
Resolved that correspondence be forwarded  
to the owner of the property addressing the concern brought forth.

**Carried.**

**DELEGATION – DAVID SUTHERLAND**  
**561-2013** At 7:15 p.m., David Sutherland, owner of  
property described as Lot 8, Block 2, Plan No. 14799 attended the  
Delegation Chair to discuss with Council procedure taken by the R.M. of  
Tache on various Planning Matters.  
Mr. Sutherland requested to obtain a copy of  
the Procedural By-law outlining the duties/functions required by Council  
Members.  
In addition Mr. Sutherland also submitted  
correspondence outlining a request for Council's consideration relating to  
the Development Plan Review currently underway.

**REVISED SUBDIVISION PROPOSAL (FILE NO. 4194-2013-7139);  
#6582827 MANITOBA LTD. (LUD LORETTE)**  
**562-2013** Stein – Menard: Whereas a revised Subdivision Proposal was  
submitted by Community & Regional Planning Branch for File No. 4194-  
2013-7139, and;

Whereas the revised Proposal was reviewed by the Lorette Local Urban District Committee at their June 4<sup>th</sup>, 2013 Meeting addressing no concerns and recommended Council Approve the revision as presented;

Resolved that Council acknowledge and **APPROVE** the revision to Subdivision Application File No. 4194-2013-7139 as presented.

**Carried.**

**MMSM (MULTI MATERIAL STEWARDSHIP MANITOBA)-2012 ANNUAL REPORT**

**563-2013**

The CAO presented to Council the 2012 Annual Report received from MMSM.

**MANITOBA INFRASTRUCTURE & TRANSPORTATION (DRAINAGE WORKS APPROVAL)-PTH #12 DITCH**

**564-2013**

**Trudeau – Menard:** Resolved that Council authorize the execution of an Agreement with Manitoba Infrastructure & Transportation to conduct the necessary Drainage Works adjacent to PTH #12 located along the NW & SW ¼ of Section 6-9-7EPM.

**Carried.**

**RON GERVAIS – ISSUANCE OF BUILDING PERMIT (PT. RL 57, PLAN 5597 PARISH OF LORETTE)**

**565-2013**

**Menard – Deschambault:** Whereas Mr. Gervais has requested Council to consider issuance of a Building Permit on property fronting an unimproved Municipal Road Allowance, and;

Whereas it is the Municipality's practice to allow residential development on improved roads only, and;

Whereas it is the Municipality's requirement for property owners interested to undertake residential development on unimproved roads to bring the unimproved road to the Municipal Standard at the property owners expense, and;

Whereas Mr. Gervais has declined to consider improving the road to Municipal Standards at his expense;

Resolved that no issuance of Building Permits be authorized on the property legally described as Pt. RL 57, Plan 5597, Parish of Lorette located immediately South of and adjacent to the undeveloped Municipal Road Allowance MUN 52N.

**Carried.**

**NOTICE OF PUBLIC HEARING – R.M. OF STE. ANNE CONDITIONAL USE ORDER #02-13 (PT. NE ¼ OF SECTION 34-8-7E)**

**566-2013**

**Rivard – Menard:** Resolved that Council address no concerns with The R.M. of Ste. Anne Conditional Use Order #02-13.

**Carried.**

**ZONING AGREEMENT (MUNICIPAL BOARD ORDER NO. B-13-006)-ZONING AMENDMENT BY-LAW NO. 17-2012**

**567-2013**

**Deschambault – Stein:** Resolved that Council acknowledge the recommendation of the Municipal Board Order No. B-13-006 along with the Lorette LUD Committee and prepare a Zoning Agreement relating to Zoning Amendment By-law No. 17-2012.

**Carried.**

**ABSENCE OF COUNCIL MEMBER**

**568-2013** **Rivard – Trudeau:** Resolved that Councillor Koop be excused from participating in tonight's scheduled Public Hearings.

**Carried.**

**OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #17-13 (LOT 1, PLAN 47431 IN PT. SE ¼ OF SECTION 27-9-4E) – ANTHONY & SANDRA PAYJACK**

**569-2013** **Trudeau – Menard:** Resolved that the Public Hearing on Variation Order Application No. VO #17-13 be opened.

**Carried.**

**DELEGATION – VARIATION ORDER APPLICATION NO. VO #17-13**

**570-2013** At 7:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #17-13 to vary the maximum height requirement for Accessory Buildings and the north side yard distance for the purpose of constructing a 26' x 48' Accessory Building (Shop) for personal use.

Anthony & Sandra Payjack; Owners and Applicants attended the Delegation Chair in support of the Application. No other correspondence or communication was received.

**CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #17-13**

**571-2013** **Menard – Trudeau:** Resolved that the Public Hearing on Variation Order Application No. VO #17-13 be closed.

**Carried.**

**COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #17-13 (LOT 1, PLAN 47431 IN PT. SE¼ OF SECTION 27-9-4E) – ANTHONY & SANDRA PAYJACK**

**572-2013** **Menard – Stein:** Resolved that Council **APPROVE** Variation Order Application No. VO #17-13 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.**

**CCLCC**

**573-2013** **Heather – Stein:** Whereas ongoing concerns have been addressed respecting various issues with the change rooms at the CCLCC; Resolved that Council request Harry Lang; Contractor to submit an estimate addressing costs to remedy these issues for Council's consideration.

**Carried.**

**NOMINATION – SWANA**

**574-2013** **Heather – Stein:** Resolved that Council nominate Councillor Trudeau to sit on the Board for Swana.

**Carried.**

**MANITOBA CAPITAL REGION TRANSPORTATION MASTER PLAN (PUBLIC OPEN HOUSE)-INVITATION**

**575-2013**

The CAO reminded Council of the upcoming Manitoba Capital Regions Transportation Master Plan Open House Invitation and confirmed attendance from the R.M. of Tache.

**OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #18-13 (PT. NW¼ OF SECTION 10-9-7E) – AURELE ROBERT**

**576-2013**

**Trudeau – Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #18-13 be opened.

**Carried.**

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU #18-13**

**577-2013**

At 7:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #18-13 to place a Brand New Modular Home establishing permanent residency for the Owner/Applicant.

Aurele Robert; Owner & Applicant attended the Delegation Chair supporting the Application.

No other correspondence or communication was received.

**CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #18-13**

**578-2013**

**Trudeau – Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #18-13 be closed.

**Carried.**

**COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #18-13 (PT. NW¼ OF SECTION 10-9-7E); AURELE ROBERT**

**579-2013**

**Rivard – Trudeau:** Resolved that Council **APPROVE** Conditional Use Application No. CU #18-13 subject to the following conditions:

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

**Carried.**

**OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU#19-13 (LOT 2, PLAN 16954 IN PT. NW ¼ OF SECTION 5-9-6E); JEFF KILLMURY (OWNER AND APPLICANT)**

**580-2013**

**Trudeau – Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #19-13 be opened.

**Carried.**

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU#19-13**

**581-2013**

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 #19-13 to place a CN container for personal storage purposes.

No formal representation was made at the Public Hearing.

Correspondence was received from Barbara Krosney & Kenneth Hicks **OBJECTING** to the Application.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #19-13**

**582-2013** **Trudeau – Deschambault:** Resolved that the Public Hearing on Conditional Use Application No. CU #19-13 be closed.

**Carried.**

**COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #19-13 (LOT 2, PLAN 16954 IN PT. NW ¼ OF SECTION 5-9-6E); JEFF KILLMURY (OWNER AND APPLICANT)**

**583-2013** **Menard – Heather:** Resolved that Council **REJECT** Conditional Use Application No. CU #19-13 as applied for.

**Carried.**

**OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #20-13 (LOT 48, PLAN 19074 IN PT. SE¼ OF SECTION 12-9-5E); NATERCIA (TESSA) DIACK (OWNER & APPLICANT)**

**584-2013** **Trudeau – Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #20-13 be opened.

**Carried.**

**DELEGATION – VARIATION ORDER APPLICATION NO. VO #20-13**

**585-2013** At 8:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #20-13 to vary the front yard distance, maximum height requirement & location of a proposed 2 Storey Accessory Building on the property consisting of storage and recreational area within the facility for personal use.

Tessa Diack; 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 #20-13**

**586-2013** **Trudeau – Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #20-13 be closed.

**Carried.**

**COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #20-13 (LOT 48, PLAN 19074 IN PT. SE¼ OF SECTION 12-9-5E); NATERCIA (TESSA) DIACK (OWNER & APPLICANT)**

**587-2013** **Heather – Deschambault:** Resolved that Council **APPROVE** Variation Order Application No. VO #20-13 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 – SUBDIVISION FILE NO. 4194-2013-7170 (LOT 3, BLOCK 2, PLAN 16931 IN PT. NE¼ OF SECTION 26-9-5E); ROMAN & ERIKA MELLING**

588-2013

**Trudeau – Heather:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7170 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7170**

589-2013

At 8:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7170 to create a separate parcel/title from a parcel of land currently measuring 49.21 acres for residential purposes.

Roman Melling; Owner & Applicant attended the Delegation Chair in support of the Application.

The following comments were received from the following Provincial Departments:

Community & Regional Planning Branch:

Comment that the Proposal is not in keeping with the R.M. of Tache Development Plan and support MAFRI's (Manitoba Agriculture, Food & Rural Initiatives) Objection to the proposal.

Winnipeg Land Titles:

Require a 2 Lot Plan of Subdivision (Standard Comment)

Manitoba Conservation:

Require additional information with respect to the Sewage Ejector System and clarification with the presence of Livestock Manure Manure & Mortalities System. Otherwise no concerns.

MAFRI (Manitoba Agriculture, Food & Rural Initiatives):

Objects to the Proposal unless the residual parcel can be consolidated with adjoining farmland. This Application does not comply with the the R.M. of Tache Development Plan Policies.

Shaw Cable:

No Concerns.

Mines Branch:

No Concerns.

Manitoba Infrastructure & Transportation:

No Concerns.

Manitoba Water Stewardship:

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. 4194-2013-7170**

**590-2013** **Deschambault – Trudeau:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7170 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7170 (LOT 3, BLOCK 2, PLAN 16931 IN PT. NE¼ OF SECTION 26-9-5E); ROMAN & ERIKA MELLING**

**591-2013** **Heather – Menard:** Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7170 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 Mobile Home) 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. 4194-2013-7181 (LOT 1, PLAN 52587 IN PT. NW¼ OF SECTION 12-9-7E); GREGORY & JANINE SARTORIS**

**592-2013** **Trudeau – Stein:** Resolved that the Public Hearing on Subdivision File No. 4194-2013-7181 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7181**

**593-2013** At 8:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7181 to create 1 additional Rural Residential Lot from a parcel of land currently measuring 4.35 Acres in size.

Public Hearing. No formal representation was made at the

received: The following Provincial comments were

Community & Regional Planning Branch:

Comment that the Proposal is in keeping with the R.M. of Tache Development Plan and address no concerns.

Winnipeg Land Titles Office:

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

Manitoba Hydro:

Will require Easements.

MAFRI (Manitoba Agri-  
culture, Food & Rural  
Initiatives:

Express concern due to the amount of Rural Residential Subdivision which already exists in an area zoned for Agricultural Use. No Formal Objection.

Manitoba Conservation:

No Concerns.

Shaw Cable:

No Concerns.

Mines Branch:

No Concerns.

Manitoba Water  
Stewardship Branch:

Have not replied to date.

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. 4194-2013-7181**

**594-2013** Deschambault – Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7181.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7181 (LOT 1, PLAN 52587 IN PT. NW¼ OF SECTION 12-9-7E); GREGORY & JANINE SARTORIS**

**595-2013** Rivard – Menard: Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7181 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; and
- Dedication Fees in the amount of \$ 3,250.00 for the creation of 1 additional lot be paid to the Municipality.

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7182(PT. SE¼ OF SECTION 12-9-7E); GREGORY & JANINE SARTORIS**

**596-2013** Trudeau – Deschambault: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7182 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO. 4194-2013-7182**

**597-2013** At 8:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7182 to subdivide a parcel of land currently measuring 80 Acres into 2 – 40 Acre parcels of land.



Public Hearing. No formal representation was made at the  
received: The following Provincial comments were

Community & Regional  
Planning Branch:

Comment that the Proposal conforms to the intent and policies of the R.M. of Tache Development Plan and Zoning By-law. Address no concerns.

Winnipeg Land Titles  
Office:

Require a 1 Lot Plan of Subdivision. (Standard comment)

Manitoba Hydro:

Will require Easements.

MAFRI (Manitoba Agri-  
culture, Food & Rural  
Initiatives:

No Concerns.

Manitoba Conservation:

No Concerns.

Shaw Cable:

No Concerns.

Mines Branch:

No Concerns.

Manitoba Water  
Stewardship Branch:

Have not replied to date.

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.  
4194-2013-7182**

**598-2013**

Trudeau – Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7182.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7182 (PT. SE¼ OF SECTION 12-9-7E); GREGORY & JANINE SARTORIS**

**599-2013**

Rivard – Stein: 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; and
- Dedication Fees in the amount of \$ 3,250.00 for the creation of 1 additional lot be paid to the Municipality.

**Carried.**

**600-2013**      **ADJOURNMENT**  
**Trudeau – Stein:**  
the hour being 8:45 p.m.

Resolved that the meeting be adjourned

**Carried.**

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

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