

MINUTES OF THE REGULAR DEVELOPMENT AND PLANNING MEETING HELD IN THE COUNCIL CHAMBERS OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE, MANITOBA ON JULY 10TH, 2014 AT 7:00 P.M.

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

Councillor Stein arrived at 7:15 p.m.

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

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

ADOPTION OF AGENDA

646-2014 Trudeau-Heather: Resolved this Meeting's Agenda be adopted as amended.

Carried.

ABSENCE OF COUNCIL MEMBER(S)

647-2014 Trudeau-Rivard: Resolved that Councillor Koop be excused from participating in this evenings Public Hearings.

Carried.

DELEGATION – STE. GENEVIEVE COMMUNITY CENTRE; DANIELLE SERCEAU & YVON LEGAL (FUNDING)

648-2014 At 7:10 p.m.; Danielle Serceau, attended the Delegation Chair requesting Council's consideration for requesting an additional \$20,000.00 donation. This would allow them to build the proposed play structure, play area, and storage shed as presented in the package provided by Ste. Genevieve Community Centre Executive.

Councillor Stein arrived to the Meeting at this time being 7:15 p.m.

NOTICE OF PUBLIC HEARING – R.M OF RITCHOT; THE MACDONALD-RITCHOT PLANNING DISTRICT BY-LAW NO 2/14 BEING AN AMENDMENT TO THE MACDONALD-RITCHOT DEVELOPMENT PLAN BY-LAW NO. 2/10.

649-2014 Trudeau-Menard: Resolved that Council address no concerns with The Macdonald-Ritchot Planning District By-Law No. 2/14; being an amendment to re-designate parts of River Lot 233 to 240 inclusive, from "UCH"; Urban Centre Hold Policy Area and from "GZ" Green/Agricultural Policy Area to "UC"; Urban Centre Policy Area.

Carried.

SUBDIVISION FILE NO. 4194-2014-7398 – REPLACEMENT FOR FILE NO. 4194-2011-5203 (PT. SW ¼ OF SECTION 22-9-7E); LYNDIA ROZSA-OWNER & SCOTT ROZSA-APPLICANT

650-2014 Trudeau-Heather: Whereas Subdivision Application under File No. 4194-2011-5203 has expired inclusive of the extension request, and

Whereas the new proposed Subdivision Application received from Community & Regional Planning Branch under File No. 4194-2014-7398, is hereby replacing the expired Subdivision Application with no amendments to the initial proposal allowing the Applicant to finalize the Subdivision; and

Whereas a Public Hearing was conducted on File No. 4194-2011-5203 at which time no objections/concerns were raised from any public representation;

Resolved that Council accept and **APPROVE** the New Application submitted by The Community & Regional Planning Branch under File No. 4194-2014-7398, and;

Be It Further Resolved Approval is given on the replacement of Subdivision Application subject to the following conditions:

- A Subdivision Survey Plan be conducted by a Manitoba Land Surveyor and submitted to the Municipality verifying the site area and widths for each parcel;
- If warranted by the Survey Plan that the appropriate Variation Order Applications be applied for;
- Council acknowledge the recommendation of Manitoba Infrastructure & Transportation;
- A Development Agreement be entered into addressing the construction of the Roadway and any other infrastructure issues that Council feels necessary, and;
- Dedication Fees in the amount of \$7,500.00 (2 x \$3,750.00) be paid to the Municipality for the creation of 2 additional lots as stipulated in the R.M. of Tache Dedication Fee By-law No. 18-2009 for the current year.
- Recreation Dedication Fee in the amount of \$2,000.000 (2 x \$1000) be paid to the Municipality.

Carried.

BY-LAW NO. 2-2014; ZONING AMENDMENT (PROPOSED LOTS OF SUBDIVISION PLAN); E ½ OF SW/NW ¼ OF SECTION 23-8-5E LUD LANDMARK (3RD READING)

651-2014 **Trudeau-Menard:** Resolved that Zoning Amendment By-Law No. 2-2014 to rezone Proposed Lots of Subdivision Plan originally in pt. E ½ of the SW/NW ¼ of Section 23-8-5E located in the LUD of Landmark from “RL”; Residential Limited Zone to “RG”; Residential General Zone be given 3rd and Final Reading and be adopted.

In Favour: Councillors Trudeau, Menard, Stein, Heather & Rivard, Deputy Mayor Deschambault

Against: Nil

Abstained: Nil

Motion Carried.

MUNICIPAL BOARD ORDER NO. B-1-004 (SUBDIVISION APPEAL); ROMAN & ERIKA MELLING (PT NE 26-9-5E)

652-2014 **Heather-Trudeau:** Whereas Municipal Board Order No. B-14-004 has been received addressing the Municipal Board’s decision **TO REJECT** the Subdivision Appeal submitted by Roman & Erika Melling;

Resolved that Council acknowledge the decision of the Municipal Board.

Carried.

CONTINUATION OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #28-14; MONIQUE LAPOINTE (LOT 24 BLOCK 3 PLAN 13364; 113 ST. MICHAELS CRESCENT).

653-2014 Trudeau-Heather: Resolved that the continuation of Public Hearing on Variation Order Application No. VO #28-14 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #28-14;

654-2014 At 7:20 p.m.; Council conducted the continuation of Public Hearing on Variation Order Application No. VO #28-14.

The Lorette LUD Committee at their June 23rd Meeting passed a resolution recommending a 20' x 24' Accessory Building (Garage). Allowing for a side yard of 3 feet and a wall to wall separation of 7 feet.

Monique Lapointe; Owner & Applicant attended the Delegation Chair acknowledging the recommendation of the Lorette LUD Committee.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #28-14.

655-2014 Trudeau-Rivard: Resolved the Public Hearing on Variation Order Application No. VO #28-14 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #28-14; MONIQUE LAPOINTE (LOT 24 BLOCK 3 PLAN 13364; 113 ST. MICHAELS CRESCENT).

656-2014 Stein-Trudeau: Resolved that Variation Order Application No. VO #28-14 be **APPROVED** as per the LUD recommendations, subject to the following conditions:

- The Accessory building be reduced to a 20 foot width maintaining a side yard distance of 3 feet, and a building distance of 7 feet wall to wall from the dwelling to the Accessory Building.
- All the necessary Building Permits be acquired from the Municipal Building Inspector prior to the construction of the Accessory Building.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #31-14; RACHELLE PENNER/PAUL SARRASIN (LOT 8 BLOCK 2 PLAN 12241; 169 FIRST ST. W - LANDMARK).

657-2014 Trudeau-Heather: Resolved that the Public Hearing on Variation Order Application No. VO #31-14 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #31-14;

658-2014 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 #31-14.

Paul Sarrasin; Owner, attended the Delegation Chair on behalf of the Application.

The Landmark LUD Committee at their Regular scheduled July 7, 2014 meeting **APPROVED** the application as applied for.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #31-14.

659-2014 **Trudeau-Stein:** Resolved the Public Hearing on Variation Order Application No. VO #31-14 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #31-14; RACHELLE PENNER/PAUL SARRASIN (LOT 8 BLOCK 2 PLAN 12241; 169 FIRST ST. W - LANDMARK).

660-2014 **Trudeau-Stein:** Resolved that Variation Order Application No. VO #31-14 be **APPROVED** subject to the following conditions:

- All the necessary Building Permits be acquired from the Municipal Building Inspector prior to the construction of the Accessory Building.

Carried.

DELEGATION – CORY CARRIERE (LOT 3 PLAN 47509); PROPOSED ACCESSORY BUILDING.

661-2014 At 7:40 p.m.; Cory Carriere, Owner & Applicant attended the Delegation Chair requesting Council's consideration to construct an Accessory Building measuring approximately 40' x 40' (Approx. 1600 sq. ft.), for the purpose of storing Building Material and Equipment for the construction of a Future Single Family Dwelling.

ACCESSORY BUILDING (LOT 3 PLAN 47509).

662-2014 **Rivard-Trudeau:** Resolved that Council **APPROVE** for the construction of an Accessory Building subject to the following conditions:

- The Accessory Building comply with the R.M. of Tache Zoning By-law requirements respecting yard distances, location and maximum height;
 - Variation Order Application(s) be applied for if required, and;
 - That the necessary Building Permit be obtained from the Municipal Building Inspector prior to the construction of the Accessory Building.

Carried.

NOTICE OF PUBLIC HEARING – R.M OF HANOVER; ZONING AMENDMENT BY-LAW NO. 2348-2014 (THE LANDS AFFECTED BY DEPOSIT NO. 291/2014 IN THE COMMUNITY OF KLEEFELD).

663-2014 **Trudeau-Menard:** Resolved that Council address no concerns with The R.M of Hanover Zoning Amendment By-law No. 2348-2014 to re-zone the lands affected by Deposit No. 291/2014 in the community of Kleefeld from "UR"; **Urban Residential Zone**, to partly "RT" **Residential Two-Family Zone** and partly "RM" **Residential Multiple-Family Zone**.

Carried.

NOTICE OF PUBLIC HEARING – R.M OF HANOVER BY-LAW NO. 2351-14; ZONING RE-DESIGNATE TO THE HANOVER DEVELOPMENT PLAN BY-LAW 2170.

- 664-2014** **Trudeau-Stein:** Resolved that Council address no concerns with The R.M of Hanover Zoning By-law No. 2170 to re-designate Parcel A and the most Easterly 61 feet of Parcel B, Plan 8999 WLTO from **Industrial Area to Residential Area.**

Carried.

NOTICE OF PUBLIC HEARING – R.M OF HANOVER BY-LAW NO. 2352-14; AMENDMENT TO ZONING BY-LAW NO. 2171.

- 665-2014** **Trudeau-Rivard:** Resolved that Council address no concerns with The R.M of Hanover Zoning Amendment By-law No. 2352-2014 to re-zone Parcel A and the most Easterly 61 feet of Parcel B, Plan 8999 WLTO in the community of New Bothwell from “M” **Industrial Zone to “RT” Residential Two-Family Zone.**

Carried.

666-2014 **HYDRO PROPOSAL FOR AGREEMENT**

Trudeau-Menard: Resolved that Council authorize the signature for the agreement of Manitoba Hydro proposal for File No. P: 21411.

Carried.

FINANCIAL STATEMENT – JUNE 30TH, 2014

- 667-2014** **Menard-Trudeau:** Resolved that the financial statements to June 30th, 2014, be **ACKNOWLEDGED** as presented.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #32-14; TRAVIS & LORETTA TETRAULT; (LOT 3 PLAN 16920 IN PT. SE ¼ OF SECTION 31-9-6E).

- 668-2014** **Trudeau-Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #32-14 be opened.

Carried.

DELEGATION - VARIATION ORDER APPLICATION NO. VO #32-14;

- 669-2014** 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 #32-14 to vary the location of the proposed Accessory Building and the front yard distance requirement.

Travis Tetrault; Owner & Applicant attended the Delegation Chair in support of the Application.

Eric & Gail Agustine; Owners & Residents of Lot 15 Plan 16932 submitted correspondence addressing concerns with snow drifts due to the location and **Object** to the Application.

No other correspondence or communication has been received to date.

Carried.

CLOSE OF PUBLIC HEARING - VARIATION ORDER APPLICATION NO. VO #32-14.

- 670-2014** **Trudeau-Heather:** Resolved that Variation Order Application

No. VO #32-14 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #32-14; TRAVIS & LORETTA TETRAULT; (LOT 3 PLAN 16920 IN PT. SE ¼ OF SECTION 31-9-6E).

671-2014 Heather-Menard: Resolved that Variation Order Application No. VO #32-14 be **APPROVED** subject to the following conditions:

- All the necessary Building Permits be acquired from the Municipal Building Inspector prior to the construction of the Accessory Building.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7400; ALVIN & AUDREY WIEBE (IN PT. NE ¼ OF SECTION 27-9-5E).

672-2014 Trudeau-Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7400 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2014-7400;

673-2014 At 8:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7400.

Mona Jodoin; on behalf of the Owner(s) attended the Delegation in support of the Application.

Melanie Klassen; Owner & Resident of 27047 Stuart Road attended the delegation chair inquiring about her own property lines, and does **NOT** object to the application.

Community & Regional Planning Branch commented that the Proposal is in keeping with the R.M. of Tache Development Plan and Zoning By-law and have conditionally approved the Subdivision as presented.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7400;

674-2014 Trudeau-Menard: Resolved that Subdivision File No. 4194-2014-7400 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2014-7400; ALVIN & AUDREY WIEBE (IN PT. NE ¼ OF SECTION 27-9-5E).

675-2014 Heather-Stein: Resolved that Subdivision File No. 4194-2014-7400 be **APPROVED** 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 the Residual 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;

- Dedication Fee in the amount of \$5,000.00 be paid to the Municipality for the creation of 1 additional title.
- Recreation Dedication Fee in the amount of \$1,000.000 be paid to the Municipality.

Carried.

676-2014 **OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7395; LUC & DIANE DUPUIS (PT. SW ¼ OF SECTION 32-8-5 EPM). Trudeau-Menard:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7395 be opened.

Carried.

677-2014 **DELEGATION – SUBDIVISION FILE NO. 4194-2014-7395**
At 8:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7395.

Luc Dupuis; Owner & Applicant attended the Delegation Chair in support of the Application.

Community & Regional Planning Branch commented that the Proposal is in keeping with the R.M. of Tache Development Plan and Zoning By-law and have conditionally approved the Subdivision as presented.

No other correspondence or communication has been received to date.

678-2014 **CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7395; Trudeau-Menard:** Resolved that the Public Hearing on Subdivision File No. 4191-2014-7395 be closed.

Carried.

679-2014 **COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2014-7395; LUC & DIANE DUPUIS (PT. SW ¼ OF SECTION 32-8-5 EPM). Trudeau-Heather:** Resolved that Subdivision File No. 4194-2014-7395 be **APPROVED** 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 the Residual Lot in relation to the newly proposed lot lines;
- If warranted by the Building Location Certificate and/or Subdivision Survey Plan the appropriate Variation Order Applications be applied for and;
- Dedication Fee in the amount of \$5,000.00 be paid to the Municipality for the creation of 1 additional title.
- Recreation Dedication Fee in the amount of \$1,000.000 be paid to the Municipality.

Carried.

680-2014 **TACHE COMMUNITY DAY CARE DONATION REQUEST**
The CAO updated Council with correspondence received from Tache Community Day Care, regarding donations towards improving their playground. Council recommend that Councillor Stein, Deputy Mayor Deschambault, and the LUD of Lorette go to the site to review and bring back to council.

**OPEN OF PUBLIC HEARING – VARIATION ORDER
APPLICATION NO. VO #33-14; EMILE MENARD (LOT 4 PLAN
44259).**

681-2014 **Trudeau-Heather:** Resolved that the Public Hearing on Variation Order Application No. VO #33-14 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #33-14;

682-2014 At 8:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Variation Order Application No. VO #33-14.

Emile Menard; Owner & Applicant attended the Delegation in support of the Application.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING – VARIATION ORDER
APPLICATION NO. VO #33-14;**

683-2014 **Trudeau-Menard:** Resolved that the Public Hearing on Variation Order Application No. VO #33-14 be closed.

Carried.

**COUNCIL DISPOSITION – VARIATION ORDER APPLICATION
NO. VO #33-14; EMILE MENARD (LOT 4 PLAN 44259).**

684-2014 **Trudeau-Stein:** Resolved that Variation Order Application No. VO #33-14 be **APPROVED** subject to the following conditions:

- All the necessary Building Permits be acquired from the Municipal Building Inspector prior to the construction of the Accessory Building.

Carried.

**ROAD NAME SUGGESTIONS FOR SUBDIVISION FILE NO.
4194-2012-7048:**

685-2014 **Rivard-Trudeau:** Whereas the following Road Name Suggestions were submitted by the Developer for a Public Roadway within a Residential Development under Subdivision File No. 4194-2012-7048:

- Chammartin Drive;
- Cranberry Drive; and
- Paradise Drive

Resolved that Council **APPROVE** Chammartin Drive for the proposed Public Roadway.

Carried.

**OPEN OF PUBLIC HEARING – CONDITIONAL USE
APPLICATION NO. CU #35-14; PETER & CINDY CRERAN (LOT 1
PLAN 54994).**

686-2014 **Trudeau-Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #35-14 be opened.

Carried.

DELEGATION – CONDITIONAL USE APPLICATION NO. CU #35-14;

687-2014 At 8:30 p.m.; the time specified in the Notice

required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #35-14.

Cindy Creran; Owner & Applicant attended the Delegation in support of the Application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #35-14;

688-2014 Trudeau-Heather: Resolved that the Public Hearing on Conditional Use Application No. CU #35-14 be closed.

Carried.

COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #35-14; PETER & CINDY CRERAN (LOT 1 PLAN 54994).

689-2014 Trudeau-Heather: Resolved that Conditional Use Application No. VO #35-14 be **APPROVED** subject to the following conditions:

- A Garden Suite Agreement be entered into between all affected parties prior to obtaining the necessary Building Permits, and;
- The Garden Suite comply with the R.M. of Tache Zoning By-law yard setback distance requirements, and;
- All necessary Building Permits be obtained from the Municipal Building Inspector prior to the placement of the Garden Suite.

Carried.

CONTINUATION OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7190-PHASE 1; LORETTE GOLF COURSE LTD./ ESTATE OF LEO TAILLEFER (PT. RL 48/49, PARISH OF LORETTE)

690-2014 Trudeau-Stein: Resolved that the Continuation of Public Hearing on Subdivision File No. 4194-2013-7190; being Phase 1 of a 10 Phase Subdivision Development be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2013-7190; LORETTE GOLF COURSE LTD./ESTATE OF LEO TAILLEFER

691-2014 At 8:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7190 being Phase 1 of a 10 Phase Multi Residential Development.

David Grant & Matt Akins; Representatives of Lorette Golf Course Ltd. attended the Delegation Chair continuing their support on the Application.

A Secondary Plan per the recommendation of Community & Regional Planning Branch, the LUD of Lorette Committee and Council was submitted and adopted on June 12th, 2014.

In addition to the recommendations/ comments received from the various Provincial Departments in November 14th, 2013 and review of the Secondary Plan the following revised comments/recommendations were received as outlined below:

Community & Regional Planning Branch:

Recommends the Following Conditions:

- a) The applicant enters into a Development Agreement with the Municipality that

addresses, but is not necessarily limited to, establishing public roads, public reserves, municipal service expansion ext. This agreement **must** restrict the placement of structures on land subject to flooding;

- b) Building permits will not be issued until the Lorette sewage lagoon has capacity to service this phase.
- c) The applicant apply to rezone the area pursuant to the West Area Secondary Plan; and
- d) If Council is of the opinion that land or cash-in-lieu be provided for school purposes pursuant to section 135 of The Planning Act they may make it a condition of approval.

Winnipeg Land Titles:

Requires a **Multi-Lot** plan of Subdivision and notes that land will need to be under common ownership and mortgages to be discharged or amended as required.

Manitoba Hydro, Central Gas, Shaw & MTS:

All Require easements and right of way agreements.

Mineral Resources, Historic Resources Branch & MAFRD:

No Concerns.

Manitoba Conservation & Water Stewardship:

Water Licensing Requires an **engineered drainage plan** and **water control works license**.

Environmental Compliance & Enforcement:

States that the existing lagoon will not have the capacity to serve all the proposed lots. It is requested that before any approval of any phase of this subdivision, the R.M of Tache submit to the department for review an updated engineering assessment and report regarding the lagoon's condition, its current surplus hydraulics and organic load

capacities, and details of any plans to expand the lagoon. Discussion regarding related impacts of other developments in the area should be included in the report.

MIT:

Does not object to this Subdivision, however recommend the following:

- 1) Traffic Impact Study related to PR 207
- 2) Written confirmation that drainage issues have been addresses.
- 3) A permit for the proposed public road connection to PR 207, and any on-highway improvements required.

Flood Forecasting & Coordination Branch:

Recommends against approval. Scattered areas of the proposed subdivision are subject to flooding. Topographic information indicates the maximum depth of flooding under 100 years conditions is about 0.6 meters (2feet) in portions of this phase of the subdivision. Hydrologic Forecasting does not formally object to approval of phase one provided flood protection for all permanent structures is provided in accordance with the R.M of Tache Development Plan and is made a condition of approval.

Canada Post:

Have not replied to date.

Division Scolaire Franco Manitoba & Seine River School Division:

No comment received. This office recommends the R.M contact the school division to determine if land is required for school purposes as part of this subdivision application.

Crown Lands & Property Agency:

Will assist in any transfer of Crown mines and mineral rights if deemed necessary by Land Titles.

on the Application:

The following persons made representation

- Dean Kalinski Owner & Resident of 979 Dawson Road, attended the delegation chair and submitted a petition with the names and signatures of 13 residents who **OBJECT** to the application.

- LEEANNE BARGEN Owner & Resident of 46 Grossman Road attended the delegation chair, with concerns regarding pedestrian access and bike paths, however does **NOT** object to the application.

No other correspondence or communication has been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7190

692-2014 Menard-Stein: Resolved that Council close the Public Hearing on Subdivision File No. 4194-2013-7190.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7232-PHASE 2; LORETTE GOLF COURSE LTD./ESTATE OF LEO TAILLEFER (PT. RL 48-50, PARISH OF LORETTE)

693-2014 Stein-Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7232 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2013-7232

694-2014 At 8:50 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7232 being Phase 2 of a 10 Phase Multi Residential Development.

David Grant & Matt Akins; Representatives of Lorette Golf Course Ltd. attended the Delegation Chair supporting the Application.

A Secondary Plan per the recommendation of Community & Regional Planning Branch, the LUD of Lorette Committee and Council was submitted and adopted on June 12th, 2014.

Due to the rescheduling of their Regular July Meeting the LUD of Lorette Committee have not been circulated the Application for their perusal or comments. They will be presented with the Proposal at their regularly scheduled August 5th, 2014 Meeting.

The following Provincial Department comments were received:

Community & Regional Planning Branch:

Recommends the Following Conditions:

- a) The applicant enters into a Development Agreement with the Municipality that addresses, but is not necessarily limited to, establishing public roads, public reserves, municipal service expansion. This agreement **must** restrict the placement of structures on land subject to flooding;
- b) Building permits will not be issued until the Lorette

sewage lagoon has capacity to service this phase.

- c) The applicant apply to rezone the area pursuant to the West Area Secondary Plan; and
- d) If Council is of the opinion that land or cash-in-lieu be provided for school purposes pursuant to section 135 of The Planning Act they may make it a condition of approval.

Winnipeg Land Titles:

Requires a **Multi-Lot** plan of Subdivision and notes that land will need to be under common ownership and mortgages to be discharged or amended as required.

Manitoba Hydro, Central Gas, Shaw & MTS:

All Require easements and right of way agreements.

Mineral Resources, Historic Resources Branch & MAFRD:

No Concerns.

Manitoba Conservation & Water Stewardship Water Licensing:

Requires an engineered drainage plan and water control works license agreement.

Environmental Compliance & Enforcement:

States that the existing lagoon will not have the capacity to serve all the proposed lots. It is requested that before any approval of any phase of this subdivision, the R.M of Tache submit to the department for review an updated engineering assessment and report regarding the lagoon's condition, its current surplus hydraulics and organic load capacities, and details of any plans to expand the lagoon. Discussion regarding related impacts of other developments in the area should be included in the report.

MIT:

Does not object to this Subdivision, however recommend the following:

- 4) Traffic Impact Study related to PR 207
- 5) Written confirmation that drainage issues have been addresses.
- 6) A permit for the proposed public road connection to PR 207, and any on-highway improvements that are required.

Flood Forecasting & Coordination Branch:

Recommends against approval. "Proposed subdivision would be inundated during a 100 year flood event. Topographic information indicates the maximum depth of flooding under 100 year conditions is about 1.2 meters (4 feet) on portions of this subdivision. Subdivision roads could be inundated during significant flood events, limiting access. As such, and in accordance with the R.M of Tache Development Plan, Hydrologic Forecasting recommends against the approval of this subdivision".

Canada Post:

Have not replied to date.

Division Scolaire Franco Manitoba & Seine River School Division:

No comment received. This office recommends the R.M contact the school division to determine if land is required for school purposes as part of this subdivision application.

Crown Lands & Property Agency:

Will assist in any transfer of Crown mines and mineral rights if deemed necessary by Land Titles.

No other correspondence or communications have been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7232

695-2014

Heather-Menard:

Resolved that Council close the Public Hearing on Subdivision File No. 4194-2013-7232, and;

Be It Further Resolved that Council **DEFER** their decision on the Application until such time the Lorette LUD Committee review the proposal and report back to Council with their recommendations.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7233-PHASE 3; LORETTE GOLF COURSE LTD./DAVID GRANT (PT. RL 46/47, PARISH OF LORETTE)

696-2014 Trudeau-Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2013-7233 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2013-7233

697-2014 At 9:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2013-7233 being Phase 3 of a 10 Phase Multi Residential Development.

David Grant & Matt Akins; Representatives of Lorette Golf Course Ltd. attended the Delegation Chair supporting the Application.

A Secondary Plan per the recommendation of Community & Regional Planning Branch, the LUD of Lorette Committee and Council was submitted and adopted on June 12th, 2014.

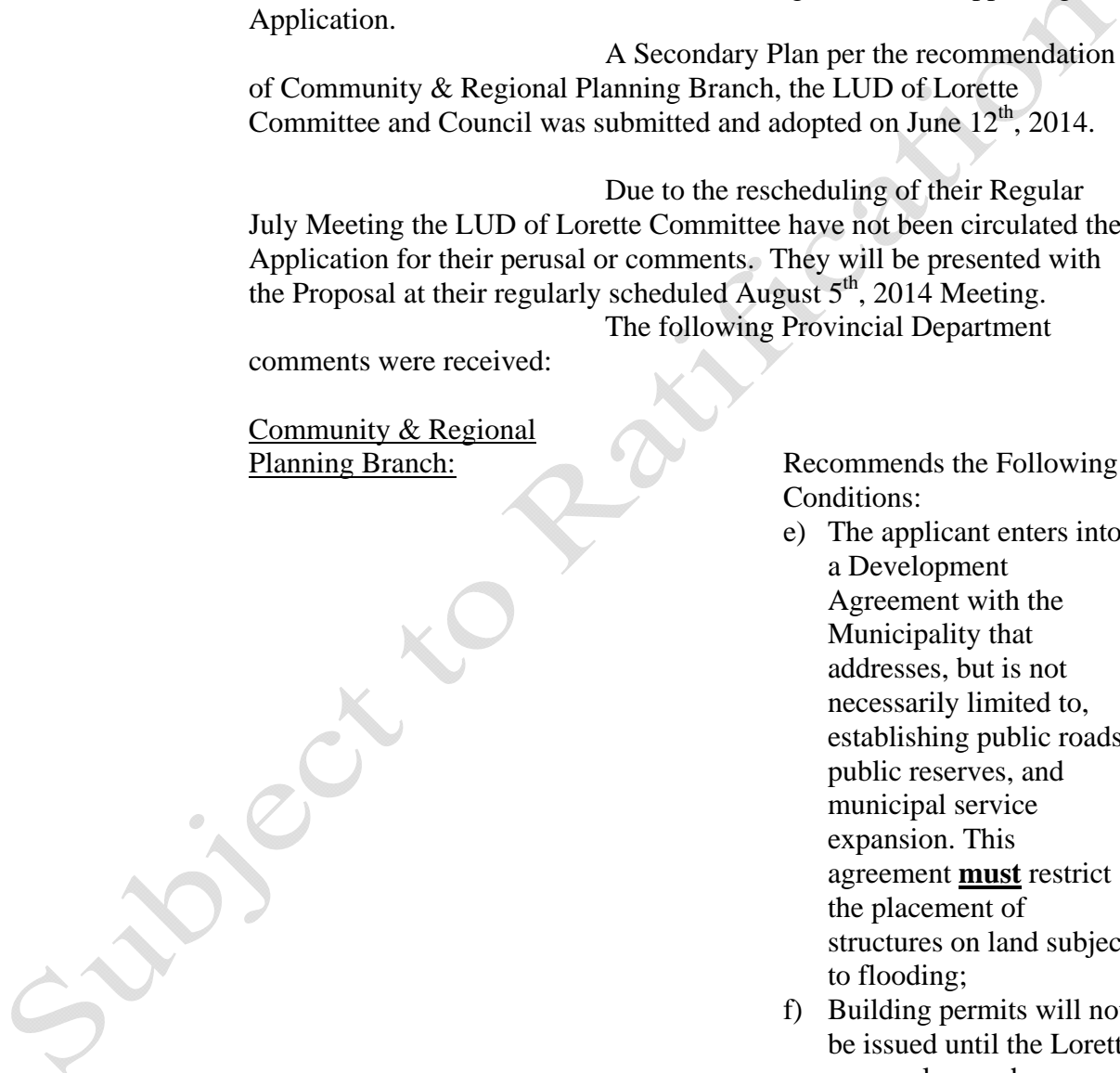
Due to the rescheduling of their Regular July Meeting the LUD of Lorette Committee have not been circulated the Application for their perusal or comments. They will be presented with the Proposal at their regularly scheduled August 5th, 2014 Meeting.

The following Provincial Department comments were received:

Community & Regional Planning Branch:

Recommends the Following Conditions:

- e) The applicant enters into a Development Agreement with the Municipality that addresses, but is not necessarily limited to, establishing public roads, public reserves, and municipal service expansion. This agreement **must** restrict the placement of structures on land subject to flooding;
- f) Building permits will not be issued until the Lorette sewage lagoon has capacity to service this phase.
- g) The applicant apply to rezone the area pursuant to the West Area Secondary Plan; and
- h) If Council is of the opinion that land or cash-in-lieu be provided for school purposes pursuant to section 135 of The Planning Act they may make it a condition of approval.



Winnipeg Land Titles:

Requires a **Multi-Lot** plan of Subdivision and notes that land will need to be under common ownership and mortgages to be discharged or amended as required.

Manitoba Hydro, Central Gas, Shaw & MTS:

All Require easements and right of way agreements.

Mineral Resources, Historic Resources Branch & MAFRD:

No Concerns.

Manitoba Conservation & Water Stewardship Water Licensing:

Requires an engineered drainage plan and water control works license agreement.

Environmental Compliance & Enforcement:

States that the existing lagoon will not have the capacity to serve all the proposed lots. It is requested that before any approval of any phase of this subdivision, the R.M of Tache submit to the department for review an updated engineering assessment and report regarding the lagoon's condition, its current surplus hydraulics and organic load capacities, and details of any plans to expand the lagoon. Discussion regarding related impacts of other developments in the area should be included in the report.

MIT:

Does not object to this Subdivision, however recommend the following:

- 7) Traffic Impact Study related to PR 207
- 8) Written confirmation that drainage issues have been addresses.
- 9) A permit for the proposed public road connection to PR 207, and any on-highway improvements that are required.

Flood Forecasting & Coordination Branch:

Recommends against approval. Scattered areas of proposed subdivisions are subject to flooding. Topographic information

indicates the maximum depth of flooding under 100 years conditions is about 0.6 meters (2 feet) in portions of this phase of the subdivision. Hydrologic Forecasting does not formally object to approval of phase two, provided flood protection for all permanent structures is provided in accordance with the R.M of Tache Development Plan and is made a condition of approval.

Canada Post:

Have not replied to date.

Division Scolaire Franco
Manitoba & Seine River
School Division:

No comment received. This office recommends the R.M contact the school division to determine if land is required for school purposes as part of this subdivision application.

Crown Lands & Property
Agency:

Will assist in any transfer of Crown mines and mineral rights if deemed necessary by Land Titles.

No other correspondence or communications have been received to date.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2013-7233

698-2014

Menard-Trudeau:

Resolved that Council close the Public Hearing on Subdivision File No. 4194-2013-7233, and;

Be It Further Resolved that Council **DEFER** their decision on the Application until such time the Lorette LUD Committee review the proposal and report back to Council with their recommendations.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2013-7190-PHASE 1; LORETTE GOLF COURSE LTD./ESTATE OF LEO TAILLEFER (PT. RL 48/49, PARISH OF LORETTE)

699-2014

Heather-Stein:

Resolved that Council **APPROVE** Subdivision File No. 4194-2013-7190 subject to the following conditions:

- Acknowledge the recommendations of the Lorette LUD Committee which include the following:
 - A Secondary Plan has been prepared and adopted for the Lorette West Area;
 - The Secondary Plan be forwarded to the School Divisions for their review and comment for consideration in finalizing a Development Agreement;
 - Implementation of green space within each phase of development;

- Intended density plan for multi-family lots, for inclusion in the Development Agreement;
- Adequate pedestrian traveling routes/walkways;
- Explore options to include LED Lighting throughout the development;
- Have an expanded engineering review of the Fairway Drive drainage infrastructure to ensure that surface water loading from this development will not exceed the current drain capacity;
- Optimum placement of the lift station to accommodate this development as well as the lands to the east;

In addition to the LUD of Lorette
Committee recommendations Council impose the following conditions:

- A Survey be conducted by a Manitoba Land Surveyor to determine the Lot sizes;
- If warranted by the survey a Variation Order Application be applied for accordingly;
- The Right of Ways be established to a minimum width of 66 feet and roadways constructed to meet the LUD Lorette Servicing Standards;
- A Development Agreement be entered into with the R.M. of Taché addressing Municipal Infrastructure, including roads, signage, associated drainage works, off site services and any other issues that Council deem necessary;
- Developers submit Road Name suggestions for Proposed Public Roadways for the Lorette LUD Committee/Council perusal and recommendation.
- Dedication Fees in the amount of \$5,000.00 per Lot be paid to the Municipality.
- Recreation Dedication Fees in the amount of \$1,000.00 per Lot be paid to the Municipality.

Carried.

STE. GENEVIEVE COMMUNITY CENTRE (FUNDING)

700-2014

Menard-Stein:

Resolved that Council **DENY** for the request of additional funding for a play structure, play area, and storage shed in the current fiscal year.

Carried.

ADJOURNMENT

701-2014

Trudeau-Heather:
hour being 9:40 p.m.

Resolved the meeting be adjourned, the

Carried.

**Ross Deschambault,
Deputy Mayor.**

**Daniel Poersch,
Chief Administrative Officer.**