

**MINUTES OF THE REGULAR DEVELOPMENT AND
PLANNING MEETING HELD IN THE COUNCIL CHAMBERS
OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE,
MANITOBA ON FEBRUARY 13TH, 2014 AT 7:00 P.M.**

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

IN ATTENDANCE: Dan Poersch,
Chief Administrative Officer,
Tanis Klippenstein, Development
Officer

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

ADOPTION OF AGENDA
131-2014 **Trudeau-Heather:** Resolved this Meetings Agenda be adopted
as presented.

Carried.

ABSENCE OF COUNCIL MEMBER
132-2014 **Trudeau-Menard:** Resolved that Councillor Koop be excused
from participating in tonight's Public Hearings.

Carried.

**NOTICE OF PUBLIC HEARING – TOWN OF NIVERVILLE
(ZONING AMENDMENT BY-LAW NO. 663-08)**
133-2014 **Trudeau-Menard:** Resolved that Council address no concerns
with the Town of Niverville Zoning Amendment By-law 663-08.

Carried.

**NOTICE OF PUBLIC HEARING – R.M OF SPRINGFIELD
CONDITIONAL USE CU #14-03 (LOT 2 PLAN 37115 W.L.T.O
WITHIN SE ¼ 3-10-4EPM).**
134-2014 **Menard-Heather:** Resolved that Council address no concerns
with the R.M of Springfield Conditional Use CU #14-03.

Carried.

MIT AGREEMENT
135-2014 **Trudeau-Deschambault:** Resolved that council authorize signature of
agreement with MIT for PTH 59 between 42N & 43N.

Carried.

**OPEN OF PUBLIC HEARING – VARIATION ORDER
APPLICATION NO. VO #07-14; GEORGE DURAND - OWNER &
GERARD SIMARD; APPLICANT (PROPOSED PCL. “B” OF PT.
FRACTIONAL SECTIONS 1 & 12-9-5E; LOT 5/6 BLOCK 2 PLAN
19073).**

136-2014 **Trudeau-Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #07-14 be opened.

Carried.

**DELEGATION – VARIATION ORDER APPLICATION NO.
VO #07-14.**

137-2014 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 #07-14.

No one 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 #07-14; GEORGE DURAND - OWNER &
GERARD SIMARD; APPLICANT (PROPOSED PCL. “B” OF PT.
FRACTIONAL SECTIONS 1 & 12-9-5E; LOT 5/6 BLOCK 2 PLAN
19073).**

138-2014 **Trudeau-Stein:** Resolved the Public Hearing on Variation Order Application No. VO #07-14 be closed.

Carried.

**COUNCIL DISPOSITION – VARIATION ORDER APPLICATION
NO. VO #07-14; GEORGE DURAND - OWNER & GERARD
SIMARD; APPLICANT (PROPOSED PCL. “B” OF PT.
FRACTIONAL SECTIONS 1 & 12-9-5E; LOT 5/6 BLOCK 2 PLAN
19073).**

139-2014 **Heather-Rivard:** Resolved that Council **APPROVE** Variation Order Application No. VO #07-14 as applied for.

Carried.

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-
2013-7269; BERNARD & LISE MCDOUGALL (ORG. LOT 2 PLAN
20387 IN PT. RL 14).**

140-2014 **Trudeau-Menard:** Resolved that the Public Hearing on Subdivision Application File No. 4194-2013-7269 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2013-7269;

141-2014 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. 4194-2013-7269.

Bernard McDougall; Owner/Applicant attended the Delegation Chair in support of the Application.

Randy Anderson & Deborah Laramée;
Residents of 25125 River Road attended the Delegation chair expressing concerns regarding flood areas, elevation levels, and opposing to the Subdivision Application.

The following Provincial comments were received on the Application:

Community & Regional
Planning Branch:

Comments the applicant obtains a geotechnical engineering investigation of the river bank and provide Council with a concept plan. They also commented the proposed subdivision appears to meet the intent of the Development Plan.

Winnipeg Land Titles:

Requires a **3 parcel plan** with consideration of a right of way agreement.

MTS Inc.:

Requires easement agreements and right of ways.

Hydrologic Forecasting
& Water Management:

Recommends a geotechnical engineering investigation of the river embankment be done to determine the appropriate development setback distance and structure location within the lot to allow for riverbank erosion and/or instability over the ensuing 50 year period.

Water Stewardship:

Requires the following before the lots are developed:

- 1) An engineered drainage plan, as per the attached specifications
- 2) The establishment of adequate flood protection measures/levels.

Onsite Waste & Water
Management:

No Concerns to date

Mines, MAFRI &
Shaw Cable:

No Concerns

Culture, Heritage &
Tourism:

No reply to date.

Inquiries were made at the office however, no other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7269; BERNARD & LISE MCDOUGALL (ORG. LOT 2 PLAN 20387 IN PT. RL 14).

142-2014

Tredeau–Deschambault: Resolved the Public Hearing on Subdivision Application File No. 4194-2013-7269 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7269; BERNARD & LISE MCDUGALL (ORG. LOT 2 PLAN 20387 IN PT. RL 14)

- 143-2014** **Menard–Stein:** Resolved that Council **APPROVE** Subdivision Application File No. 4194-2013-7269 as applied for subject to the following conditions:
- That the minimum site widths for all proposed lots are verified by a Manitoba Land Surveyor, and if required the appropriate variations be obtained;
 - A Building Location Certificate be prepared by a Manitoba Land Surveyor illustrating the location of buildings/structures including septic fields, on the affected land in relation to the proposed property lines;
 - If warranted by the Building Location Certificate the appropriate Variation Order Applications be applied for;
 - A geotechnical engineering investigation of the river embankment is obtained;
 - An engineered drainage plan and establishment of adequate flood protection measures/levels is obtained;
 - A **3 parcel plan** with consideration of a right of way agreement is obtained;
 - The Development Agreement be entered into with the R.M of Tache, inclusive of all matters pertinent to the municipality.
 - Dedication Fees for the creation of 2 additional lots be paid to the Municipality in the amount of \$10,000.00 (2 x \$5,000/lot).

Carried.

- 144-2014** **ADJOURNMENT**
Trudeau–Deschambault: Resolved the meeting is adjourned, the hour being 8:30 p.m.

Carried.

William Danylchuk,
Mayor.

Daniel Poersch,
Chief Administrative Officer.