



STE. ANNE MUNICIPALITY

Council Meeting Minutes July 10, 2024 - 09:00 AM

Regular Meeting of Council held in the Council Chambers of the Rural Municipality of Ste. Anne at 395 Traverse Road, Ste. Anne, MB, on July 10, 2024.

CALL TO ORDER 9:00 AM

Reeve Richard Pelletier called the meeting to order at 9:00 am by acknowledging that we are located on Treaty 1 Lands, the traditional lands of the Anishinaabe, Cree, Oji-Cree, Dakota, Dene, and the birthplace of the Métis Nation.

J'aimerais souligner que nous sommes situé sur les territoires visés par le Traité No. 1, étant les terres ancestrales des Anishinaabé, Cris, Oji-Cris, Dakotas, et Dénés, ainsi que la patrie de la Nation métisse.

ATTENDANCE

COUNCIL MEMBER	IN ATTENDANCE	ABSENT
RICHARD PELLETIER, REEVE	X	
SARAH NORMANDEAU, WARD 1	X	
KYLE WACZKO, WARD 2	X	
PATRICK STOLWYK, WARD 3	X	
BRAD INGLES, WARD 4		X
ROBERT SARRASIN, WARD 5	X	
RANDY EROS, WARD 6	Online	

Also in attendance were:

Chief Administrative Officer, Mike McLennan
Development Officer, Hadiseh Bajelan

ADOPTION OF AGENDA

2024-276

Councillor Normandeau

Councillor Stolwyk

BE IT RESOLVED THAT the agenda for the July 10, 2024, regular meeting be adopted as circulated.

CARRIED

ADOPTION OF MINUTES

2024-277

Councillor Stolwyk

Councillor Waczko

BE IT RESOLVED THAT the June 26, 2024, regular meeting minutes be adopted as circulated.

CARRIED

FINANCE

Cheque Listing 20240819-20240867

2024-278

Councillor Normandeau

Councillor Waczko

BE IT RESOLVED THAT the following cheques & EFT payments numbered #20240819 –

#20240867 (inclusive) in the amount of \$339,703.44 be approved for payment.

CARRIED

Financial Statements

2024-279

Councillor Stolwyk

Councillor Normandeau

BE IT RESOLVED THAT the Financial Statement for the period ending June 30, 2024 be approved and adopted as presented.

CARRIED

2024 Final Audit Report

2024-280

Councillor Waczko

Councillor Stolwyk

WHEREAS the Exchange Group has provided the 2023 audited financial report for the twelve months ending December 31, 2023;

AND WHEREAS Council has reviewed the report as presented;

BE IT RESOLVED THAT Council hereby table the 2023 auditor's report in accordance with Section 193(2) of the Municipal Act.

CARRIED

2023 Surplus Allocation

2024-281

Councillor Sarrasin

Councillor Stolwyk

WHEREAS Resolution 2024-274 identified a 2023 projected surplus of \$10,339.33, of which \$5,316.67 was to be allocated to the Recreation Reserve under policy #3-Admin (Subdivision Dedication Fees);

AND WHEREAS the remaining amount of \$5,022.46 was to be allocated pending Council's approval of the final audited 2023 Financial statements;

BE IT RESOLVED THAT Council authorize the transfer of the remaining \$5,022.46 to the following reserve:

- Economic Development Reserve

CARRIED

MUNICIPAL DELEGATE REPORTS

Town of Beausejour - Invitation to View Soil Stabilization Project - July 5, 2024

2024-282

Councillor Normandeau

Councillor Stolwyk

BE IT RESOLVED THAT Councillor Randy Eros be authorized to attend a Soil Stabilization project, being a new road construction innovation, on July 5, 2024, in the Town of Beausejour, with all associated costs to be paid.

CARRIED

UNFINISHED BUSINESS – None.

NOTICE OF MOTION / PETITIONS – None.

COMMITTEE MINUTES AND MATTERS

Local Urban District of Richer - Minutes of July 3, 2024

2024-283

Councillor Stolwyk

Councillor Normandeau

BE IT RESOLVED THAT the July 3, 2024, LUD of Richer Committee meeting minutes be received as presented.

CARRIED

DELEGATION(S)

Tabled until the scheduled Delegation time.

DEPARTMENT MANAGER REPORTS – None.

BY-LAWS - None

NEW BUSINESS

Speed Sign Loan Agreement

2024-284

Councillor Stolwyk

Councillor Waczko

WHEREAS Manitoba Public Insurance Corporation (MPI) has programs to improve road safety and prevent loss including a program to lend roadside speed display devices to other entities, such as Municipalities;

AND WHEREAS MPI is willing to lend one roadside speed display device to the RM of Ste. Anne, subject to both parties entering into an Agreement under this program, outlining the associated

terms and conditions including the duration of the loan which would be to March 31, 2029;
BE IT RESOLVED THAT Council has reviewed the Speed Device Loan Agreement and agree to the terms and conditions outlined therein;
BE IT FURTHER RESOLVED THAT the Reeve and Chief Administrative Officer be authorized to ratify the Speed Device Loan Agreement with the Manitoba Public Insurance Corporation.

CARRIED

Province of MB - Bulletin #2024-18 - Planning Legislation Review

Received as information.

Eastern District Golf Tournament

2024-285

Councillor Sarrasin

Councillor Waczko

BE IT RESOLVED THAT Council authorize the registration of one team of 4 people to attend the 2024 Eastern district Municipal Golf Tournament being held by the Village of St-Pierre-Joly at the Maplewood Golf Club on Monday, August 19, 2024, with all associated costs to be paid including the \$150/person registration fee.

CARRIED

AMBM Resolution - New Municipal Member

Received as Information

AMBM - Contribution Agreement

2024- 286

Councillor Stolwyk

Councillor Normandeau

WHEREAS through financial support of the Federal Government, the Association of Manitoba Bilingual Municipalities (AMBM) is carrying out a project to strengthen the labour market in Manitoba's rural bilingual municipalities in collaboration with the Economic Development Council of Manitoba Bilingual Municipalities (CDEM);

AND WHEREAS the AMBM would like to include the RM of Ste. Anne in this initiative, which provides funding to the Municipality to engage in activities that support this initiative;

BE IT RESOLVED THAT Council authorize the CAO to sign this contribution agreement on behalf of the Municipality.

CARRIED

Greenland Road Repairs

2024-287

Councillor Normandeau

Councillor Sarrasin

WHEREAS Resolution #2024-241 approved repair work on Greenland Road, not to exceed \$30,000;

AND WHEREAS due to inclement weather and other factors, more work is required to complete this project and prevent against further road issues;

BE IT RESOLVED THAT Council authorize a further \$30,000 to complete the repair work on Greenland Road to be borne by the General Operating Fund.

CARRIED

PLANNING & DEVELOPMENT

Subdivision #4175-24-8961 - Bluestem Development

2024-288

Councillor Stolwyk

Councillor Normandeau

WHEREAS Council has reviewed the Subdivision File #4175-24-8961 Report to Council proposing to subdivide a 15.44-acre farmstead from the 150.35-acre agricultural title (CT# 1423330/1) on NW 19-07-07E in an area zoned Agriculture;

BE IT RESOLVED THAT Subdivision File #4175-24-8961 be approved on the following conditions (please note that the order of these conditions does **not** imply the order of their required completion):

1. That the property owner enter into a development agreement with the Municipality addressing restricting residential construction on the residual parcel, among others;
2. That the applicant provide an electronic copy and hard copy of the Plan of Subdivision/Survey for the proposed lot (Lot 1) and the residual lot, indicating the area of each lot in acres prepared by a Manitoba Land Surveyor.
3. That the applicant provide an electronic copy and hard copy of Building Location Certificate for the proposed Lot 1, prepared by a Manitoba Land Surveyor.
4. That the applicant obtain any necessary variations and pay the associated variation order fees;
5. That any non-conforming uses or buildings includes the encroachments from the Proposed and Residual Lots onto the lands outside of the Planned Area be brought into compliance with municipal Zoning By-law requirements to the satisfaction of the Designated Officer.
6. That the subdivision administrative fee of \$375 be required in accordance with By-Law 21-2023;
7. That a lot levy of \$2,000.00 per parcel created be required, totaling \$2,000;
8. That any engineered and/or legal document pertaining to this subdivision may be reviewed by the municipal engineer and/or lawyer; and
9. That all costs, including any legal and engineering costs incurred by the Municipality due to this subdivision, are to be borne by the applicant.
10. The applicant is responsible for applying for any permissions from federal or provincial authorities.

CARRIED

CONSENT AGENDA

2024-289

Councillor Normandeau

Councillor Stolwyk

BE IT RESOLVED THAT the consent agenda consisting of the following 5 items be adopted as circulated:

AMM - Various Correspondence

FCM - Various Correspondence

Steinbachonline - Various Articles

La Liberte - Various Articles

Basketball Manitoba - Graham Bodnar Selected for the 2025 Deaflympics

Council recessed from 9:21 am to 9:30 am.

DELEGATION(S)

9:30 am - MTI and AECOM - PR 210 and Hwy 12 - Stakeholder Consultation

Council recessed from 10:24 am to 10:30 am.

HEARINGS - 10:30 AM

The CAO reviewed the procedures for Public Hearings and confirmed that the notification requirements of the Planning Act have been met for all Hearings on the July 10, 2024, Council Meeting Agenda.

Conditional Use #07-24 & Variation Order #07-24 - Previously used RTM for office - Penn-Co

IN HEARING - CU#07-24 & VO#07-24 - Previously used RTM for office - Penn-Co

2024-290

Councillor Stolwyk

Councillor Waczko

WHEREAS the Public Hearing for Conditional Use #07-24 and Variation Order #07-24 held on June 26, 2024, was adjourned in order to allow for more information to be presented to Council;

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #07-24 to move a previously used RTM on site to be used as office & training space and Variation Order #07-24 to vary front yard setback requirement from 125 feet to 29 feet at 42070 Road 34E; Lot 1 Plan 42663, SE 03-08-06E in an area zoned Highway Commercial, at 10:34 am.

CARRIED

The applicant, Derek Allard of Penn-Co Construction Ltd., made a presentation in favour of the proposal.

Ian Horner made a presentation in objection of the proposal.
No other members of the public made presentations regarding the proposal.

**OUT OF HEARING - CU#07-24 & VO#07-24 - Previously used RTM for office - Penn-Co
2024-291**

Councillor Stolwyk
Councillor Waczko

BE IT RESOLVED THAT the Hearing for Conditional Use #07-24 and Variation Order #07-24 be closed at 10:47.

CARRIED

At 10:48 am, Councillor Patrick Stolwyk left the meeting.

Conditional Use #09-24 - Warehouse - Penn-co

**IN HEARING - CU#09-24 - Warehouse - Penn-Co
2024-292**

Councillor Sarrasin
Councillor Waczko

WHEREAS the Public Hearing for Conditional Use #09-24 held on June 26, 2024, was adjourned in order to allow for more information to be presented to Council;

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #09-24 to allow acceptable materials, equipment, and structures to be added for storage use, including the storage of company assets within the original permissions obtained for the premises under conditional use #05-22 at 42070 Road 34E; Lot 1 Plan 42663, SE 03-08-06E in an area zoned Highway Commercial, at 10:48 am.

CARRIED

The applicant, Derek Allard of Penn-Co Construction Ltd., made a presentation in favour of the proposal.

No presentations from members of the public were received.

**OUT OF HEARING - CU#09-24 - Warehouse - Penn-Co
2024-293**

Councillor Sarrasin
Councillor Waczko

BE IT RESOLVED THAT the Hearing for Conditional Use #09-24 be closed at 10:48 am.

CARRIED

At 10:49 am, Councillor Patrick Stolwyk joined the meeting.

Council recessed from 10:49 am to 11:00 am.

At 10:53 am, Councillor Randy Eros left the meeting.

HEARINGS - 11:00 am

The CAO reviewed the procedures for Public Hearings and confirmed that the notification requirements of the Planning Act have been met for all Hearings on the July 10, 2024, Council Meeting Agenda.

Variation Order #09-24 - Minor Subdivision #4175-24-8950 - Reimer

IN HEARING - VO #09-24 - SD #4175-24-8950 - Reimer

2024-294

Councillor Stolwyk

Councillor Waczko

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Variation Order #09-24 to vary the following bulk requirement as a condition of approval for minor Subdivision File #4175-24-8950, Residual Lot: minimum site area requirement from 80 acres to 63.55 acres; at 34022 Road 43N; NW 2-8-6E in an area zoned Agriculture, at 11:03 am.

CARRIED

The applicant, John Reimer, was not in attendance.

No presentations from members of the public were received.

OUT OF HEARING - VO #09-24 - SD #4175-24-8950 - Reimer

2024-295

Councillor Sarrasin

Councillor Waczko

BE IT RESOLVED THAT the Hearing for Variation Order #09-24 be closed and that this meeting reconvene into regular session at 11:04 am.

CARRIED

Conditional Use #11-24 - Previously Used RTM - Guy Willman

IN HEARING - CU #11-24 - Previously Used RTM - Guy Willman

2024-296

Councillor Stolwyk

Councillor Waczko

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #11-24 to allow for a previously used RTM to be moved onto the property to be used as a single-family dwelling at 47055 Dawson Road; NW 13-8-8E in an area zoned Agriculture Mixed-Use, at 11:05 am.

CARRIED

The applicant, Guy Willman, was not in attendance.

No presentations from members of the public were received.

OUT OF HEARING - CU #11-24 - Previously Used RTM - Guy Willman

2024-297

Councillor Normandeau

Councillor Sarrasin

BE IT RESOLVED THAT the Hearing for Conditional Use #11-24 be closed and that this meeting reconvene into regular session at 11:05 am.

CARRIED

Variation Order #08-24 - 2 secondary Suites - Joyce

IN HEARING - VO #08-24 - 2 secondary Suite - Joyce

2024-298

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Variation Order #08-24 to allow for 2 secondary suites on site for a limited time at 40086 Road 41E; NE 26-07-07E in an area zoned Rural Natural Area, at 11:06 am.

CARRIED

At 11:07 Councillor Randy Eros joined the meeting.

The applicant, Nicholas Joyce, made a presentation in favour of the proposal.
No presentations from members of the public were received.

OUT OF HEARING - VO #08-24 - 2 secondary Suite - Joyce

2024-299

Councillor Stolwyk

Councillor Normandeau

BE IT RESOLVED THAT the Hearing for Variation Order #08-24 be closed and that this meeting reconvene into regular session at 11:08 am.

CARRIED

HEARING DECISIONS

Hearing Decision - CU#07-24 & VO#07-24 - Previously used RTM - Penn-Co

2024-300

Councillor Sarrasin

Councillor Stolwyk

WHEREAS a Public Hearing was held for Conditional Use #07-24 to move a previously used RTM on site to be used as office & training space, and Variation Order #07-24 to vary the front yard setback requirement from 125 feet to 29 feet, at 42070 Road 34E; Lot 1 Plan 42663, SE 03-08-06E, in an area zoned Highway Commercial,

BE IT RESOLVED that Conditional Use Order #07-24 and Variation Order #07-24 be approved subject to the following conditions;

1. The developer is responsible for meeting all federal and provincial regulatory requirements.
2. The developer must finalize building permit #35-24 and take all necessary steps to ensure it meets the satisfaction of the designated officer.

CARRIED

Hearing Decision - CU#09-24 - Warehouse - Penn-Co

2024-301

Councillor Sarrasin

Councillor Stolwyk

WHEREAS a Public Hearing was held for Conditional Use #09-24 to allow the addition of acceptable materials, equipment, and structures for storage use, including the storage of company assets, within the original permissions obtained for the premises under CU#05-22 at 42070 Road 34E; Lot 1 Plan 42663, SE 03-08-06E, in an area zoned Highway Commercial;

BE IT RESOLVED that Conditional Use Order #09-24 be approved under the following conditions:

1. The development agreement must be registered on the title and should include, but not be limited to, the following items:
 - All stipulations from the previous development agreements (By law #01-2020, Road Maintenance Agreement & Conditional use #05-2022)
 - Addition of acceptable materials.
 - Storage of materials within a fenced area.
 - Provision of adequate parking within the site.
 - Prohibition of any parking in the road allowance.
2. Elimination of restrictions on the maximum number of employees.

CARRIED

Hearing Decision - VO #09-24 - SD #4175-24-8950 -

2024-302

Councillor Sarrasin

Councillor Normandeau

WHEREAS a Public Hearing was held for Variation Order #09-24 to vary the following bulk requirement as a condition of approval for minor Subdivision File #4175-24-8950, Residual Lot: minimum site area requirement from 80 acres to 63.55 acres; at 34022 Road 43N; NW 2-8-6E in an area zoned Agriculture;

BE IT RESOLVED THAT Variation Order #09-24 be approved.

CARRIED

Hearing Decision - CU #11-24 - Previously Used RTM

2024-303

Councillor Waczko

Councillor Sarrasin

WHEREAS a Public Hearing was held for Conditional Use #11-24 to allow for a previously used RTM to be moved onto the property to be used as a single-family dwelling at 47055 Dawson Road; NW 13-8-8E in an area zoned Agriculture Mixed-Use;

BE IT RESOLVED THAT Council approves Conditional Use Order #11-24, under the following conditions:

1. The applicant is required to bring any buildings/uses on the mentioned property into compliance with Zoning By-Law 13-2023 of the RM of Ste. Anne and take necessary actions, including payment of fines if required by RM.
2. The mentioned RTM should be used as a single-family dwelling; any other use of the mentioned RTM requires permission from the RM of Ste. Anne.
3. The applicant is obligated to obtain a building permit for the mentioned RTM.
4. The applicant is responsible for applying for any permissions from federal or provincial authorities.

CARRIED

**Hearing Decision - VO #08-24 - 2 secondary Suite -
2024-304**

Councillor Normandeau
Councillor Eros

WHEREAS a Public Hearing was held for Variation Order #08-24 to allow for 2 secondary suites on site for a limited time at 40086 Road 41E; NE 26-07-07E in an area zoned Rural Natural Area, BE IT RESOLVED THAT Council approves Variation Order #08-24, under the following conditions:

1. The development agreement must be registered on the title, including but not limited to the following conditions:
 - The applicant is required to bring any buildings/uses on the mentioned property into compliance with Zoning By-Law #13-2023 of the RM of Ste. Anne and take necessary actions, including payment of fines if required by the RM.
 - The mentioned RTM should be used as a single-family dwelling; any other use of the mentioned RTM requires permission from the RM of Ste. Anne.
 - The applicant is obligated to obtain a building permit for the mentioned RTM.
 - One of the dwelling units should be removed or brought into compliance with the zoning by-law and other by-laws at the time any title changes from the current applicant and/or owner to another party.
 - The applicant is responsible for any legal or application fees regarding this application or any associated applications.
 - The applicant is responsible for applying for any federal and provincial permissions, including from the Drainage and Water Rights Licensing Branch, as well as from Environment and Climate Change.

CARRIED

IN CAMERA – None.

ADJOURNMENT

2024-305
Councillor Waczko

Councillor Sarrasin

BE IT RESOLVED THAT this regular meeting be adjourned at 11:24 am.

CARRIED

NEXT MEETING(s)

Regular Evening Meeting

Regular Day Meeting

July 24, 2024 @ 6:00 pm

August 21, 2024 @ 9:00 am



Richard Pelletier
Reeve



Mike McLennan
Chief Administrative Officer