

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, SEPTEMBER 9TH, 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
 Laurent Tétrault Councillor Ward 2

Also Present: Rachel Fournier Chief Administrative Officer
 Ron Kowalchuk Public Works Supervisor

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. 409-15 MOTION: Cameron Peters – Ivan Normandeau

BE IT RESOLVED THAT the agenda for the regular meeting of September 9th, 2015 be accepted as amended.

CARRIED

ADOPTION OF MINUTES:

Res. No. 410-15 MOTION: Wilfred Chabot – Alvin Derksen

BE IT RESOLVED THAT the minutes of the regular meeting of August 12th, 2015 be accepted as presented.

CARRIED

COUNCIL / COMMITTEE / STAFF REPORTS:

Reeve Lewis Weiss reported on his attendance to: August 18 meeting with CBC, August 24, Finance meeting; September 2, meeting with Louis Coté, Rona pre-construction meeting; September 8, Finance meeting.

Councillor Ivan Normandeau reported on his attendance to: September 8, Finance meeting.

Councillor Alvin Derksen reported on his attendance to: August 24, Finance meeting; September 8, Finance meeting.

Councillor Cameron Peters reported on his attendance to: August 24, Finance meeting; September 8, Finance meeting.

Councillor Wilfred Chabot reported on his attendance to: September 8, Finance meeting.

Councillor Darrell Unger reported on his attendance to: August 24, Finance meeting; September 8, Finance meeting.

Councillor Laurent Tétrault reported on his attendance to: September 8, Finance meeting.

Res. No. 411-15 MOTION: Darrell Unger – Alvin Derksen

BE IT RESOLVED THAT the Building and Demolition Report to August 31st, 2015 be accepted as presented.

CARRIED

Res. No. 412-15 MOTION: Cameron Peters – Wilfred Chabot

BE IT RESOLVED THAT the attached Council indemnity's and expenses Report to August 31st, 2015 be accepted as reported to Council.

CARRIED

Res. No. 413-15 MOTION: Alvin Derksen – Darrell Unger

BE IT RESOLVED THAT the attached Employee's Sick Days, Vacation, Banked time and Overtime Report to August 22nd, 2015 be accepted as reported to Council.

CARRIED

Res. No. 414-15 MOTION: Ivan Normandeau – Darrell Unger

BE IT RESOLVED THAT the Fuel/Diesel summary report for the month of August 2015 be received as presented.

CARRIED

Res. No. 415-15 MOTION: Wilfred Chabot – Alvin Derksen

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

CARRIED

Res. No. 416-15 MOTION: Darrell Unger – Cameron Peters

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

CARRIED

Res. No. 417-15 MOTION: Ivan Normandeau – Darrell Unger

BE IT RESOLVED THAT the Public Works report for the month of August 2015 be received as presented.

CARRIED

Res. No. 418-15 MOTION: Wilfred Chabot – Alvin Derksen

BE IT RESOLVED THAT Rd. 26N, ½ mile West of Wells Rd. ditching project be extended to tie into existing ditch for an estimated cost of \$1,000.00.

CARRIED

Res. No. 419-15 MOTION: Wilfred Chabot – Laurent Tétrault

WHEREAS proper forks are required for the skidsteer;

THEREFORE BE IT RESOLVED that the New Holland pallet forks skid steer attachment be purchased from MazelGroup for \$1,000.00 plus applicable taxes.

CARRIED

COMMUNICATIONS:

<u>From:</u>	<u>Subject:</u>	<u>Disposition:</u>
Villa Youville Inc.	50 th Anniversay Banquet	Res. No. 420-2015
Office of the Fire Commissioner	Energy Efficient for Buildings	File No. F-3-15
La Broquerie Fire Department	S.A.F.E Family Program	File No. F-4-15
Ste. Anne Hospital Fund Inc.	Lobsterfest	Res. No. 421-2015
SDC La Broquerie CDC	Letter of Support re: Historical Signs Project	Res. No. 422-2015

Res. No. 420-15 MOTION: Laurent Tétrault – Wilfred Chabot

WHEREAS Villa Youville Inc. will be celebrating their 50th anniversary on September 12th, 2015;

THEREFORE BE IT RESOLVED THAT Council purchase 2 tickets for the anniversary banquet.

CARRIED

Res. No. 421-15 MOTION: Ivan Normandeau – Alvin Derksen

WHEREAS the Ste. Anne Hospital Fund Inc. is presenting the 10th annual Lobsterfest on Saturday, October 24th, 2015;

THEREFORE BE IT RESOLVED THAT Council purchase one table of tickets for this fundraising event.

CARRIED

Res. No. 422-15 MOTION: Alvin Derksen – Wilfred Chabot

WHEREAS the La Broquerie CDC is in the process of gathering information in regards to creating regional maps and identify historical sites and points of service and of interest in certain areas of La Broquerie;

THEREFORE BE IT RESOLVED THAT Council support the La Broquerie CDC with the identified project.

CARRIED

DELEGATIONS:

9:05 a.m. A Public Hearing was held in regards to Variation Application DAV 08-15 to allow the minimum front yard requirement to be reduced from the required 125 feet to approximately 80 feet for the main building and to approximately 15 feet for the accessory building at NE 21-6-8EPM, 44105 Road 34N. (See Resolution No.427-428-429-15)

9:15 a.m. A Public Hearing was held in regards to Road Hearing File No.RD02-15 to create a new road as part Subdivison File No.4138-15-7537 at SW 23-6-7EPM, Roll No.: 73025.000, applicant Andreas Regehr, registered owners Harry and Marilyn Sproule. (See Resolution No. 434-435-436-15)

Res. No. 427-15 MOTION: Alvin Derksen – Wilfred Chabot

BE IT RESOLVED THAT a Public Hearing is now called to order at 9:05 a.m. for Variation Application DAV 08-15 to allow the minimum front yard requirement to be reduced from the required 125 feet to approximately 80 feet for the main building and to approximately 15 feet for the accessory building at NE 21-6-8EPM, 44105 Road 34N.

CARRIED

Res. No. 428-15 MOTION: Alvin Derksen – Darrell Unger

BE IT RESOLVED THAT the Public Hearing for Variation Application DAV 08-15 to allow the minimum front yard requirement to be reduced from the required 125 feet to approximately 80 feet for the main building and to approximately 15 feet for the accessory building at NE 21-6-8EPM, 44105 Road 34N, be adjourned at 9:08 a.m.

CARRIED

Res. No. 429-15 MOTION: Wilfred Chabot – Alvin Derksen

WHEREAS pursuant to the provisions of the *Rural Municipality of La Broquerie Zoning By-Law 10-13* and amendments thereto, Geoffrey Jowett of La Broquerie, Manitoba, made application for a variation, File No.: DAV 08-15 and after proper notice according to the Planning Act, the application was heard on September 9, 2015;

AND WHEREAS no objections were received;

THEREFORE BE IT RESOLVED THAT Council allow the minimum front yard requirement to be reduced from the required 125 feet to approximately 80 feet for the main building and to approximately 15 feet for the accessory building at NE 21-6-8EPM, 44105 Road 34N.

CARRIED

Res. No. 434-15 MOTION: Wilfred Chabot – Ivan Normandeau

BE IT RESOLVED THAT a Public Hearing is now called to order at 9:15 a.m. for Road Hearing File No. RD 02-15 to create a new road as part of Subdivision File No. 4138-15-7537 at SW 23-6-7EPM, Roll No.: 73025.000, applicant Andreas Regehr, registered owner Harry and Marilyn Sproule.

CARRIED

Res. No. 435-15 MOTION: Darrell Unger – Alvin Derksen

BE IT RESOLVED THAT the Public Hearing for Road Hearing File No. RD 02-15 to create a new road as part of Subdivision File No. 4138-15-7537 at SW 23-6-7EPM, Roll No.: 73025.000, applicant Andreas Regehr, registered owner Harry and Marilyn Sproule, be adjourned at 9:20 a.m.

CARRIED

Res. No. 436-15 MOTION: Laurent Tétrault – Cameron Peters

WHEREAS a Public Hearing was held in respect to a new road as part of Subdivision File No. 4138-15-7537 at SW 23-6-7EPM, Roll No.: 73025.000, applicant Andres Regehr, registered owners Harry and Marilyn Sproule;

AND WHEREAS no objections were received;

THEREFORE BE IT RESOLVED THAT Council approve the proposed road.

AND FURTHER BE IT RESOLVED THAT the proposed street names of Deer Pass, Moonlight Trail, and Priscilla Avenue be accepted.

CARRIED

ACCOUNTS / FINANCE:

Res. No. 423-15 MOTION: Cameron Peters – Laurent Tétrault

BE IT RESOLVED THAT the Financial Statement to August 31st, 2015 be accepted as presented.

CARRIED

Res. No.424-15 MOTION: Darrell Unger – Ivan Normandeau

BE IT RESOLVED THAT the attached Fire Department, Council and Staff Payroll cheques No. 20151037 to 20151168 in the amount of \$58,560.28 be approved by the Council of the Rural Municipality of La Broquerie.

CARRIED

Res. No.425-15 MOTION: Wilfred Chabot – Darrell Unger

WHEREAS account #680 has been inactive for 2 years and a \$25.00 credit remains;

THEREFORE BE IT RESOLVED THAT council authorize administration to reverse the above-mentioned accounts receivable credit and de-activate the account.

CARRIED

NEW / GENERAL BUSINESS:

Res. No.426-15 MOTION: Ivan Normandeau – Alvin Derksen

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.: 4138-15-7588, Roll No.: 114405166 for Applicant and Owner Eric Rahn;

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

AND WHEREAS the development dedication fee for this property has been received through Building Permit 37-15;

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 verification of proposed site areas and widths for all proposed lots be provided;
- 4) That the applicant obtains any and all variations deemed necessary in order to comply with our Zoning By-Law 10-2013 and amendments thereto;
- 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

Councillor Laurent Tétrault left Council Chambers due to conflict of interest.

Res. No. 430-15 MOTION: Wilfred Chabot – Ivan Normandeau

WHEREAS Jean Kirouac has applied for a building permit for a shop for the storage of tools and materials during construction of the main building at 64 Quintro Road, NE 31-6-8E, Lot 2 of Deposit 1388/2014;

AND WHEREAS the applicant must provide a surveyor's sketch showing the location of the building and elevation above sea level within the parcel and at the building location as per the development agreement associated with the subject property;

AND WHEREAS the applicant has provided a document showing the location of the proposed shop and elevations within the lot at the proposed shop;

AND WHEREAS the applicant is aware of the risk of flooding of the subject property;

THEREFORE BE IT RESOLVED THAT building permit 74-15, be granted to the applicant.

CARRIED

Councillor Laurent Tétrault returned to Council Chambers

Res. No. 431-15 MOTION: Darrell Unger – Wilfred Chabot

WHEREAS Community Planning Services has submitted to the Municipality a completed Application for Approval of Subdivision for Proposed Subdivision File #4138-15-7537 at SW 23-6-7EPM, Roll No.: 73025.000 for applicant Andreas Regehr owners Harry and Marilyn Sproule;

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

AND WHEREAS a road opening hearing has been held for this application;

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

- 1) That the Subdivision Deposit in the amount of \$1000.00 be paid to the R.M. of La Broquerie to be applied toward future costs associated with this subdivision;
- 2) That the applicant obtain 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;
- 3) That an electronic and a hard copy of the Plan of Subdivision be provided;
- 4) That verification of proposed site areas and widths for all proposed lots be provided;
- 5) That the applicant obtain any and all variations deemed necessary in order to comply with our Zoning By-Law 10-2013 and amendments thereto;
- 6) That the applicant obtains an Engineered Road Plan;
- 7) That the road names for the newly created roads be reflected on the plan of subdivision;
- 8) That the applicant obtains an Engineered Drainage Plan for this area;
- 9) That development dedication fees be submitted to the municipality in the amount of \$2500.00 for each newly created building lot;
- 10) That the applicant enters into a Development Agreement with the municipality;
- 11) That monument restoration costs, for monuments that were found to be restored within this subdivision, will be borne by the Developer;
- 12) That any and all costs associated with this Subdivision will be borne by the Developer.

CARRIED

Res. No. 432-15 MOTION: Wilfred Chabot – Alvin Derksen

WHEREAS there is a road elevation difference on Pine Lane;

THEREFORE BE IT RESOLVED THAT council authorize the repair on Pine Lane for an approximate cost of \$2,500.00.

CARRIED

Res .No. 433-15 MOTION: Cameron Peters – Ivan Normandeau

BE IT RESOLVED THAT Moosemeadow Road between Rd 23N and 22N be repaired with “A” base for an estimated cost of \$6,000.00.

CARRIED

Res. No. 437-15 MOTION: Ivan Normandeau – Alvin Derksen

WHEREAS the La Broquerie recreational grounds fencing is in need of repair around the baseball diamonds;

AND WHEREAS a community places grant has been applied for which would cover a partial amount of the cost;

THEREFORE BE IT RESOLVED THAT Council supports the grant application with community places;

AND FURTHER BE IT RESOLVED THAT Council requests in-kind labor from the public works staff for the removal of the existing fencing up to \$2,500.00;

AND FURTHER BE IT RESOLVED THAT the Rural Municipality of La Broquerie assists with funding the project to a maximum of \$7,400.00.

CARRIED

Councillor Laurent Tétrault left Council Chambers due to conflict of interest.

Res. No.438 -15 MOTION: Darrell Unger – Wilfred Chabot

WHEREAS Community Planning Services has provided conditional approval subject to the applicant obtaining municipal approval for minor subdivision application at NE 30-6-8EPM, File No.: 4138-15-7578, Roll Nos.: 102400.000 and 102500.000 for Applicant Bluestem Development Owners 5569355 Manitoba Inc. and Arthur Rempel;

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

AND WHEREAS no additional title will be created;

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 verification of proposed site areas and widths for all proposed lots be provided;
- 4) That the applicant obtains any and all variations deemed necessary in order to comply with our Zoning By-Law 10-2013 and amendments thereto;
- 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

Councillor Laurent Tétrault returned to Council Chambers

Res. No.439 -15 MOTION: Alvin Derksen – Ivan Normandeau

WHEREAS the Administration and Financial Development Program will be held on October 7-9, 2015 at the Elkhorn Resort;

AND WHEREAS the Manitoba 2015 User Group for Muniware will be held on October 15-16, 2015 at the Viscount-Gort Hotel;

THEREFORE BE IT RESOLVED THAT council authorize Ginette Tétrault, Assistant Chief Administrative Officer to attend both events and that fees to attend both events be reimbursed.

CARRIED

Res. No. 440-15 MOTION: Ivan Normandeau – Alvin Derksen

BE IT RESOLVED THAT Council enter into a Development Agreement with Neu Plains Development Corporation for a 23 lot subdivision at SW 3-6-8EPM, File No: 4138-14-7429;

AND FURTHER BE IT RESOLVED THAT the Reeve and Chief Administrative Officer be authorized to sign and execute the document.

CARRIED

Res. No. 441-15 MOTION: Darrell Unger – Wilfred Chabot

WHEREAS Tom Leppelmann has brought forward a request to subdivide land for the purpose of obtaining agricultural land at NE 33-5-7E;

THEREFORE BE IT RESOLVED THAT Council express their support for the proposed request.

CARRIED

Res. No. 442-15 MOTION: Wilfred Chabot – Alvin Derksen

BE IT RESOLVED THAT Council grant a building permit for a single family dwelling to Peter Gerzen at SW 3-6-8E, Roll No.: 89450.000.

CARRIED

UNFINISHED BUSINESS:

Res. No. 443-15 MOTION: Darrell Unger – Cameron Peters

WHEREAS Community Planning Services has provided conditional approval subject to the applicant obtaining municipal approval for minor subdivision application at SW 33-4-7EPM, File No.: 4138-15-7571, Roll Nos. 114400.000 and 14200.000 for Applicants and Owners Lawrence and Susan Dueck;

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

AND WHEREAS no additional title will be created by the subdivision file;

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 verification of proposed site areas and widths for all proposed lots 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. 444-15 MOTION: Darrell Unger – Ivan Normandeau

WHEREAS the Seine-Rat River Conservation District leases a portion of office space from the Municipal Office located in the Rural Municipality of La Broquerie;

AND WHEREAS for the protection of both parties involved a Tenancy Agreement has been drafted;

THEREFORE BE IT RESOLVED THAT Council enter into a one year tenancy agreement with Seine-Rat River Conservation District.

CARRIED

ADJOURNMENT:

Res. No. 445-15 MOTION: Alvin Derksen – Wilfred Chabot

BE IT RESOLVED THAT the meeting of September 9, 2015 be adjourned.

CARRIED

NEXT MEETING:

The next regular Council meeting will be held on Wednesday, September 23rd, 2015 at 7:00 p.m.

**Lewis Weiss
Reeve**

**Rachel Fournier
Chief Administrative Officer**