

MINUTES OF THE REGULAR DEVELOPMENT AND PLANNING MEETING HELD IN THE COUNCIL CHAMBERS OF THE RURAL MUNICIPALITY OF TACHÉ IN LORETTE, MANITOBA ON JUNE 16TH, 2011 AT 7:00 P.M.

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

Councillor Heather arrived at 7:08 p.m.

IN ATTENDANCE: Daniel Poersch,
Chief Administrative Officer.
Janice Desmarais,
Development Officer/Recording Secretary.

INVOCATION/OPENING: Mayor Danylchuk called the meeting to order and offered the Invocation at 7:00 p.m.

ADOPTION OF AGENDA

531-2011 Trudeau – Rivard: Resolved that this Meeting's Agenda be adopted as amended.

Carried.

GARDEN SUITE PROPOSALS (PROVINCIAL GRANTS)

532-2011 Trudeau – Stein: Whereas the Province has initiated a program offering grant monies with respect to the establishment of Garden Suites;

Resolved that Council authorize administration to obtain information from the Province outlining their criteria as to the qualifications required for the disbursement of these grant monies.

Carried.

OPEN OF PUBLIC HEARING; BY-LAW NO. 9-2011 (ZONING BY-LAW AMENDMENT); LOT 2, BLOCK 5, PLAN 16726 (102 ARENA ROAD IN LUD LANDMARK)

533-2011 Trudeau – Koop: Resolved that the Public Hearing on Zoning Amendment By-law No. 9-2011 be opened.

Carried.

DELEGATION – BY-LAW NO. 9-2011

534-2011 At 7:30 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Zoning Amendment By-law No. 9-2011 to rezone a parcel of land from "RL"; Residential Limited Zone to "RG"; Residential General Zone.

Karen & John Martens; Owners & Applicants attended the Delegation Chair in support of the Application.

The LUD of Landmark Committee made recommendation to Council that a Zoning Agreement be entered into prior to giving 3rd Reading to the By-law.

The following comments were received:

Community Regional Planning Branch

No concerns

June 16th, 2011.

MTS Allstream	No concerns
Manitoba Infrastructure & Transportation	No concerns
Manitoba Water Stewardship	No concerns
Manitoba Conservation	No concerns
R.M. of Hanover	No concerns
R.M. of Ste. Anne	No concerns

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – ZONING AMENDMENT BY-LAW NO. 9-2011

535-2011 Trudeau – Koop: Resolved that the Public Hearing on Zoning Amendment By-law No. 9-2011 be closed.

Carried.

2ND READING – ZONING AMENDMENT BY-LAW NO. 9-2011

536-2011 Koop – Trudeau: Resolved that By-law No. 9-2011 be given 2nd Reading subject to the following condition:

- A Zoning Agreement be entered into between all affected parties.

Carried.

STE. GENEVIEVE HISTORICAL SITE – PLACEMENT OF OLD HOME

537-2011 Rivard – Menard: Whereas Diane Dornez-Laxdale; representative for the Ste. Genevieve Historical Site located at 98 Saltel Road in Ste. Genevieve has indicated that they have interest in relocating an Old Dwelling from Richer for future purposes, and;
Whereas The R.M. of Tache Zoning By-law currently does not address any specifics for uses or exemptions pertaining to Historical Sites;

Resolved that the matter be dealt with as follows:

- The R.M. of Tache Building Inspector conduct an onsite inspection of the dwelling prior to placing it on the property; and
- All related cost for the inspection and permits be incurred by the affected Property Owner(s).

Carried.

OPEN OF PUBLIC HEARING – DEVELOPMENT PLAN AMENDMENT BY-LAW NO. 10-2011 (PT RL 46 TO 49, PARISH OF LORETTE)

538-2011 Trudeau - Koop: Resolved that the Public Hearing on Development Plan Amendment By-law No. 10-2011 be opened.

Carried.

DELEGATION – DEVELOPMENT PLAN AMENDMENT BY-LAW NO. 10-2011

539-2011 At 7:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on

June 16th, 2011.

By-law No. 10-2011, being an amendment to the R.M. of Taché Development Plan By-law No. 1762; as amended.

Matt Akins & Leo Charriere; representatives for Lorette Golf Course-Applicants attended the Delegation Chair in support of the Application.

The LUD of Lorette Committee at their Regular June 7th Meeting made recommendation for Council to proceed with the By-law.

The following comments were received:

Community & Regional Planning Branch:	Recommend Council not proceed with Second Reading. Recommend that Council consider incorporating into their Development Plan Review.
Provincial Planning Services:	OBJECT
Manitoba Conservation:	Recommend that the re-designation take into consideration the need to exclude the Riparian Zone along the Seine River.
Manitoba Water Stewardship:	OBJECT
MTS Allstream:	No concerns
Agriculture, Food and Rural Initiatives:	Address concerns respecting the amount of Agricultural land affected in the re-designation
R.M. of Hanover:	No concerns
R.M. of Ste. Anne:	No concerns

Allen Chalanchuk; Owner and Resident of 1053 Dawson Road attended the Delegation Chair not objecting to the proposal but inquiring about potential future expansion of the LUD North of PR #207.

Georges Bohemier; Owner & Resident of 1390 Dawson Road attended the Delegation Chair OBJECTING to the Proposal as presented.

The Applicants re-attended the Delegation Chair continuing to support the application and requested Council proceed with 2nd Reading to the By-law.

No other communication or correspondence was received.

CLOSE OF PUBLIC HEARING – DEVELOPMENT PLAN AMENDMENT BY-LAW NO. 10-2011

540-2011

Trudeau – Heather: Resolved that the Public Hearing on Development Plan Amendment By-law No. 10-2011 be closed.

Carried.

June 16th, 2011.

OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #21-11 (PT. RL 88)-JAMES & SHELLY DICKSON

541-2011 Trudeau – Koop: Resolved that the Public Hearing on Conditional Use Application No. CU #21-11 be opened.

Carried.

DELEGATION – CONDITIONAL USE APPLICATION NO. CU #21-11

542-2011 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 #21-11 to allow the Owners/Applicants to house horses for personal use producing 9.31 A.U.

James & Shelley Dickson; Owners and Applicants attended the Delegation Chair in support of the Application. No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #21-11

543-2011 Trudeau – Deschambault : Resolved that the Public Hearing on Conditional Use Application No. CU #21-11 be closed.

Carried.

COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #21-11 (PT. RL 88) – JAMES & SHELLEY DICKSON

544-2011 Heather – Deschambault: Resolved that Council APPROVE Conditional Use Application No. CU #21-11 as applied for.

Carried.

OPEN OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #22-11 (LOT 18, BLOCK 1, PLAN 14894 LOCATED AT 64 BELANGER DRIVE IN LUD OF LORETTE) – JOEL & ASHLEY SAURETTE

545-2011 Trudeau – Koop: Resolved that the Public Hearing on Variation Order Application No. VO #22-11 be opened.

Carried.

DELEGATION – VARIATION ORDER APPLICATION NO. VO #22-11

546-2011 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 #22-11 to vary the side yard distance for the purpose of constructing an Accessory Building (detached garage) to measure approximately 24’ x 26’.

Joel Saurette; Owner and Applicant attended the Delegation Chair in support of the Application.

The LUD of Lorette Committee at their Regular Meeting held June 7th, 2011 recommended Council approve the Application as applied for.

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – VARIATION ORDER APPLICATION NO. VO #22-11

547-2011 Trudeau – Heather: Resolved that the Public Hearing on

June 16th, 2011.

Variation Order Application No. VO #22-11 be closed.

Carried.

COUNCIL DISPOSITION – VARIATION ORDER APPLICATION NO. VO #22-11 (LOT 18, BLOCK 1, PLAN 14894 LOCATED AT 64 BELANGER DRIVE IN THE LUD OF LORETTE) – JOEL & ASHLEY SAURETTE

548-2011 Stein – Deschambault: Resolved that Council APPROVE Variation Order Application No. VO #22-11 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.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5269 (PT. SE ¼ OF PT. SECTION 5-9-7E); J. GILBERT & BEVERLY VERMETTE

549-2011 Trudeau – Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5269 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2011-5269

550-2011 At 8:10 p.m. the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2011-5269 for the purpose of creating 1 Residential Lot and realigning the boundary between 2 separate titles.

Gilbert & Beverly Vermette; Owners and Applicants attended the Delegation Chair in support of the Application.

The following comments were received from the various Provincial Departments:

Community Regional & Planning Services Branch:	No concerns
Manitoba Agriculture, Food & Rural Initiatives:	No concerns
Manitoba Conservation:	No concerns
Shaw Cable:	No concerns

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5269

551-2011 Trudeau – Heather: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5269 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2011-5269 (SE¼ OF SECTION 5-9-7E); J. GILBERT & BEVERLY VERMETTE

552-2011 Rivard – Heather: Resolved that Council APPROVE Subdivision File No. 4194-2011-5269 subject to the following conditions:

- Dedication Fees in the amount of \$2,250.00 for the creation of 1

June 16th, 2011.

residential lot be paid to the Municipality.

Carried.

**OPEN OF PUBLIC HEARING – CONDITIONAL USE
APPLICATION NO. CU # 23-11 (PT. SW¼ OF SECTION 29-8-5E) –
ASPEN RIDGE FARMS LTD.; RANDOLPH PLETT-OWNER &
CHRIS PLETT-APPLICANT**

553-2011 Trudeau – Deschambault: Resolved that the Public Hearing on Conditional Use Application No. CU #23-11 be opened.

Carried.

**DELEGATION – CONDITIONAL USE APPLICATION NO. CU
#23-11**

554-2011 At 8:20 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Conditional Use Application No. CU #23-11 for the purpose of placing a Mobile Home to provide residency for a Family Member.

Randolph Plett; Owner and Chris Plett;
Applicant attended the Delegation Chair in support of the Application.
No other correspondence or communication was received.

**CLOSE OF PUBLIC HEARING – CONDITIONAL USE
APPLICATION NO. CU #23-11**

555-2011 Trudeau – Deschambault: Resolved that the Public Hearing on Conditional Use Application No. CU #23-11 be closed.

Carried.

**COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION
NO. CU #23-11(PT. SW¼ OF SECTION 29-8-5E) – ASPEN RIDGE
FARMS LTD.; RANDOLPH PLETT-OWNER & CHRIS PLETT-
APPLICANT**

556-2011 Trudeau – Stein: Resolved that Council APPROVE Conditional Use Application No. CU #23-11 as applied for subject to the following condition(s):

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

Carried.

**SUBDIVISION FILE NO. 4194-2010-5132 (DEDICATION FEES);
GILBERT & BEVERLY VERMETTE**

557-2011 Deschambault – Koop: Whereas Dedication Fees in the amount of \$1,750.00 for the creation of 1 additional lot has been included as a condition of Subdivision Approval for File No. 4194-2010-5132, and;

Whereas Gilbert & Beverly Vermette have confirmed that the additional lot created is for farm related practices and exceeds 80 acres in size, and;

Whereas Gilbert & Beverly Vermette are requesting Council's consideration to waive the Dedication Fee in this specific situation;

Resolved that Council waive the Dedication Fee in the amount of \$1,750.00 that is set as a condition of Subdivision File No. 4194-2010-5132, and;

Be It Further Resolved that correspondence be forwarded to Community Planning addressing Council's disposition on

June 16th, 2011.

the matter.

Carried.

OPEN OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #24-11 (PROPOSED LOT 1 OF PT. SW¼ OF SECTION 7-9-8E); DAVID & SUSAN BROOKES

558-2011 **Trudeau – Koop:** Resolved that the Public Hearing on Conditional Use Application No. CU #24-11 be opened.

Carried.

DELEGATION – CONDITIONAL USE APPLICATION NO. CU #24-11

559-2011 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 #24-11 to allow for the placement of an older RTM (Ready to Move) Home.

David & Susan Brookes; Owners and Applicants attended the Delegation Chair in support of the Conditional Use Application.

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – CONDITIONAL USE APPLICATION NO. CU #24-11

560-2011 **Trudeau – Heather:** Resolved that the Public Hearing on Conditional Use Application No. CU #24-11 be closed.

Carried.

COUNCIL DISPOSITION – CONDITIONAL USE APPLICATION NO. CU #24-11 (PT. SW¼ OF SECTION 7-9-8E); DAVID & SUSAN BROOKES

561-2011 **Rivard – Stein:** Resolved that Council **APPROVE** Conditional Use Application No. CU #24-11 subject to the following conditions:

- An on-site structural inspection be conducted by the R.M. of Tache Building Inspector to confirm the structure meets the Manitoba Building Code requirement;
- All associated costs for the inspection be incurred by the Owners;
- Appropriate elevations be given protecting the Owners/Applicants from any water/drainage issues, and;
- All Building Permits be obtained from The R.M. of Tache Building Inspector prior to moving the Structure onto the property.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5258 (PT. RL 7 – O.I.S.); ARMAND & MARJORIE BEAUCHEMIN

562-2011 **Trudeau – Koop:** Resolved that the Public Hearing on Subdivision File No. 4194-2011-5258 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2011-5258

563-2011 At 8:40 p.m.; the time specified in the Notice required to be circulated; Council conducted the Public Hearing on Subdivision File No. 4194-2011-5258 for the purpose of realigning the boundary between 3 separate parcels of land.

June 16th, 2011.

Armand Beauchemin; Owner & Applicant
attended the Delegation Chair in support of the Application.

Pierre Trudeau; Owner & Resident of RL 5
OIS attended the Delegation Chair in support of the Application.

The following Provincial Departments
submitted their comments:

Community Regional & Planning
Branch:

No concerns

Manitoba Conservation:

Require that the onsite waste-
water management systems
(incl disposal field) conform
to their regulations. Other-
wise no concerns

Manitoba Infrastructure & Transportation: No concerns

Manitoba Agriculture, Food & Rural
Initiatives:

No concerns

Shaw Cable:

No concerns

No other correspondence or communication
was received.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5258

564-2011 Trudeau – Koop: Resolved that the Public Hearing on
Subdivision File No. 4194-2011-5258 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2011-5258 (PT. RL 7 – O.I.S.); ARMAND & MARJORIE BEAUCHEMIN

565-2011 Trudeau – Rivard: Resolved that Council APPROVE
Subdivision File No. 4194-2011-5258 subject to the following
condition(s):

- The Owners/Applicants obtain Building Location Certificates for
Proposed Lot 2 & the Residual Parcel prepared by a Manitoba Land
Surveyor illustrating the buildings/structures and onsite waste-water
management systems on the affected land in relation to the newly
proposed lot lines, and;

- If warranted by the Building Location Certificates all necessary
Variation Orders be obtained by the Owners/Applicants.

Carried.

OPEN OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5273 (PT. NW ¼ OF SECTION 21-9-7E); BEVERLY & DARREN BAKER

566-2011 Trudeau – Menard: Resolved that the Public Hearing on
Subdivision File No. 4194-2011-5273 be opened.

Carried.

DELEGATION – SUBDIVISION FILE NO. 4194-2011-5273

567-2011 At 8:50 p.m.; the time specified in the
Notice required to be circulated; Council conducted the Public Hearing on

June 16th, 2011.

Subdivision File No. 4194-2011-5273 for the purpose of creating 2 residential lots from an approximate 40 acre parcel.

No representation was made at the Public Hearing.

The following Provincial Departments submitted their comments:

Community Regional & Planning Branch:

No concerns

Manitoba Conservation:

Require that the onsite wastewater management systems (incl disposal field) conform to their regulations. Also address that the Owners/Applicants either decommission the existing Ejector System or make application for a certificate of exemption to retain the current Ejector System. Otherwise no concerns

Manitoba Agriculture, Food & Rural Initiatives:

No concerns

Shaw Cable:

No concerns

No other correspondence or communication was received.

CLOSE OF PUBLIC HEARING – SUBDIVISION FILE NO. 4194-2011-5273

568-2011 Trudeau – Stein: Resolved that the Public Hearing on Subdivision File No. 4194-2011-5273 be closed.

Carried.

COUNCIL DISPOSITION – SUBDIVISION FILE NO. 4194-2011-5273 (PT. NW ¼ OF SECTION 21-9-7E); BEVERLY & DARREN BAKER

569-2011 Rivard – Heather: Resolved that Council **APPROVE** Subdivision File No. 4194-2011-5273 subject to the following condition(s):

- The Owners/Applicants obtain Building Location Certificates for Proposed Lot 2 & the Residual Parcel prepared by a Manitoba Land Surveyor illustrating the buildings/structures and onsite waste-water management systems on the affected land in relation to the newly proposed lot lines, and;
- A Variation Order Application be applied for to vary the site area of the Residual Parcel;
- The Owners/Applicants obtain a Building Location Certificate conducted and prepared by a Manitoba Land Surveyor illustrating all buildings/structures and onsite wastewater management systems on the affected land in relation to the newly proposed property lines, and;
- If warranted by the Building Location Certificate the necessary Variation Order Applications be obtained by the Owners/Applicants.

Carried.

June 16th, 2011.

**DEVELOPMENT PLAN AMENDMENT BY-LAW NO. 10-2011
(PT. RL 46 TO 49, PARISH OF LORETTE)-2ND READING**

570-2011 Menard – Deschambault: Resolved that Council give 2nd Reading to Development Plan Amendment By-law No. 10-2011.

Carried.

JUNE DISTRICT REPORT (AMM)

571-2011 Councillor Trudeau provided information to Council on various matters that arose at the AMM June District Meeting.

SEAL COATING – VARIOUS RURAL RESIDENTIAL DEVELOPMENTS

572-2011 The CAO discussed with Council the outstanding Seal Coating matters that pertain to various Rural Residential Developments.

Council requested that the matter be held in abeyance to a later date for further deliberation.

ROAD COMPACTION STUDY – BIRD SONG ROAD (PT. RL 71)

573-2011 Trudeau – Heather: Whereas the Municipality is in receipt of compaction tests performed on Bird Song Road; and

Whereas the road construction complies with Municipal Standards;

Resolved that the Municipality hereby accepts Bird Song Road as a Municipal Road and that the one year warranty period begins as of this date.

Carried.

STE. GENEVIEVE MAIL BOXES

574-2011 The CAO informed Council with Canada Post’s disposition with respect to converting Group Boxes in Ste. Genevieve to Community Mail Box Units.

CORRESPONDENCE & COMMUNICATIONS

575-2011	<u>Writer</u>	<u>Subject</u>	<u>Disposition</u>
	Harvey Chartrand	Retirement	Info.

EXCUSE OF COUNCIL MEMBER – JULY, 2011 MEETINGS

576-2011 Trudeau – Heather: Resolved that Councillor Deschambault be excused from participating on Council matters at the upcoming July 12th & July 14th, 2011 Council Meeting.

Carried.

ADJOURNMENT

577-2011 Trudeau - Deschambault: Resolved that the meeting be adjourned the hour being 9:45 p.m.

Carried.

William Danylchuk,
Mayor.

Daniel Poersch,
Chief Administrative Officer.