

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

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

**IN ATTENDANCE:** Dan Poersch, CAO  
Janice Desmarais, Development Officer.  
Tanis Klippenstein, Development Officer.

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

**ADOPTION OF AGENDA**

**1059-2014** Trudeau–Brunette: Resolved this Meeting’s Agenda be adopted as amended.

**Carried.**

**ABSENCE OF COUNCIL MEMBER**

**1060-2014** Trudeau-Heather: Resolved that Councillor Stein be excused from participating in tonight’s regularly scheduled Public Hearings.

**Carried.**

**NOTICE OF PUBLIC HEARING – R.M OF RITCHOT BY-LAW NO. 10-2014 ADOPTION OF ST. ADOLPHE SECONDARY PLAN**

**1061-2014** Heather- Rivard: Resolved that Council has no concerns with the R.M of Ritchot By-law No. 10-2014 being the adoption of St. Adolphe Secondary Plan.

**Carried.**

**NOTICE OF PUBLIC HEARING – TOWN OF NIVERVILLE;  
ZONING TEXT AMENDMENT BY-LAW 741-2014**

**1062-2014** Trudeau–McGregor: Resolved that Council has no concerns with the Town of Niverville Zoning Amendment By-law No. 741-2014 to rezone Parcel 1, Plan 9965 from “R3”; Multiple Family Residential Zone to “R2S”; Small Lot Two Family Residential Zone.

**Carried.**

**NOTICE OF PUBLIC HEARING – TOWN OF NIVERVILLE  
ZONING AMENDMENT BY-LAW NO. 742-14**

**1063-2014** Poirier–Trudeau: Resolved that Council has no concerns with the Town of Niverville Zoning Amendment By-law No. 742-14, being a Text Amendment to their current Zoning By-law No. 663-08.

**Carried.**

**NOTICE OF PUBLIC HEARING – R.M. OF RITCHOT; ZONING AMENDMENT BY-LAW NO. 11-2014 (PT. RL 237 TO 240)**

**1064-2014** **Trudeau-Heather:** Resolved that Council has no concerns with the R.M. of Ritchot Zoning Amendment By-law No. 11-2014 to rezone a portion of RL’s 237 to 240 located immediately East of the existing dike from “AR”; Agricultural Restricted Zone to “RC”; Residential Compact Zone, “RG”; Residential General Zone, “O”; Open Area and “CG”; Commercial General Zone.

**Carried.**

**MANITOBA HYDRO (CONSENT & WAIVER OF NOTICE, DRAIN PLAN EASEMENT AGREEMENTS) – N ½ OF SECTION 11 & 23-9-6E**

**1065-2014** **Heather-Trudeau:** Resolved that authorization be given for a consent and waiver of notice for Drain Plan Easement Agreements and Transmission Line Statutory Easements relating to the N ½ of Sections 11 & 23-9-6E.

**Carried.**

**OFFICE OF DRINKING WATER**

**1066-2014** **Trudeau-McGregor:** Whereas a report was received from the Office of Drinking Water addressing the LUD Landmark Public Water System;

Resolved that the report be referred to the Landmark LUD Committee at their next Regular Meeting.

**Carried.**

**DERELICT VEHICLE CONCERN (LOT 2, PLAN 44530); 21039 MUN 43N (PREFONTAINE ROAD)**

**1067-2014** **Rivard-Trudeau:** Whereas concerns have been brought forth addressing the number of derelict vehicles located at 21039 MUN 43N also known as Prefontaine Road;

Resolved that Council obtain the services of the By-law Enforcement Officer to conduct an investigation on the matter and report back to Council.

**Carried.**

**SENIOR HOUSING COMMITTEE**

**1068-2014** **Heather-Rivard:** Whereas Council is in the process of reviewing Organizational By-law No. 15-2014, and;

Whereas the Municipality’s interests to advance Senior Housing options in the Municipality would be best served to establish a formal Committee in that regard;

Resolved that Council initiate a Senior Housing Committee nominating Councillor’s McGregor, Poirier, Heather and Councillor Stein as an alternate as Committee Members representing the Municipality subject to the adoption of By-law 15-2014.

**Carried.**

**CORRESPONDENCE & COMMUNICATIONS**

<b>1069-2014</b>	<b><u>Writer</u></b>	<b><u>Subject</u></b>	<b><u>Disposition</u></b>
	MIT (Hwy Traffic Board)	Sign Permit (Pt. SE¼ 2-9-6E)	Res. 1070-2014
	Manitoba Habitat Heritage Corp.	Conservation Agreements (NE¼ 17-9-7E)	Res. 1071-2014
	MIT (Construction & Maintenance)	Installation of Full Culvert Trap (PR #207 & MUN 28E)	Res. 1072-2014

**MIT – HIGHWAY TRAFFIC BOARD (SIGN PERMIT – PTH #1); SE¼ OF SECTION 2-9-6E**

**1070-2014** **Heather-Trudeau:** Resolved that Council address no concerns regarding The Highway Traffic Board Permit for the placement of a sign to be located in the SE ¼ of Section 2-9-6E along PTH No. 1 as presented.

**Carried.**

**MANITOBA HABITAT HERITAGE CORP. (NOTICE OF INTENT- CONSERVATION AGREEMENTS) – NE¼ OF SECTION 17-9-7E (JAMES, DONNA & MARY TELEGLOW)**

**1071-2014** **Heather-Rivard:** Resolved that Council acknowledge the 2 separate Notice of Intents received from Manitoba Habitat Heritage Corp. to enter into Conservation Agreements with the affected property owners and to file these said Agreements as caveats on the properties legally described as NE ¼ of Section 17-9-7E.

**Carried.**

**MIT – CONSTRUCTION & MAINTENANCE (FULL CULVERT TRAP INSTALLATION); PR #207 @ MUNICIPAL ROAD 28E**

**1072-2014** **Heather-Trudeau:** Resolved that Council authorize the signing of an Agreement with Manitoba Infrastructure & Transportation to permit the Municipality to install a full culvert trap to be located on PR #207 @ Municipal Road 28E.

**Carried.**

**OPEN OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2014-7448; JAN CHUDZIAK (PT. NE 21-9-6E 51092 MUN 33E)**

**1073-2014** **Trudeau-Heather:** Resolved that the Public Hearing on Subdivision File No. 4194-2014-7448 be opened.

**Carried.**

**DELEGATION - SUBDIVISION FILE NO. 4194-2014-7448**

**1074-2014** At 7:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7448.

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

The following Provincial comments were received:

Community & Regional Planning Branch:

Recommends **REJECTING** the proposed Subdivision because it does not comply with Development Plan Policies.

WLTO:

Requires a 2 lot plan of Subdivision with Lot 1 as proposed and Lot 2 being the residual.

Manitoba Hydro & MTS:

Requires easements.

Manitoba Conservation/ Water Stewardship:

-Onsite Wastewater Management Systems:

Requires a site plan showing property boundaries, all onsite wastewater management systems and setback distances.

Agriculture, Food & Rural Development (MAFRD):

Does **NOT** recommend approval, as the Subdivision does not comply with policy A5.5 of the Development plan. Further fragmentation should be discouraged in the general agriculture area.

Correspondence was received from William & David Ammeter; Owners of pt. NE¼ of Section 21-9-6 **OBJECTING** to the Application.

The Owner/Applicant; Jan Chudziak was not in attendance for the Public Hearing.

Brent Hamel; Owner and Resident of 51097 MUN 33E attended the Delegation Chair addressing his concerns with the continuing development in the area **OBJECTING** to the Application.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO. 4194-2014-7448; JAN CHUDZIAK (PT. NE 21-9-6E 51092 MUN 33E)**

1075-2014

Trudeau-McGregor: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7448 be closed.

**Carried.**

**COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2014-7448; JAN CHUDZIAK (PT. NE 21-9-6E 51092 MUN 33E)**

1076-2014

Heather-Rivard: Resolved that Subdivision File No. 4194-2014-7448 be **DENIED**.

**Carried.**

**OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2014-7444; SALEH MNEINA & SALMA BURASHID (PT. SW 30-9-6E 52059 MUN 30E)**

**1077-2014** Trudeau-Brunette: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7444 be opened.

**Carried.**

**DELEGATION – SUBDIVISION FILE NO 4194-2014-7444**

**1078-2014** At 7:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2014-7444.

Saleh Mneina & Salma Burashid; Owners & Applicants attended the Delegation Chair supporting the Application.

The following Provincial comments were received:

Community & Regional Planning Branch:

Recommends **REJECTING** the proposed Subdivision because it does not comply with Development Plan Policies.

WLTO:

Requires a **1 lot plan** of subdivision with the balance of CT #2603928-1 as a Residual.

Manitoba Conservation/ Water Stewardship:

Onsite Wastewater Management

The ejector will need to be decommissioned or a certificate of exemption will be needed.

Agriculture, Food & Rural Development (MAFRD):

Does **NOT** recommend approval, as the Subdivision does not comply with Policy A5.5 of the Development Plan, as the land owner is not an Agricultural producer.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING - SUBDIVISION FILE NO 4194-2014-7444**

**1079-2014** Trudeau-Brunette: Resolved that the Public Hearing on Subdivision File No. 4194-2014-7444 be closed.

**Carried.**

**COUNCIL DISPOSITION - SUBDIVISION FILE NO. 4194-2014-7444; SALEH MNEINA & SALMA BURASHID (PT. SW 30-9-6E 52059 MUN 30E)**

**1080-2014** Heather-Rivard: Resolved that Subdivision File No. 4194-2014-7444 be **DENIED.**

**Carried.**

**OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #55-14; DORA NEUFELD (PT. RL 2 LO 4196 25576 RIVER ROAD)**

**1081-2014** Brunette-Heather: Resolved that the Public Hearing on Conditional Use Application CU #55-14 be opened.

**Carried.**

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU #55-14**

**1082-2014** At 8:00 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application CU #55-14.

Dora Neufeld; Owner & Applicant attended the Delegation Chair supporting the Application.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING - CONDITIONAL USE APPLICATION NO. CU #55-14; DORA NEUFELD (PT. RL 2 LO 4196 25576 RIVER ROAD).**

**1083-2014** Trudeau-Heather: Resolved that the Public Hearing on Conditional Use Application No. CU #55-14 be closed.

**Carried.**

**COUNCIL DISPOSITION - CONDITIONAL USE APPLICATION NO. CU #55-14; DORA NEUFELD (PT. RL 2 LO 4196 25576 RIVER ROAD).**

**1084-2014** McGregor-Brunette: Resolved that the Public Hearing on Conditional Use Application No. CU #55-14 be **APPROVED** subject to the following conditions:

- The Mobile Home be inspected by the R.M of Tache Building Inspector prior to locating on site;
- Costs incurred for the inspection are at the Owner/Applicant’s expense;
- A Garden Suite Agreement be entered into between the Owners/Tenants & the Municipality prior to the establishment of the Garden Suite, and;
- All the necessary Building Permits be obtained from the Municipal Building Inspector prior to the placement of the Garden Suite.

**Carried.**

**OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #56-14; LEONA MARKS (LOT 1, PLAN 45871 IN PT. SW ¼ OF SECTION 23-9-6E)-51019 MUN 34E**

**1085-2014** Trudeau-Porrier: Resolved that the Public Hearing on

Conditional Use Application No. CU #56-14 be opened.

**Carried.**

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU #56-14.**

**1086-2014**

At 8:10 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #56-14.

Leona Marks; Owner & Applicant attended the Delegation Chair supporting the Application.

No other correspondence or communication has been received to date.

**CLOSE OF PUBLIC HEARING - CONDITIONAL USE APPLICATION NO. CU #56-14; LEONA MARKS (LOT 1, PLAN 45871 IN PT. SW ¼ OF SECTION 23-9-6E)-51019 MUN 34E**

**1087-2014**

**Trudeau–Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #56-14 be closed.

**Carried.**

**COUNCIL DISPOSITION - CONDITIONAL USE APPLICATION NO. CU #56-14; LEONA MARKS (LOT 1, PLAN 45871 IN PT. SW ¼ OF SECTION 23-9-6E)-51019 MUN 34E**

**1088-2014**

**Heather–Rivard:** Resolved that the Public Hearing on Conditional Use Application No. CU #56-14 be **APPROVED** subject to the following conditions:

- A Garden Suite Agreement be entered into between the Owners/Tenants & the Municipality prior to the establishment of the Garden Suite.

**Carried.**

**ADJOURNMENT**

**1089-2014**

**Trudeau–Brunette:** Resolved the meeting be adjourned, the hour being 8:30 p.m.

**Carried.**

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**Robert Rivard,**  
Mayor.

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**Dan Poersch,**  
CAO.