

**MINUTES OF THE REGULAR MEETING OF THE RURAL MUNICIPALITY OF LA BROQUERIE HELD IN THE COUNCIL CHAMBERS IN THE VILLAGE OF LA BROQUERIE, MANITOBA ON WEDNESDAY, JULY 8<sup>TH</sup>, 2015.**

Present:                Lewis Weiss                Reeve  
                              Darrell Unger             Councillor Ward 1  
                              Alvin Derksen            Councillor Ward 1  
                              Cameron Peters         Councillor Ward 1  
                              Ivan Normandeau        Councillor Ward 2  
                              Wilfred Chabot         Councillor Ward 2

Also Present:         Rachel Fournier         Chief Administrative Officer

**CALL TO ORDER:**

With a quorum present Reeve Lewis Weiss called the meeting to order at 8:00 a.m. followed by The Lord's Prayer.

**ADOPTION OF AGENDA:**

Res. No. 310-15      MOTION: Ivan Normandeau – Cameron Peters

**BE IT RESOLVED THAT** the agenda for the regular meeting of July 8<sup>th</sup>, 2015 be accepted as amended.

**CARRIED**

**ADOPTION OF MINUTES:**

Res. No. 311-15      MOTION: Wilfred Chabot – Cameron Peters

**BE IT RESOLVED THAT** the minutes of the regular meeting of June 24<sup>th</sup>, 2015 be accepted as presented.

**CARRIED**

**COUNCIL / COMMITTEE / STAFF REPORTS:**

Reeve Lewis Weiss reported on his attendance to: June 28, St. Jean-Baptiste Parade; July 6, Arena site meeting; July 6, Finance meeting.

Councillor Ivan Normandeau reported on his attendance to: June 25, Graduation ceremony; July 6, Finance meeting.

Councillor Alvin Derksen reported on his attendance to: July 6, Finance meeting.

Councillor Cameron Peters reported on his attendance to: July 6, Finance meeting.

Councillor Wilfred Chabot reported on his attendance to: July 6, Finance meeting.

**COMMUNICATIONS:**

<b><u>From:</u></b>	<b><u>Subject:</u></b>	<b><u>Disposition:</u></b>
Manitoba Housing	Municipal Planning Guidelines for Secondary Suites	File No. H-6-15
Manitoba Conservation and Water Stewardship	Groundwater and Water Well Act	File No. C-12-15
Ste. Anne Collegiate	Thank you note	File No. T-6-15
BDO Canada	Gas Tax Expenditure Report	Res. No. 318-15
R.M. of Hanover	Grand Opening Invitation	Res. No. 282-2015
Province of Manitoba	Biomass Energy Support Program	File No. M-14-15
R.M. of Ste. Anne	Technical Hearing	File No. S-8-15

**DELEGATIONS:**

- 9:00 a.m. Club Sportif de La Broquerie members Steve Hildebrand and Leo Laramée were present to discuss the role of Club Sportif.
- 9:15 a.m. A Public Hearing was held in regards to Variation Application DAV 04-15 to allow the minimum site area requirement from the required 80 acres to 67.81 acres for Lot 23 of subdivision File No. 4138-14-7429 located at SE 3-6-8E. Applicant David Banman was present. (See Resolutions No. 329-330-331-15)
- 9:15 a.m. A Public Hearing was held in regards to Variation Application DAV 05-15 to allow the minimum site area requirement from the required 80 acres to 70.09 acres and 77.87 acres for the parcels created under subdivision File No. 4138-15-7507 located at SW / NW 27-6-7E. (See Resolutions No. 329-330-332-15)
- 9:30 a.m. A Public Hearing was held in regards to Conditional Use Application No. DCU 10-15 to allow to build a house with a garden suite of 1240 sq. ft. where 600 sq. ft. is the maximum garden suite area permitted onto 341 Herschfeld Road located at SW 31-6-7 EPM, Roll No. 78470.000. Applicant Lovern Link was present. (See Resolutions No. 333-334-335-15)
- 9:45 a.m. A Public Hearing was held in regards to Conditional Use Application No. DCU 11-15 to allow to build a detached garden suite of up to 1000 sq. ft. where a garden suite is to be attached and 600 sq. ft. is the maximum floor area permitted, onto 36012 Road 28N located at NW 19-5-7EPM, Roll No. 38100.000. Applicant Ashley Friesen and family was in attendance. (See Resolutions No. 336-337-338-15)

Res. No. 312-15 MOTION: Alvin Derksen – Ivan Normandeau

**BE IT RESOLVED THAT** the Building and Demolition Report to June 30<sup>th</sup>, 2015 be accepted as presented.

**CARRIED**

Res. No. 313-15 MOTION: Darrell Unger – Wilfred Chabot

**BE IT RESOLVED THAT** the attached Council indemnity's and expenses Report to June 30<sup>th</sup>, 2015 be accepted as reported to Council.

**CARRIED**

Res. No. 314-15 MOTION: Wilfred Chabot – Cameron Peters

**BE IT RESOLVED THAT** the attached Employee's Sick Days, Vacation, Banked time and Overtime Report to June 27<sup>th</sup>, 2015 be accepted as reported to Council.

**CARRIED**

Res. No. 315-15 MOTION: Darrell Unger – Ivan Normandeau

**BE IT RESOLVED THAT** the Fuel/Diesel summary report for the month of June 2015 be received as presented;

**AND FURTHER BE IT RESOLVED** that the unreported gas be further investigated for explanation.

**CARRIED**

Res. No. 316-15 MOTION: Alvin Derksen – Ivan Normandeau

**BE IT RESOLVED THAT** the By-Law Enforcement summary report for the month of June 2015 be received as presented.

**CARRIED**

Res. No. 317-15 MOTION: Wilfred Chabot – Darrell Unger

**BE IT RESOLVED THAT** the La Broquerie Fire Department monthly report for June 2015 be accepted as presented.

**CARRIED**

Res. No. 318-15 MOTION: Darrell Unger – Wilfred Chabot

**WHEREAS** BDO Canada has completed the Gas Tax audit for the Rural Municipality of La Broquerie;

**THEREFORE BE IT RESOLVED THAT** Council accept the 2014 year end Federal Gas Tax Funds Annual Expenditure Report as presented by BDO Canada.

**CARRIED**

**ACCOUNTS / FINANCE:**

Res. No. 319-15 MOTION: Wilfred Chabot – Ivan Normandeau

**BE IT RESOLVED THAT** the attached Council and Staff Payroll cheques No. 20150826 to 20150860 in the amount of \$25,223.35 be approved by the Council of the Rural Municipality of La Broquerie.

**CARRIED**

Res. No.320-15 MOTION: Ivan Normandeau – Darrell Unger

**BE IT RESOLVED THAT** the Financial Statement to June 30, 2015 be accepted as presented.

**CARRIED**

**NEW / GENERAL BUSINESS:**

Res. No. 321-15 MOTION: Darrell Unger – Lewis Weiss

**BE IT RESOLVED THAT** By-Law 11-2015 (Fees and Charges) be read a first time.

**CARRIED**

Res. No. 322-15 MOTION: Cameron Peters – Ivan Normandeau

**BE IT RESOLVED THAT** By-Law 11-2015 (Fees and Charges) be read a second time.

**CARRIED**

Res. No. 323-15 MOTION: Wilfred Chabot – Alvin Derksen

**BE IT RESOLVED THAT** By-Law 10-2015 (to rename Camptrau Road) be read a first time.

**CARRIED**

Res.No. 324-15 MOTION: Darrell Unger – Ivan Normandeau

**BE IT RESOLVED THAT** By-Law 10-2015 (to rename a Camptrau Road) be read a second time.

**CARRIED**

Res. No. 325-15 MOTION: Darrell Unger – Ivan Normandeau

**BE IT RESOLVED THAT** Council approve the application by Manitoba Hydro to install gas and electric services (Gas File Number: 2015-00049, Electric File Number WBS P: 24872) in the Louisville Development as per diagrams provided to Council.

**CARRIED**

Res. No. 326-15 MOTION: Ivan Normandeau – Wilfred Chabot

**WHEREAS** Club de l’Amitié is applying for funding to repair their roof and repaint the stucco on their building;

**THEREFORE BE IT RESOLVED THAT** Council advise administration to prepare a letter of support for their project.

**CARRIED**

Res. No. 327-15 MOTION: Ivan Normandeau – Darrell Unger

**WHEREAS** Community Planning Services has provided conditional approval subject to the applicant obtaining municipal approval for minor subdivision application at SE 36-6-7EPM, File No.: 4138-14-7483, Roll No.: 114405.034 for Applicant and Owner Peter Pries;

**AND WHEREAS** the \$250.00 administration fee has been received for this application;

**AND WHEREAS** the development dedication fee had been received for this application through Building Permit 29-12;

**THEREFORE BE IT RESOLVED THAT** this subdivision be approved with the following conditions:

- 1) That the applicant obtains a Building Location Certificate prepared by a Manitoba Land Surveyor illustrating all buildings and/or structures and onsite wastewater management systems on the affected lands in relation to the proposed property lines;
- 2) That an electronic and a hard copy of the Plan of Subdivision be provided;
- 3) That an electronic and a hard copy of the Plan of Subdivision be provided;
- 4) That the applicant obtains any and all variations deemed necessary in order to comply with our Zoning By-Law 10-2013;
- 5) That monument restoration costs, for monuments that were found to be restored within this subdivision, will be borne by the Developer;
- 6) That any and all costs associated with this Subdivision will be borne by the Developer.

**CARRIED**

Res. No. 328-15 MOTION: Alvin Derksen – Darrell Unger

**WHEREAS** Solomon Budala's 25-lot development at NE 34-6-7EPM (Subdivision File No.4138-2013-7282) will create 3 new streets;

**AND WHEREAS** street name Spence Street has been accepted;

**AND WHEREAS** developer Solomon Budala has furthermore proposed "Rachel Lane" and "Amanda Lane";

**THEREFORE BE IT RESOLVED THAT** the proposed street names be accepted.

**CARRIED**

Res. No. 329-15 MOTION: Darrell Unger – Ivan Normandeau

**BE IT RESOLVED THAT** a Public Hearing is now called to order at 9:20 a.m. for the following Variation Applications:

**DAV 04-15** to reduce the minimum site area requirement from the required 80 acres to 67.81 acres for Lot 23 of Subdivision File No.: 4138-14-7429 at SE 3-6-8E, applicant Neu Plains Land Development Corporation, Rural Area 2 Zone;

**DAV 05-15** to reduce the minimum site area requirement from the required 80 acres to 70.09 acres and 77.87 acres for the parcels created under Subdivision File No.: 4138-15-7507 at SW/NW 27-6-7E, owner Thérèse Laurencelle, Rural Area 2 Zone.

**CARRIED**

Res. No. 330-15 MOTION: Darrell Unger – Alvin Derksen

**BE IT RESOLVED THAT** the Public Hearing for Variation Applications DAV 04-15 and DAV 05-15 be adjourned at 9:25 a.m.

**CARRIED**

Res. No. 331-15 MOTION: Darrell Unger – Ivan Normandeau

**WHEREAS** pursuant to the provisions of the *Rural Municipality of La Broquerie Zoning By-Law 10-13* and amendments thereto, Neu Plains Land Development Corporation of Steinbach, Manitoba, made application for a Variation, File No.: DAV 04-15 and after proper notice according to the Planning Act, the application was heard on July 8, 2015;

**AND WHEREAS** no objections were received;

**THEREFORE BE IT RESOLVED THAT** Council grant the minimum site area requirement for agricultural activities in the “RA2” Rural Area 2 Zone to be reduced from the required 80 acres to 67.81 acres for Lot 23 created under Subdivision File No.: 4138-14-7429.

**CARRIED**

Res. No. 332-15 MOTION: Darrell Unger – Ivan Normandeau

**WHEREAS** pursuant to the provisions of the *Rural Municipality of La Broquerie Zoning By-Law 10-13* and amendments thereto, Thérèse Laurencelle of La Broquerie West, Manitoba, made application for a Variation, File No.: DAV 05-15 and after proper notice according to the Planning Act, the application was heard on July 8, 2015;

**AND WHEREAS** no objections were received;

**THEREFORE BE IT RESOLVED THAT** Council grant the minimum site area requirement for agricultural activities in the “RA2” Rural Area 2 Zone to be reduced from the required 80 acres to 70.09 acres and 77.87 acres respectively for the parcels created under Subdivision File No.: 4138-15-7507.

**CARRIED**

Res. No. 333-15 MOTION: Cameron Peters – Darrell Unger

**BE IT RESOLVED THAT** a Public Hearing is now called to order at 9:35 a.m. for Conditional Use Application No. DCU 10-15 to allow to build a house with a garden suite of 1240 sq. ft. where 600 sq. ft. is the maximum garden suite area permitted onto 341 Herschfeld Road at SW 31-6-7EPM, Roll No. 78470.000, “RA2” Rural Area 2 Zone, applicant Lovern Link.

**CARRIED**

Res. No. 334-15 MOTION: Alvin Derksen – Darrell Unger

**BE IT RESOLVED THAT** the Public Hearing for Conditional Use Application No. DCU 10-15 to allow to build a house with a garden suite of 1240 sq. ft. where 600 sq. ft. is the maximum garden suite area permitted onto 341 Herschfeld Road at SW 31-6-7EPM, Roll No. 78470.000, “RA2” Rural Area 2 Zone, applicant Lovern Link be adjourned at 9:43 a.m.

**CARRIED**

Res. No. 335-15 MOTION: Darrell Unger – Alvin Derksen

**WHEREAS** pursuant to the provisions of the *Rural Municipality of La Broquerie Zoning By-Law 10-13*, Lovern Link from Steinbach, Manitoba, made application for a conditional use, File No.: DCU 10-15, and after proper notice according to the Planning Act, the application was heard on July 8, 2015;

**AND WHEREAS** no objections were received;

**AND WHEREAS** upon consideration of the evidence provided and submissions made Council is of the opinion the conditional use application:

- A) is compatible with the general nature of the surrounding area;
- B) is not detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and
- C) is in keeping with provisions of the *Rural Municipality of La Broquerie Development Plan and Zoning By-Law 10-13*;

**THEREFORE BE IT RESOLVED THAT** Council of the Rural Municipality of La Broquerie allow to build a house with a garden suite of 1240 sq. ft. where 600 sq. ft. is the maximum garden suite area permitted onto 341 Herschfeld Road at SW 31-6-7EPM, Roll No. 78470.000, “RA2” Rural Area 2 Zone with the following condition:

**THAT** the house currently located on the property be removed and / or destroyed from the property within 100 days of occupancy of the new dwelling.

**CARRIED**

Res. No. 336-15 MOTION: Cameron Peters – Wilfred Chabot

**BE IT RESOLVED THAT** a Public Hearing is now called to order at 9:45 a.m. for Conditional Use Application No. DCU 11-15 to allow to build a detached garden suite of up to 1000 sq. ft., where a garden suite is to be attached and 600 sq. ft. is the maximum floor area permitted, onto 36012 Road 28N at NW 19-5-7EPM, Roll No. 38100.000, “RA1” Rural Area 1 Zone, applicant Ashley Friesen.

**CARRIED**

Res. No. 337-15 MOTION: Wilfred Chabot – Ivan Normandeau

**BE IT RESOLVED THAT** the Public Hearing for Conditional Use Application No. DCU 11-15 to build a detached garden suite of up to 1000 sq. ft. where a garden suite is to be attached and 600 sq. ft. is the maximum floor area permitted, onto 36012 Road 28N at NW 19-5-7EPM, Roll No. 38100.000, “RA1” Rural Area 1 Zone, applicant Ashley Friesen be adjourned at 9:55 a.m.

**CARRIED**

Res. No. 338-15 MOTION: Darrell Unger – Ivan Normandeau

**WHEREAS** pursuant to the provisions of the *Rural Municipality of La Broquerie Zoning By-Law 10-13*, Ashley Friesen from Steinbach, Manitoba, made application for a conditional use, File No. DCU 11-15, and after proper notice according to the Planning Act, the application was heard on July 8, 2015;

**AND WHEREAS** no objections were received;

**AND WHEREAS** upon consideration of the evidence provided and submissions made Council is of the opinion the conditional use application:

- A) is compatible with the general nature of the surrounding area;
- B) is not detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and
- C) is in keeping with provisions of the Rural Municipality of La Broquerie Development Plan and Zoning By-Law 10-13;

**THEREFORE BE IT RESOLVED THAT** Council of the Rural Municipality of La Broquerie allow to build a detached garden suite of up to 1000 sq. ft. at 36012 Road 28N at NW 19-5-7EPM, Roll No. 38100.000, “RA1” Rural Area 1 Zone.

**CARRIED**



Res. No. 339-15 MOTION: Wilfred Chabot – Darrell Unger

**WHEREAS** funds have been allocated for drainage works in the Rural Municipality of La Broquerie;

**AND WHERAS** two quotes have been received for the projects as follows:

	Borland Road	Kokomo Road	Hein Drive	Balcaen Road	Road 26N	Marynowski Culvert	St Roch Culvert	Frechette Road	St Joseph Road
Friesen Hauling	22,500	39,900	2,300	7,800	3,900	8,500	2,500	19,000	5,700
Andre's Grunthal Equip.	21,500	30,900	2,900	14,300	7,150	2,950	600	9,100	7,900

**THEREFORE BE IT RESOLVED THAT** Council accept the quote of \$19,700.00 plus applicable taxes from Friesen Hauling and \$65,050.00 plus applicable taxes from Andre’s Grunthal Equipment for the drainage work described above.

**CARRIED**

Res. No. 340-15 MOTION: Darrell Unger – Alvin Derksen

**WHEREAS** the Rural Municipality of La Broquerie has applied for and received funding under the Manitoba Municipal Road and Bridge program;

**AND WHEREAS** the program provided a grant for the amount of \$212,500.00 to be matched by municipal funds to upgrade 4 municipal roads;

**AND WHEREAS**, upon tendering, the total cost of upgrading said roads is \$264,502.00 leaving an unused balance of \$160,498.00;

**THEREFORE BE IT RESOLVED THAT** Council request the Department of Municipal Government to transfer the unused funds for the upgrade of Carriere Road.

**CARRIED**

Res. No. 341-15 MOTION: Darrell Unger – Cameron Peters

**WHEREAS** council has requested tenders for the paving of one mile of Carriere Road;

**AND WHEREAS** the tenders have come in as follows:

Bituminex Paving	\$284,000.00
Maple Leaf Construction	\$277,995.00
Borland Construction	\$298,785.00

**THEREFORE BE IT RESOLVED THAT** Council accept the tender of \$277,995.00 from Maple Leaf Construction.

**CARRIED**

Res. No. 342-15 MOTION: Darrell Unger – Wilfred Chabot

**WHEREAS** TransCanada Pipelines Limited has put forward an application to develop the Energy East Pipeline which would convert an existing natural gas pipeline into oil and construction of new pipeline;

**AND WHEREAS** the safety of transporting oil products via pipeline far surmounts the possible safety and liability issues that can arise during the transportation of these products via rail or highway;

**THEREFORE BE IT RESOLVED THAT** Council of the Rural Municipality of La Broquerie support the project set forth by TransCanada Pipelines Limited.

**CARRIED**

Res. No. 343-15 MOTION: Cameron Peters - Ivan Normandeau

**WHEREAS** there are two office spaces available in the La Broquerie Arena;

**THEREFORE BE IT RESOLVED THAT** both spaces be utilized by the La Broquerie Arena employees.

**CARRIED**

Res. No. 344-15 MOTION: Darrell Unger – Lewis Weiss

**BE IT RESOLVED THAT** Council dissolve into a Committee of the Whole Council in camera to discuss maintenance issues in a closed in-camera session at 10:15 a.m.;

**AND FURTHER BE IT RESOLVED THAT** the committee agree to keep in confidence all matters discussed at this closed session until the matter is discussed at an open meeting of Council or a Committee of Council conducted in public.

**CARRIED**

Res. No. 345-15 MOTION: Darrell Unger – Ivan Normandeau

**BE IT RESOLVED THAT** the Committee of the Whole Council revert back to the regular open meeting of Council at 10:25 a.m.

**CARRIED**

Res. No. 346-15 MOTION: Darrell Unger – Alvin Derksen

**BE IT RESOLVED THAT** the meeting of July 8<sup>th</sup>, 2015 be adjourned.

**CARRIED**

**NEXT MEETING:**

The next regular Council meeting will be held on Wednesday, August 12<sup>th</sup>, 2015 at 8:00 a.m.

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**Lewis Weiss  
Reeve**

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**Rachel Fournier  
Chief Administrative Officer**