

MINUTES OF THE REGULAR DEVELOPMENT AND PLANNING MEETING HELD IN THE COUNCIL CHAMBERS OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE, MANITOBA ON JULY 16TH, 2015 AT 7:00 P.M.

MEMBERS PRESENT: Mayor Rivard, Councillors Trudeau, McGregor, Brunette, Poirier, Stein, Heather & Rivard.

IN ATTENDANCE: Christine Hutlet,
Chief Administrative Officer.
Tanis Klippenstein, Development Officer.

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

ADOPTION OF AGENDA.

613-2015 Trudeau-McGregor: Resolved this Meeting's Agenda be adopted as amended.

Carried.

**OPEN OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #23-15; MARC & JEANNE REMILLARD
(LOT 2, PLAN 19266 IN PT. SE ¼ OF SECTION 26-9-4E) - 9
DANELLE DRIVE.**

614-2015 Trudeau-Brunette: Resolved that the Public Hearing on Variation Order Application No. VO #23-15 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #23-15.

At 7:05 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #23-15 to vary the maximum height requirement of 15 feet for an existing Accessory Building to approximately 17 feet remedying a non-conformity that occurred during construction in July, 2013.

Correspondence was received from the Owner/Applicant in support of the Application.

**CLOSE OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #23-15.**

615-2015 Trudeau-Poirier: Resolved that the Public Hearing on Variation Order Application No. VO #23-15 be closed.

Carried.

COUNCIL DECISION - VARIATION ORDER APPLICATION NO. VO #23-15; MARC & JEANNE REMILLARD (LOT 2, PLAN 19266 IN PT. SE ¼ OF SECTION 26-9-4E) - 9 DANELLE DRIVE.

616-2015 Brunette-McGregor: Resolved that Variation Order Application No. VO #23-15 to vary the maximum height on the existing 30' x 40' Accessory Building from the required 15 feet to approximately 17 feet be **APPROVED** as applied for.

Carried.

OPEN OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #24-15; DANIEL & EMILY JOHNSON (RESIDUAL OF SUBDIVISION FILE NO. 4194-2013-7200)-PT. RL 90.

617-2015 Trudeau-Poirier: Resolved that the Public Hearing on Variation Order Application No. VO #24-15 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #24-15.

At 7:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #24-15 to vary the minimum site area and site width requirement finalizing a condition of Subdivision File No. 4194-2013-7200 currently being processed by The Community & Regional Planning Branch.

No formal representation was made on the Application.

CLOSE OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #24-15.

618-2015 Trudeau-Brunette: Resolved that the Public Hearing on Variation Order Application No. VO #24-15 be closed.

Carried.

COUNCIL DECISION - VARIATION ORDER APPLICATION NO. VO #24-15; DANIEL & EMILY JOHNSON (RESIDUAL OF SUBDIVISION FILE NO. 4194-2013-7200)-PT. RL 90.

619-2015 Heather-Brunette: Resolved that Council **APPROVE** Variation Order Application No. VO #24-15 varying the minimum site area requirement in "AG"; Agricultural General Zone from 80 Acres to approximately 27.14 Acres and the minimum site width requirement from 600 feet to approximately 410 feet for the residual parcel finalizing a condition of Subdivision File No. 4194-2013-7200 currently being processed by The Community & Regional Planning Branch.

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2015-7534; ROMAN & ERIKA MELLING (OWNERS & APPLICANTS) PT. NE ¼ OF SECTION 26-9-5E.

620-2015 Trudeau-McGregor: Resolved that the Public Hearing on Subdivision File No. 4194-2015-7534 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2015-7534.

At 7:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2015-7534.

No formal representation was made on the Application.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2015-7534.

621-2015 Trudeau-Brunette: Resolved that the Public Hearing on Subdivision File No. 4194-2015-7534 be closed.

Carried.

Council Stein arrived at this time being 7:22 p.m.

**COUNCIL DECISION - SUBDIVISION FILE NO. 4194-2015-7534;
ROMAN & ERIKA MELLING (OWNERS & APPLICANTS) PT. NE ¼
OF SECTION 26-9-5E.**

622-2015

Heather-Trudeau: Resolved that Council **APPROVE**
Subdivision File No. 4194-2015-7534 subject to the following conditions;

- Subdivision Survey Plan be prepared by a Manitoba Land Surveyor addressing the site area and site widths of each proposed lot;
- If warranted by Subdivision Survey Plan the appropriate Variation Orders be applied for;
- A Building Location Certificate be prepared by a Manitoba Land Surveyor and submitted to the Municipality, illustrating all building and/or structures on Proposed Lot 1 in relation to the newly proposed lot lines and;
- If warranted by the Building Location Certificate the appropriate Variation Orders be applied for and;
- Current Applicable Dedication & Capital Levy fees as outlined in the R.M of Tache By-Laws be paid to the Municipality.

Carried.

**OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-
2015-7561; VIVANT LORETTE INC. (OWNERS) G & E HOMES
MURRAY HIEBERT (APPLICANTS) ORG. LOT 5 PLAN 57311 IN
PT. RL 56 PARISH OF LORETTE.**

623-2015

Trudeau-Brunette: Resolved that the Public Hearing on
Subdivision File No. 4194-2015-7561 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2015-7561.

At 7:30 p.m.; the time specified in the Notice
required to be circulated; Council conducted the Public Hearing on
Subdivision File No. 4194-2015-7561.

No formal representation was made on the
Application.

**CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-
2015-7561.**

624-2015

Trudeau-Rivard: Resolved that the Public Hearing on
Subdivision File No. 4194-2015-7561 be closed.

Carried.

**COUNCIL DECISION - SUBDIVISION FILE NO. 4194-2015-7561;
VIVANT LORETTE INC. (OWNERS) G & E HOMES MURRAY
HIEBERT (APPLICANTS) ORG. LOT 5 PLAN 57311 IN PT. RL 56
PARISH OF LORETTE.**

625-2015

Stein-Poirier: Resolved that Council **APPROVE**
Subdivision File No. 4194-2015-7561 subject to;

- A Subdivision Survey Plan be prepared by a Manitoba Land Surveyor addressing the Lot sizes of each parcel and;
- If warranted by the Subdivision Survey Plan the appropriate Variation Order Applications be applied for and;
- Current Applicable Dedication & Capital Levy fees as outlined in the R.M of Tache By-Laws be paid to the Municipality.

Carried.

PUBLIC HEARING - R.M OF STE. ANNE CONDITIONAL USE ORDER CU #06-15 (PT. W ¼ 7-7-8E 37097 PR 302).

626-2015 Trudeau-McGregor: Resolved that Council has no concerns with the R.M. of Ste. Anne Conditional Use Order CU #06-15.

Carried.

REVISED SUBDIVISION FILE NO. 4194-2014-7475; ROMAN PED.

627-2015 Rivard-Heather: Resolved that Council APPROVE the proposed revision to Subdivision File No. 4194-2014-7475 subject to;

- A Subdivision Survey Plan be prepared by a Manitoba Land Surveyor addressing the Lot sizes of each parcel and;
- If warranted by the Subdivision Survey Plan the appropriate Variation Order Applications be applied for and;
- A Building Location Certificate be prepared by a Manitoba Land Surveyor and submitted to the Municipality, illustrating all building and/or structures on the consolidated Lot in relation to the newly proposed lot lines and;
- If warranted by the Building Location Certificate the appropriate Variation Orders be applied for;

Carried.

OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2015-7535; JANUS KOSTER & ELISABETH GEZINA KOSTER (OWNERS) AND LOEWEN HENDERSON BANMAN LEGAULT (APPLICANTS) IN PT. SW & SW ¼ OF SECTION 11-9-6E.

628-2015 Trudeau-Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2015-7535 be opened.

Carried.

DELEGATION - SUBDIVISION FILE NO. 4194-2015-7535.

At 7:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2015-7535.

No formal representation was made on the Application.

CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2015-7535.

629-2015 Trudeau-McGregor: Resolved that the Public Hearing on Subdivision File No. 4194-2015-7535 be closed.

Carried.

COUNCIL DECISION - SUBDIVISION FILE NO. 4194-2015-7535; JANUS KOSTER & ELISABETH GEZINA KOSTER (OWNERS) AND LOEWEN HENDERSON BANMAN LEGAULT (APPLICANTS) IN PT. SW & SW ¼ OF SECTION 11-9-6E.

630-2015 Heather-Trudeau: Resolved that Council APPROVE Subdivision File No. 4194-2015-7535 subject to the following;

- A Subdivision Survey Plan be prepared by a Manitoba Land Surveyor addressing the Lot sizes of each parcel and;
- If warranted by the Subdivision Survey Plan the appropriate Variation Order Applications be applied for;

Carried.

**OPEN OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #25-15; PETER SENCHUK (NW 10-9-4E)
851 ARNOULD ROAD.**

631-2015 Trudeau-Brunette: Resolved that the Public Hearing on Variation Order Application No. VO #25-15 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #25-15.

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 #25-15.

Peter Senchuk; Owner & Applicant attended the Delegation Chair in support of the Application.

**CLOSE OF PUBLIC HEARING - VARIATION ORDER
APPLICATION NO. VO #25-15.**

632-2015 Trudeau-McGregor: Resolved that the Public Hearing on Variation Order Application No. VO #25-15 be closed.

Carried.

COUNCIL DECISION - VO #25-15; PETER SENCHUK (NW 10-9-4E) 851 ARNOULD ROAD.

633-2015 Trudeau-Brunette: Resolved that Variation Order Application No. VO #25-15 be APPROVED subject to;

- The necessary Permits be obtained from the Municipal Building Inspector prior to construction of the Accessory Building (Garage).

Carried.

DELEGATION - WILLIAM TOKARCHUK & JENNIFER GORETS (CU #11-15; MOBILE HOME)-PT. SW ¼ OF SECTION 33-9-8E.

At 7:52 p.m.; Jennifer Gorets; Owner of the property legally described as pt. SW¼ of Section 33-9-8E attended the Delegation Chair at the request of Council.

Council acknowledged that in order to render a decision on CU #11-15 for the placement of a Mobile Home discussion on the matter of the undeveloped portion of Municipal Road Allowance MUN 53N was necessary.

Council advised the Delegate a new Road Development Policy was adopted and proceeded with the review of the document.

Consensus from the Delegate was that they were prepared to comply with the adoption of the policy in order to receive Council approval on the Conditional Use Application.

COUNCIL DECISION - CONDITIONAL USE APPLICATION NO. CU #11-15; WILLIAM TOKARCHUK & JENNIFER GORETS (PT. SW ¼ OF SECTION 33-9-8E).

634-2015 Rivard-Brunette: Resolved that Council APPROVE Conditional Use Application No. CU #11-15 for the placement of the Mobile Home on the property legally described as Pt. SW¼ of Section 33-9-8E subject to the following conditions;

- The Owners/Applicants acknowledge and comply with the newly adopted Road Development Policy;

- Costs relating to the construction of the undeveloped portion of MUN 53N to the same standard as the connecting developed roadway or as may

be required by the R.M. of Taché’s Public Works Committee (as outlined in the Road Development Policy) be incurred by the Owners/Applicants;
 - An inspection of the Mobile Home be conducted by the Municipal Building Inspector prior to placing the facility on the property;
 - Associated Inspection costs be incurred by the Owners/Applicants, and;
 - All Building 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 #26-15; JASON HUDON
 (LOT 2, PLAN 17135 IN PT. SE OF SECTION 31-9-8E).**

635-2015 Trudeau-Stein: Resolved that the Public Hearing on Variation Order Application No. VO #26-15 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #26-15.

At 8:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #26-15.

Jason Hudon; Owner & Applicant attended the Delegation Chair in support of the Application.

**CLOSE OF PUBLIC HEARING - VARIATION ORDER
 APPLICATION NO. VO #26-15.**

636-2015 Trudeau-McGregor: Resolved that the Public Hearing on Variation Order Application No. VO #26-15 be closed.

Carried.

COUNCIL DECISION - VARIATION ORDER APPLICATION NO. VO #26-15; JASON HUDON (LOT 2, PLAN 17135 IN PT. SE OF SECTION 31-9-8E).

637-2015 Rivard-Trudeau: Resolved that Variation Order Application No. VO #26-15 be **APPROVED** subject to;

- The necessary Permits be obtained from the Municipal Building Inspector prior to construction of the Accessory Building (Garage).

Carried.

ADJOURNMENT.

638-2015 Trudeau-Brunette: Resolved the meeting be adjourned, the hour being 8:00 p.m.

Carried.

**Robert Rivard,
 Mayor.**

**Christine Hutlet,
 CAO.**