



STE. ANNE MUNICIPALITY

Council Meeting Minutes August 21, 2024 - 09:00 AM

Regular Meeting of Council held in the Council Chambers of the Rural Municipality of Ste. Anne at 395 Traverse Road on August 21, 2024.

CALL TO ORDER 9:00 AM

Reeve Richard Pelletier called the meeting to order at 9:00 am.

Le préfet a constaté que la municipalité tient à 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	X	

Also in attendance were:

Chief Administrative Officer, Mike McLennan
Legislative Officer, Nadine Vielfaure

ADOPTION OF AGENDA

2024-330

Councillor Stolwyk

Councillor Sarrasin

BE IT RESOLVED THAT the agenda for the August 21, 2024, regular meeting be adopted as circulated.

CARRIED

ADOPTION OF MINUTES

2024-331

Councillor Eros

Councillor Normandeau

BE IT RESOLVED THAT the July 24, 2024, regular meeting minutes be adopted as circulated.

CARRIED

FINANCE

Cheque Listing 20240943-20241097

2024-332

Councillor Eros

Councillor Normandeau

BE IT RESOLVED THAT the following cheques and EFT payments numbered #20240943-#20241097 (inclusive) in the amount of \$830,866.72 be approved for payment.

CARRIED

Financial Statements

2024-333

Councillor Stolwyk

Councillor Waczko

BE IT RESOLVED THAT the Financial Statement for the period ending July 31, 2024, be approved and adopted as presented.

CARRIED

Tax Sale - Notice of Public Auction Reserve Bid

2024-334

Councillor Stolwyk

Councillor Eros

WHEREAS Section 372 of *The Municipal Act* states a Municipality may set any terms or conditions for the sale of a property to be sold for taxes, and may set a reserve bid in the amount of the tax arrears and costs in respect of the property;

BE IT RESOLVED THAT Council set a reserve bid in the amount of the tax arrears, penalties and costs for all properties on the Tax Sale List that will be up for tax sale auction on November 14, 2024 at 2:00 pm.

CARRIED

Appeal - Tax penalties - Roll #26416000

2024-335

Councillor Eros

Councillor Sarrasin

WHEREAS Supplemental tax notices for 2023 were mailed out in October of 2023;

AND WHEREAS the property owner at Roll #26416.000, upon receiving the 2024 tax statement, contacted administration due to listed penalties, stating that they had not received the supplemental tax statement and would like to appeal the penalties imposed;

BE IT RESOLVED THAT Council waive 100% of the current penalties associated with the added taxes, being a total of \$10.71 on Roll #26416.000.

CARRIED

MUNICIPAL DELEGATE REPORTS

Richer Rodeo Parade - August 10, 2024

Eastman Regional Municipal Committee (AMM Sub district Committee) - August 12, 2024

AMM Eastern District Golf Tournament - August 19, 2024

UNFINISHED BUSINESS – None.

NOTICE OF MOTION / PETITIONS – None.

COMMITTEE MINUTES AND MATTERS

Local Urban District of Richer Committee Meeting - August 7, 2024 Minutes

2024-336

Councillor Stolwyk

Councillor Normandeau

BE IT RESOLVED THAT the August 7, 2024, LUD of Richer Committee meeting minutes be received as presented.

CARRIED

Committee of the Whole Meeting - August 13, 2024

2024-337

Councillor Waczko

Councillor Sarrasin

BE IT RESOLVED THAT the August 13, 2024, Committee of the Whole meeting minutes be adopted as presented.

CARRIED

Policy #23-ADMIN - Public Conduct Policy

2024-338

Councillor Ingles

Councillor Stolwyk

WHEREAS the Committee of the Whole reviewed the municipal Public Conduct Policy #23-ADMIN on August 13, 2024;

AND WHEREAS Administration have amended this policy in order to add reporting requirements as requested by the Committee;

AND WHEREAS Administration have further amended this policy to revise the appeal process outlined therein;

BE IT RESOLVED THAT Council adopt the municipal Public Conduct Policy #23-ADMIN as presented and amended to establish that appeal reviews shall be overseen by Council.

CARRIED

DELEGATION(S)

Tabled until the scheduled Delegation time.

9:30 AM - By-Law Penalty Appeal - CANCELLED

HEARINGS

Tabled until the scheduled Hearing time.

DEPARTMENT MANAGER REPORTS

RCMP - 2nd Quarter Statistics

Received as information

Richer Fire Department Report - July 2024

Received as information.

BY-LAWS

By-law #2024-10 - Fire By-law - 1st reading

2024-339

Councillor Ingles

Councillor Normandeau

WHEREAS the Committee of the Whole Resolution #CotW-2024-25 passed on July 16, 2024, recommends amending the municipal Fire By-law to include a complete prohibition on burning of rubbish, as defined in this by-law, within the RM of Ste. Anne;

AND WHEREAS during the August 13, 2024, Committee of the Whole meeting, this draft by-law was further amended to adjust the types of materials that are not permitted to be burned anywhere in the RM of Ste. Anne;

BE IT RESOLVED THAT Council give first reading to By-Law #2024-10, being the Municipal Fire By-law, as amended and presented.

CARRIED

NEW BUSINESS

AMM Events - Peak Performance - Conquering Team Dysfunction

Received as Information.

EMO Training Exercise

Received as Information.

Accessibility Plan

2024-340

Councillor Sarrasin

Councillor Waczko

WHEREAS the RM of Ste. Anne Accessibility Plan and Associated Policies have been revised following a review from Accessibility Compliance Secretariat of Manitoba after their previous adoption by Council;

BE IT RESOLVED THAT Council adopt the revised Accessibility Policy #001 - Customer Service Standards, Policy #002 - Employment Standards, and Policy #003 - Individualized Accommodation Plan, as presented.

CARRIED

Manitoba Emergency Management Organization - 2024 Exemplary Service Awards

Received as Information.

Public Interest Disclosure (Whistleblower) Act (PIDA)

Tabled.

Villa Youville - Strategic Planning Advisory Committee Invitation

2024-341

Councillor Eros

Councillor Normandeau

BE IT RESOLVED THAT Council authorize Reeve Pelletier to participate in the Villa Youville Strategic Planning Advisory Committee, with its first meeting being held on September 20th, 2024, with all associated costs covered.

CARRIED

Manitoba Accessibility Fund Agreement

2024-342

Councillor Sarrasin

Councillor Ingles

WHEREAS the RM of Ste. Anne was successful in a funding application to improve accessibility in the municipality, especially as it pertains to the accessibility of the municipal website and the documents found therein, with the condition that an Agreement be entered into with the Government of Manitoba (Minister of Families responsible for the Manitoba Accessibilities Office), outlining the terms and conditions associated with this \$3,025.00 contribution;

BE IT RESOLVED THAT Council authorize Reeve Pelletier and the CAO to sign the Manitoba Accessibility Fund Contribution Agreement as presented.

CARRIED

Greenland Road Repairs

2024-343

Councillor Eros

Councillor Sarrasin

WHEREAS Council Resolutions #2024-241 and #2024-287 authorized a total of \$60,000 for

required repairs to Greenland Road due to spring weather conditions compromising the integrity of the roadway at various points;
AND WHEREAS additional hauling fees for materials pulled from the project were required as it was unsuitable to be spread in neighbouring properties, resulting in a total project cost of \$70,390.00, plus GST;
AND WHEREAS these urgent repairs required to protect the structural integrity of the road has now surpassing operating budget provisions for unforeseen repairs;
BE IT RESOLVED THAT Administration be authorized to investigate and apply, if appropriate, for Disaster Financial Assistance to mitigate the financial hardship to rate payers;
BE IT FURTHER RESOLVED that the final invoice be paid, totaling \$70,390.00, plus GST, for all emergency repairs to be borne in part by the General Operating Fund and in part through reserves as per 2024 Budget for unforeseen Disaster Mitigation.

CARRIED

PLANNING & DEVELOPMENT

Subdivision #4175-24-8995 - Penner

2024-344

Councillor Normandeau

Councillor Ingles

WHEREAS Council has reviewed the Subdivision File #4175-24-8995 Report to Council proposing a 3.0-acre farmstead site from the existing 45.2-acre title (CT# 3002163/1 WLTO), on Lot 2 Plan 64631, in SE ½ 2-8-6 EPM, in an area zoned Agricultural Mixed Use;

BE IT RESOLVED THAT Subdivision File #4175-24-8995 be approved on the following conditions (please note that the order of these conditions does **not** imply the order of their required completion):

1. The property owner must enter into a development agreement with the Municipality to restrict further subdivision of the residual land and include a provision that any future development on these lots may require additional variation orders due to the proximity of two existing livestock operations, among others;
2. The applicant must provide both an electronic and hard copy of the Plan of Subdivision/Survey for the proposed Lot 1 and residual lot, indicating the area of each lot in acres, prepared by a Manitoba Land Surveyor;
3. The applicant must provide both an electronic and hard copy of the Building Location Certificate for the proposed Lot 1 and residual lot, 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 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;
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.

CARRIED

Subdivision #4175-24-8977 - Schinkel - Appeal

Tabled until after the scheduled Delegation.

Building Permit #48-24 - Appeal Request

2024-345

Councillor Ingles

Councillor Eros

WHEREAS the applicant has submitted a formal appeal regarding the building permit fee for Building Permit #48-24, related to the reconstruction of a single-family dwelling after the previous home was lost to a fire on January 9, 2024;

AND WHEREAS the applicant has requested in their letter of intent that they be granted relief

from the building permit fee;

AND WHEREAS the applicant has stated in their letter of intent that they are seeking relief from the building permit fee of \$1,680.10 and the \$50.00 appeal fee, totaling \$1,730.10, with the \$500.00 deposit to be refunded once the building project is complete and the permit is closed; AND WHEREAS the Municipality incurred significant costs in processing and issuing previous building permits, and there are estimated costs associated with the issuance of Building Permit #48-24;

BE IT RESOLVED THAT this request be denied.

CARRIED

Development Agreement - Variation Order #08-24 - Joyce

2024-346

Councillor Sarrasin

Councillor Stolwyk

WHEREAS Variation Order #08-24, to allow for two secondary suites on site for a limited time at 40086 Road 41E, NE 26-07-07E, was approved on July 10, 2024, by Resolution #2024-304, subject to conditions, including the entering into a development agreement;

AND WHEREAS the draft development agreement has been prepared by Administration, reviewed and signed by the Developer, and subsequently reviewed by the Council;

BE IT RESOLVED that the development agreement be approved as presented;

BE IT FURTHER RESOLVED that the Reeve and Chief Administrative Officer be authorized to execute the agreement.

CARRIED

RM of Tache - Public Hearing Notice - By-Law No. 12-2024

Received as information.

RM of Tache - Subdivision No. 4194-24-9011

Received as information.

Community Planning - 2024 Statutory Review of the Planning Act

Received as information.

CONSENT AGENDA

2024-347

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT the consent agenda consisting of the following 11 items be adopted as circulated:

AMM - Various Correspondence

FCM - Various Correspondence

MMAA - Newsletter - July 2024

MB Association of Watersheds - 2024 Conference

Eco-West - Funding Opportunities

Earth Day Canada

Statistics Canada – Datalens Update – August 2024

CBC Manitoba - Sio Silica hires East St. Paul's Mayor Carla Devlin

Richer Rodeo 2024

Red River Weed Control District

Radio-Canada - Accueil Kateri

CARRIED

IN CAMERA

2024-348

Councillor Sarrasin

Councillor Ingles

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 10:29 am, to discuss Personnel Matters under Section 152(3) of *The Municipal Act*.

CARRIED

OUT OF CAMERA

2024-349

Councillor Ingles

Councillor Normandeau

BE IT RESOLVED THAT this meeting reconvene into regular session at 10:38 am, and that all information discussed In Camera be kept in confidence until the matter is discussed at a public meeting of Council or Committee.

CARRIED

Council recessed from 10:38 am, to 10:45 am.

DELEGATION(S)

At 10:45 am, Alan Klippenstein of Schinkel Properties appeared before Council in order to appeal a condition imposed on their subdivision application #4175-24-8977.

IN CAMERA

2024-350

Councillor Ingles

Councillor Stolwyk

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 10:52 am, to discuss Matters in Preliminary Stages under Section 152(3) of *The Municipal Act*.

CARRIED

OUT OF CAMERA

2024-351

Councillor Stolwyk

Councillor Ingles

BE IT RESOLVED THAT Council reconvene into regular session at 10:59 am, and that all information discussed In Camera be kept in confidence until the matter is discussed at a public meeting of Council or Committee.

CARRIED

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 August 21, 2024 Council Meeting Agenda.

Variation Order #11-24 - Attached Garage - Gilbert Rempel

2024-352

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Variation Order #11-24 to vary the minimum south side yard setback requirement from 25 feet to 9 feet for the expansion of an existing garage at 38039 Road 37E; SW 17-7-7E, in an area zoned Agriculture, at 11:03 am.

CARRIED

The applicant, Gilbert Rempel, made a virtual presentation in favour of the proposal.

No presentations from members of the public were received.

OUT OF HEARING - VO #11-24 - Attached Garage - Gilbert Rempel

2024-353

Councillor Sarrasin

Councillor Ingles

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

CARRIED

Variation Order #12-24 - Subdivision #4175-24-8939 - Bluestem Development

2024-354

Councillor Ingles

Councillor Sarrasin

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Variation Order #12-24 to vary the following bulk requirement as a condition of Subdivision File #4175-24-8939, approving Resolution #2024-190:

Proposed Lot 1:

- a) minimum site area requirement from 80 acres to 25.21 acres; and
- b) minimum site width requirement from 1000 feet to 857 feet.

at 31052 PR 210; NW 20-8-6E in an area zoned Agriculture, at 11:05 am.

CARRIED

The applicant, Allison Driedger on behalf of Bluestem Development, was present.

No presentations from members of the public were received.

OUT OF HEARING - VO #12-24 - SD #4175-24-8939 - Bluestem Development

2024-355

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Variation Order #12-24 be closed and that this meeting reconvene into regular session at 11:06 am.

CARRIED

Conditional Use #13-24 - Seasonal Campground - Parent

2024-356

Councillor Normandeau

Councillor Stolwyk

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #13-24 to establish a 122-site seasonal campground in 3 phases at 45016 & 45028 Road 48E, SE 24-8-8E, in an area zoned Commercial Recreational Resort & Agriculture Mixed-Used, at 11:06 am.

CARRIED

The applicant, Corey Parent, made a presentation in favour of the proposal and in response to the presentations.

Comments from TC Energy, were received, including multiple requirements to be satisfied for this development in proximity of the Pipeline.

Comments from Richer Fire Chief, Chris Wilkins, were received including important considerations regarding fire protection for the proposed development. Key points include:

1. **Emergency Access:** The development currently has only one entrance/exit for both Phase #1 and Phase #2. Given the high density of flammable structures, Chief Wilkins recommended creating an additional escape route by connecting the roads between Phase #2 and Phase #3.
2. **Fire Lanes:** Roads should be established and clearly marked as fire lanes to ensure quick access for emergency vehicles.
3. **Fire Evacuation and Safety Plans:** A comprehensive fire evacuation and safety plan should be submitted, covering procedures for staff, campers, and visitors in case of a fire, and

including detailed instructions for evacuation, fire drills, and communication with emergency personnel.

4. **Fire Suppression:** A fire suppression system, such as extinguishers or a dry hydrant, should be installed to prevent fire spread.
5. **Emergency Preparedness:** The campground should have detailed policies and procedures in place for various emergencies, including tornadoes, floods, wildfires, and lost campers.

Lydia Schroeder-Hart submitted a written objection to the proposal.

Joy Galloway-White & Stuart White submitted a written objection to the proposal.

Harriet Johnston, and Marnie Meyer, on behalf of themselves and Eileen Donovan and Brian Meyer, submitted a joint written objection to the proposal.

No other members of the public made presentations regarding the proposal.

OUT OF HEARING - CU #13-24 - Seasonal Campground - Parent

2024-357

Councillor Ingles

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Conditional Use #13-24 be closed and that this meeting reconvene into regular session at 11:37 am.

CARRIED

Conditional Use #14-24 & Variation Order #13-24 - Detached Secondary Suite -Vinet/Pawluk

2024-358

Councillor Sarrasin

Councillor Normandeau

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #14-24 to allow for a Detached Secondary Suite, and Variation Order #13-24 to vary the minimum site area from 2.0 acres to 1.04 acres, at 40 Dawson Road E, NW 16-8-8E, in an area zoned partly Residential Urban and partly General Commercial, at 11:39 am.

CARRIED

The applicants, James Vinet and Nicole Pawluk, were not in attendance.

The comments from the LUD of Richer Committee were received in support of the application. However, the LUD Committee has concerns about the elevation. It is recommended that the slab elevation of the house be at least at the elevation of Dawson Road's surface.

No presentations from members of the public were received.

OUT OF HEARING - CU #14-24 & VO #13-24 - Detached Secondary Suite -Vinet/Pawluk

2024-359

Councillor Eros

Councillor Sarrasin

BE IT RESOLVED THAT the Hearing for Conditional Use #14-24 & Variation Order #13-24 be closed and that this meeting reconvene into regular session at 11:39 am.

CARRIED

Conditional Use #15-24 - Group Home - El'Dad Ranch

2024-360

Councillor Ingles

Councillor Normandeau

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #15-24 to allow for a Group Home to operate in the existing dwelling unit at 39005 Road 37E, SW 20-7-7E, in an area zoned Agriculture, at 11:40 am.

CARRIED

The applicant, Benjamin Isbrecht, made a presentation in favour of the proposal.

No presentations from members of the public were received.

OUT OF HEARING - CU #15-24 - Group Home - El'Dad Ranch

2024-361

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Conditional Use #15-24 be closed and that this meeting reconvene into regular session at 11:41 am.

CARRIED

HEARING DECISION

Hearing Decision - VO #11-24 - Attached Garage - Gilbert Rempel

2024-362

Councillor Sarrasin

Councillor Normandeau

WHEREAS a Public Hearing was held for Variation Order #11-24 to vary the minimum south side yard setback requirement from 25 feet to 9 feet for the expansion of an existing garage at 38039 Road 37E, SW 17-7-7E, in an area zoned Agriculture;

BE IT RESOLVED that Variation Order #11-24 be approved.

CARRIED

Hearing Decision - VO #12-24 - SD #4175-24-8939 - Bluestem Development

2024-363

Councillor Eros

Councillor Sarrasin

WHEREAS a Public Hearing was held for Variation Order #12-24 to vary the following bulk requirement as a condition of Subdivision File #4175-24-8939, approving Resolution #2024-190: Proposed Lot 1:

- a) minimum site area requirement from 80 acres to 25.21 acres; and
- b) minimum site width requirement from 1000 feet to 857 feet.

at 31052 PR 210, NW 20-8-6E, in an area zoned Agriculture

BE IT RESOLVED that Variation Order #12-24 be approved.

CARRIED

Hearing Decision - CU #13-24 - Seasonal Campground - Parent

2024-364

Councillor Ingles

Councillor Stolwyk

WHEREAS a Public Hearing was held for Conditional Use #13-24 to establish a 122-site seasonal campground in 3 phases at 45016 & 45028 Road 48E, SE 24-8-8E, in an area zoned part Commercial Recreational Resort & part Agriculture Mixed-Used;

AND WHEREAS Conditional Use Order #05-21 was previously approved on May 12, 2021, under Resolution #2021-214 for the establishment of a 122-site seasonal campground at the same location, but the applicant was unable to satisfy all the conditions imposed by the Council within the extended timeframe, resulting in the expiration of the approval on May 12, 2024;

BE IT RESOLVED that Conditional Use Order #13-24 be conditionally approved subject to the following conditions:

1. The applicant must enter into a Development Agreement with the Municipality outlining the terms and conditions of the campground operation, which should be registered on the title. The agreement must include, but is not limited to:
 - a. Zoning By-law and Municipal Standard requirements, including among others:
 - i. obtaining Development Permits for each phase of development; and
 - ii. obtaining building permits for all structures;
 - iii. specifications for the internal road system; and
 - iv. setbacks from property lines.
 - b. Implementation of some of the recommendations from the Fire Chief;

- c. Installation of soundproof fencing along Road 48E and in any other locations as required by the designated officer;
 - d. Provision of opportunities for recycling;
 - e. A clause requiring the developer to upgrade/maintain Road 48E if deemed necessary by the RM;
 - f. Construction of washroom and bathroom facilities;
 - g. Approval from TC Energy for the access point from the north side of the property to the south side; if approval is not granted, the applicant must add another access point to the north side for Phases 1 & 3; and
 - h. A Per Lot fee for lagoon usage, if permissible under Provincial legislation.
2. The site plan must be revised by a Manitoba Land Surveyor to illustrate all proposed features in proximity to the property lines and the pipeline easement area, in order to confirm having met the recommendations of the Fire Chief and the requirements of TC Energy.
 3. The operation must comply with the requirements set by TC Energy.
 4. The applicant must satisfy all requirements from Manitoba Infrastructure.
 5. The applicant must obtain any required permits/licenses from any Provincial, Federal, and any other department having jurisdiction; and
 6. The applicant is responsible for any associated fees and costs incurred by the Municipality as a result of this application, including but not limited to, surveying, legal services, and land titles registrations.

CARRIED

**Hearing Decision - CU #14-24 & VO#13-24 - Detached Secondary Suite -Vinet/Pawluk
2024-365**

Councillor Normandeau

Councillor Ingles

WHEREAS a Public Hearing was held for Conditional Use #14-24 to allow for a Detached Secondary Suite, and Variation Order #13-24 to vary the minimum site area from 2 acres to 1.04 acres, at 40 Dawson Road E, NW 16-8-8E, in an area zoned partly Residential Urban and partly General Commercial;

AND WHEREAS the application was presented at the Local Urban District of Richer (LUD) Committee meeting on August 7, 2014, and conditionally approved under their Resolution #LUD-2024-67;

AND WHEREAS the LUD Committee has concerns about high water and drainage in this location, and recommends that the slab elevation of the house be at least at the elevation of Dawson Road's surface;

BE IT RESOLVED that Conditional Use #14-24 and Variation Order #13-24 be conditionally approved subject to the following conditions:

1. The developer is responsible for meeting all federal and provincial regulatory requirements, including those for water and wastewater servicing, and Manitoba Infrastructure and Transportation.
2. The developer must ensure that the Detached Secondary Suite is located in a zone where such use is permitted or can be conditionally permitted according to Zoning By-law #2023-13.
3. The developer must finalize Building Permit #83-2024 and take all necessary steps to ensure it meets the satisfaction of the designated officer.
4. The slab elevation for the proposed dwelling unit must be at least at the elevation of Dawson Road's surface.

CARRIED

**Hearing Decision - CU #15-24 - Group Home - El'Dad Ranch
2024-366**

Councillor Waczko

Councillor Stolwyk

WHEREAS a Public Hearing was held for Conditional Use #15-24 to allow for a Group Home to operate in the existing dwelling unit at 39005 Road 37E, SW 20-7-7E, in an area zoned Agriculture;

BE IT RESOLVED that Conditional Use Order #15-24 be conditionally approved with the following conditions:

1. The operation of the Group Home must adhere to the submitted letter of intent. Any changes to the operation may require permission from the RM of Ste. Anne or relocation to an appropriately zoned area.
2. The developer is responsible for obtaining any required permissions from Provincial and Federal governments.
3. The developer must finalize the Development Permit #79-24.
4. The group home must align with the definition in the RM of Ste. Anne Zoning By-law #2023-13.

CARRIED

IN CAMERA

2024-367

Councillor Eros

Councillor Stolwyk

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 11:58 am to discuss Matters in Preliminary Stages under Section 152(3) of *The Municipal Act*.

CARRIED

OUT OF CAMERA

2024-368

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT Council reconvene into regular session at 12:05 pm and that all information discussed In Camera be kept in confidence until the matter is discussed at a public meeting of Council or Committee.

CARRIED

Economic Development Opportunity

2024-369

Councillor Normandeau

Councillor Eros

BE IT RESOLVED THAT the Chief Administrative Officer be authorized to investigate and pursue Economic Development Opportunities, as discussed In Camera.

CARRIED

Subdivision #4175-24-8977 - Schinkel - Appeal

2024-370

Councillor Ingles

Councillor Stolwyk

WHEREAS the application for subdivision #4175-24-8977, which proposes the subdivision of 14 lots for rural residential development from an existing 33.34-acre parcel, was conditionally approved by Council on July 24, 2024, by Resolution #2024-323;

AND WHEREAS condition 8 in that resolution was the dedication of 2.0 acres of public reserve land, specifically proposed Lot 1, along with a \$5,908 dedication fee to be paid to the Municipality in lieu of public reserve or school lands, in accordance with Section 136(1) of The Planning Act and RM of Ste. Anne Policy #03-ADMIN;

AND WHEREAS the Developer requested an appeal to that condition on July 25, 2024;

BE IT RESOLVED THAT Council accept this request and amend condition #8 of Resolution #2024-323 to only require cash in lieu of Public Reserve lands as outlined in Policy #03-ADMIN; and

BE IT FURTHER RESOLVED THAT the amended conditional approval of Subdivision File #4175-24-8977 be updated to now reflect the following conditions:

1. That the applicant provide a geotechnical report prepared by a geotechnical engineer, including information on soil stratigraphy, groundwater elevation, maximum recommended depth of excavation, soil strength, and recommendations on foundation design requirements and construction methodology, for all newly created building lots, with test holes located where future homes are expected.
2. That the applicant provide an engineered drainage plan in accordance with Municipal Standards.

3. That any required drainage easements be provided to the Municipality in the form of a Drainage Easement Agreement with a Surveyed Plan of Easement for Drainage.
4. That the property owner enter into a development agreement with the Municipality addressing, but not limited to:
 - a. Geotechnical report requirements;
 - b. Requirement for septic fields for sewage systems; approval by designated officer if alternative systems are proposed;
 - c. Registration of shared driveway agreements on titles for lots requiring shared access; and
 - d. Installation of municipal and other services, including drainage works, among others.
5. That the applicant provide an electronic and hard copy of the Plan of Subdivision/Survey for all lots, indicating the area of each lot in acres, prepared by a Manitoba Land Surveyor.
6. That the applicant obtains any necessary variations and pay associated variation order fees.
7. That the subdivision administrative fee of \$1,100 be required in accordance with By-Law 21-2023.
8. That dedication fee, totaling \$14,700, be paid to the Municipality in lieu of public reserve or school lands, in accordance with Section 136(1) of The Planning Act and Policy #03-ADMIN.
9. That a Capital lot levy of \$2,000.00 per parcel created be required; totaling \$26,000;
10. That the developer should clean the site to the satisfaction of the designated officer.
11. That the developer be responsible for obtaining approval from any federal or provincial authorities, including Canada Post, MTI, and Drainage and Water Rights Licensing Branch.
12. That any engineered and/or legal document pertaining to this subdivision may be reviewed by the municipal engineer and/or lawyer.
13. That all costs, including any legal and engineering costs incurred by the Municipality due to this subdivision, are to be borne by the applicant.

CARRIED

ADJOURNMENT

2024-371

Councillor Sarrasin

Councillor Waczko

BE IT RESOLVED THAT this regular meeting be adjourned at 12:07 pm.

CARRIED

NEXT MEETING(s)

Regular Day Meeting

Regular Evening Meeting

September 11, 2024 @ 9:00 am

September 25, 2024 @ 6:00 pm



Richard Pelletier
Reeve



Mike McLennan
Chief Administrative Officer

