



# STE. ANNE MUNICIPALITY

## Council Meeting Minutes September 11, 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 September 11, 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.

### 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

2024-372

Councillor Sarrasin

Councillor Normandeau

BE IT RESOLVED THAT the agenda for the September 11, 2024, regular meeting be adopted as circulated and amended to add an In Camera Legal Matter.

**CARRIED**

### ADOPTION OF MINUTES

2024-373

Councillor Eros

Councillor Normandeau

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

**CARRIED**

**FINANCE**

**Cheque Listing**

2024-374

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT the following cheques numbered #20241098 – #20241151 (inclusive) in the amount of \$145,692.19 and the following EFT's numbered #20240001-20240024 (inclusive) in the amount of \$107,728.61 be approved for payment.

**CARRIED**

**Financial Statements**

2024-375

Councillor Eros

Councillor Stolwyk

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

**CARRIED**

**MUNICIPAL DELEGATE REPORTS**

**Eastman Regional Municipal Committee (AMM Sub-districts) - September 9, 2024 - Reeve Pelletier**

**UNFINISHED BUSINESS – None.**

**NOTICE OF MOTION / PETITIONS – None.**

**COMMITTEE MINUTES AND MATTERS**

**Local Urban District of Richer Committee Meeting - September 4, 2024 - Minutes**

2024-376

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the September 4, 2024, LUD of Richer Committee meeting minutes be received as presented.

**CARRIED**

**DELEGATION(S) - Cancelled**

**HEARINGS - 11:00 AM**

Tabled until the scheduled Hearing time.

**DEPARTMENT MANAGER REPORTS – None.**

**BY-LAWS**

**By-law #2024-10 - Fire By-law - Including Rubbish Burning Ban - 2nd Reading**

2024-377

Councillor Eros

Councillor Waczko

BE IT RESOLVED THAT By-Law #2024-10, being the municipal Fire By-law, be given second reading.

**CARRIED**

**By-law #2024-10 - Fire By-law - Including Rubbish Burning Ban - 3rd Reading**

2024-378

Councillor Normandeau

Councillor Eros

BE IT RESOLVED THAT By-Law #2024-10, being the municipal Fire By-law, be given third and final reading.

COUNCIL MEMBER	IN FAVOUR	OPPOSED	ABSTAIN	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			

**CARRIED**

**NEW BUSINESS**

**Association of Manitoba Bilingual Municipalities - Board Appointments**

2024-379

Councillor Normandeau

Councillor Eros

WHEREAS Council passed By-law #2024-03 designating the RM of Ste. Anne a bilingual municipality on June 12, 2024;

AND WHEREAS the Association of Manitoba Bilingual Municipalities (AMBM) officially accepted the RM of Ste. Anne as a member municipality on June 20, 2024;

AND WHEREAS the RM of Ste. Anne must now appoint a french-speaking representative on the AMBM Board of Directors and to the Board of Directors of the Economic Development Council of Manitoba Bilingual Municipalities (CDEM);

BE IT RESOLVED THAT Reeve Richard Pelletier be appointed to the AMBM Board of Directors as the RM of Ste. Anne's representative;

BE IT FURTHER RESOLVED THAT Councillor Robert Sarrasin be appointed to the CDEM Board of Directors as the RM of Ste. Anne's representative.

**CARRIED**

**2024 Disaster Management Conference**

2024-380

Councillor Ingles

Councillor Sarrasin

BE IT RESOLVED THAT all Council members be authorized to attend the Manitoba Disaster Management Conference on October 16th-18th, 2024, in Winnipeg, MB, with all associated costs to be paid, including the \$500/delegate registration fees.

**CARRIED**

**Library Regionalization Meeting**

2024-381

Councillor Sarrasin

Councillor Eros

WHEREAS a Delegation from the Jake Epp Library has previously come to speak with Council surrounding a regionalization initiative;

AND WHEREAS the Jake Epp Library Board has invited Municipal leaders to attend an information evening to further discuss regionalization of the Library;

BE IT RESOLVED THAT Councillor Kyle Waczko and Chief Administrative Officer Mike McLennan, be authorized to attend the Regionalization meeting on September 18th, 2024, at 7:00 pm, taking place at Steinbach City Hall, with all associated costs to be paid.

**CARRIED**

**AMBM - Invitation to Leadership Series - September 26, 2024**

2024-382

Councillor Sarrasin

Councillor Normandeau

BE IT RESOLVED THAT Reeve Richard Pelletier and Councillor Pat Stolwyk be authorized to attend the Manitoba Bilingual Municipal Leadership Meeting on September 26, 2024, in Winnipeg, with all associated costs to be paid.

**CARRIED**

**Canada Community Building Fund 5 Year Municipal Allocation Confirmation**

Received as information

**Association of Manitoba Municipalities - 26th Annual Fall Convention**

Received as information.

**Richer Community Club - Meeting Request**

Administration to invite the Richer Community Club to attend as a delegation during a future meeting of Council or Committee.

**PLANNING & DEVELOPMENT**

**Subdivision #4175-23-8893 - Benner Holsteins Ltd. - Revised**

2024-383

Councillor Ingles

Councillor Eros

WHEREAS Council passed Resolution #2024-144 on April 10, 2024, approving Subdivision File #4175-23-8893 with several conditions;

AND WHEREAS one of the conditions, requiring payment in lieu of public reserve or school lands was included in error, and is in conflict with Policy #3-Admin - Provision of Land, Cash or Combination;

BE IT RESOLVED THAT Council remove the requirement of payment to the Municipality in lieu of public reserve lands for Subdivision file #4175-23-8893.

**CARRIED**

**Subdivision #4175-24-8977 - Schinkel - SAM Revised**

Received as information.

**RM of Tache - Subdivision No. 4194-24-9024**

2024-384

Councillor Sarrasin

Councillor Eros

WHEREAS Council has received Subdivision Application File #4194-24-9024 for Pt. SW ¼ 1-9-8 EPM, SW ¼ 1-9-8 EPM in the RM of Taché, proposing to subdivide one 5-acre lot from the existing title CT #3049543/1, with the applicant indicating a potential intention to build a cabin on the lot;

AND WHEREAS the current road that would be used for access to the proposed subdivision is built but not maintained, as it is a farm road;

THEREFORE, BE IT RESOLVED that Council recommends approval of the subdivision with the following conditions:

1. The property owner is recommended to enter into a right-of-way access and maintenance agreement with the Municipality, agreeing to maintain and snow clear the road providing access to the subdivided lot to the standards of a private driveway.
2. It is recommended that all costs associated with road maintenance and snow clearing be the responsibility of the property owner, as outlined in the road maintenance agreement.

BE IT FURTHER RESOLVED that this resolution be forwarded to the appropriate provincial authorities as the Council's official comments and recommendations regarding Subdivision Application File #4194-24-9024.

**CARRIED**

**CONSENT AGENDA**

2024-385

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT the consent agenda consisting of the following 14 items be adopted as circulated:

AMM - Various Correspondence

FCM - Various Correspondence

MB Association of Watersheds - 2024 Conference

Bursary Recipient - Acknowledgement Card

Indigenous Chamber of Commerce – Launching Success with Premier Wab Kinew Luncheon

Canadian National Emergency Preparedness and Climate Adaptation Convention

Manitoba Onsite Wastewater Management Association

MB Community Planning and Development – Bill 37 Data Request

Immigration, Refugees and Citizenship Canada – Welcome Week 2024

Communities in Bloom Conference

Mobilizing Municipalities - Earth Day Canada

Steinbach and Area Animal Rescue - Grand Opening

Southeast Cancer Support Services – Call for Volunteer Drivers and Coordinators

Accueil Kateri Centre Inc. - Financial Statements

**CARRIED**

**IN CAMERA**

2024-386

Councillor Sarrasin

Councillor Sarrasin

BE IT RESOLVED THAT Council recess in order to meet as a Committee of the Whole, In Camera, at 9:45 am to Legal Matters under Section 152(3) of *The Municipal Act*.

**CARRIED**

**OUT OF CAMERA**

2024-387

Councillor Ingles

Councillor Waczko

BE IT RESOLVED THAT this meeting reconvene into regular session at 10:28 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 10:35 am until 11:00 am.

**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 September 11, 2024, Council Meeting Agenda.

**Conditional Use #12-24 - Short Term Rental - Art Enns**

2024-388

Councillor Sarrasin

Councillor Normandeau

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #12-24 to allow for an existing secondary suite, and also for it be used as a short-term rental at 38060 Road 38N, NW 9-7-7E, in an area zoned Rural Residential 5, at 11:03 am.

**CARRIED**

The applicant, Art Enns, made a presentation in favour of the proposal.

No presentations from members of the public were received.

**OUT OF HEARING - CU #12-24 - Short Term Rental - Art Enns**

2024-389

Councillor Sarrasin

Councillor Normandeau

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

**CARRIED**

**Conditional Use #16-24 - Shipping Container - Bogdan Pavliuk**

2024-390

Councillor Normandeau

Councillor Sarrasin

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Conditional Use #16-24 to allow a Shipping Container to be moved on site at 88 Tall Grass Road, SW 5-7-7E in an area zoned Rural Residential, at 11:11 am.

**CARRIED**

The applicant, Bogdan Pavliuk, was in attendance.

Shirly Hiebert made a presentation in objection of the proposal.

Guy Landreville made a presentation in objection of the proposal.

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

**OUT OF HEARING - CU #16-24 - Shipping Container - Bogdan Pavliuk**

2024-391

Councillor Stolwyk

Councillor Normandeau

BE IT RESOLVED THAT the Hearing for Conditional Use #16-24 be closed and that this meeting reconvene into regular session at 11:16 am.

**CARRIED**

**Conditional Use #17-24 - Shipping Container - Ulysse Hupe**

2024-392

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT Council recess this regular meeting and enter into a public hearing for Conditional Use #17-24 to allow for the existing Shipping Container at 40 Snake Road, RL 76-AN-3626, in an area zoned Rural Residential, at 11:16 am.

**CARRIED**

The applicant, Ulysse Hupe, was not in attendance.

No presentations from members of the public were received.

**OUT OF HEARING - CU #17-24 - Shipping Container - Ulysse Hupe**

2024-393

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Conditional Use #17-24 be closed and that this meeting reconvene into regular session at 11:17 am.

**CARRIED**

**Variation Order #14-24 - SD #4175-23-8893 - Bulk requirements - Benner Holsteins Ltd.**

2024-394

Councillor Stolwyk

Councillor Ingles

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Variation Order #14-24 to vary the following bulk requirement as a condition of Subdivision File #4175-23-8893, approving Resolution #2024-144:

Proposed Lot 1:

- a) Minimum setback requirement from an aggregate deposits to a property boundary line from 492 feet to 69 feet;

at 36187 Road 37N, SE 7-7-7E, in an area zoned Agriculture, at 11:17 am.

**CARRIED**

Allison Driedger, on behalf of the applicant, made a presentation in favour of the proposal.

No presentations from members of the public were received.

**OUT OF HEARING - VO #14-24 - SD #4175-23-8893 - Bulk requirements - Benner Holsteins Ltd.**

2024-395

Councillor Sarrasin

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Variation Order #14-24 be closed and that this meeting reconvene into regular session at 11:19 am.

**CARRIED**

**Variation Order #15-24 - Front yard setback - Mike Stewart**

2024-396

Councillor Normandeau

Councillor Waczko

BE IT RESOLVED THAT Council recess this regular meeting and enter into a public hearing for Variation Order #15-24 to vary the minimum front yard setback requirement for a detached garage under Building Permit #2024-89 from 125 feet to 100 feet at 41031 Road 47N, SW 36-8-7E, in an area zoned Agriculture Mixed-Use, at 11:19 am.

**CARRIED**

The applicant, Mike Stewart, was not in attendance.

No presentations from members of the public were received.

**OUT OF HEARING - VO #15-24 - Front yard setback - Mike Stewart**

2024-397

Councillor Normandeau

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Variation Order #15-24 be 11:19 am.

**CARRIED**

**Variation Order #16-24 - Bulk requirements - Gary Taylor**

2024-398

Councillor Sarrasin

Councillor Ingles

BE IT RESOLVED THAT Council recess this regular meeting and go into public hearing for Variation Order #16-24 to vary the following setback requirements for the expansion of the existing Detached Garage:

- a) Minimum front yard setback from 100 feet to 50 feet;
- b) Minimum East side setback from 25 feet to 15 feet; and
- c) Minimum site area from 2 acres to 1.20 acres;

at 38072 Dawson Road (PR 207), RL 74-AN-3626, in an area zoned Rural Residential, at 11:19 am.

**CARRIED**

The applicant, Gary Taylor, was not in attendance.

No presentations from members of the public were received.

**OUT OF HEARING - VO #16-24 - Bulk requirements - Gary Taylor**

2024-399

Councillor Normandeau

Councillor Stolwyk

BE IT RESOLVED THAT the Hearing for Variation Order #16-24 be closed and that this meeting reconvene into regular session at 11:20 am.

**CARRIED**

Council recessed for 2 minutes at 11:21 am.

**HEARING DECISIONS**

**Hearing Decision - CU #12-24 - Short Term Rental - Art Enns**

2024-400

Councillor Sarrasin

Councillor Normandeau

WHEREAS a Public Hearing was held for Conditional Use #12-24 to allow for an existing secondary suite, and also for it be used as short term rental at 38060 Road 38N, NW 9-7-7E in an area zoned Rural Residential 5;

BE IT RESOLVED THAT Conditional Use Order #12-24 be conditionally approved, subject to the following conditions:

1. A development agreement shall be registered on the title, including but not limited to the following conditions:
  - a. The maximum number of overnight adult guests permitted in a short-term rental shall be two per legal bedroom, as per the Canadian National Occupancy Standard.
  - b. A short-term rental must provide at least one parking space for each rental bedroom, entirely within the parcel on which it is located. No on-street parking of travel trailers or motor homes will be permitted.
  - c. The applicant must obtain the necessary building permit and final inspection for the secondary suite used as a short-term rental, as well as for any other structures on the property, to the satisfaction of the designated officer. This may include a final inspection by the fire chief to ensure safety compliance.
  - d. The applicant shall retain the current letter of intent submitted. Any changes of use or modifications will require new approval.
  - e. The applicant shall provide proof of adequate damage and liability insurance coverage to the Development Officer upon request.
  - f. The applicant shall maintain the short-term rental unit in a clean and sanitary condition and operate it in accordance with all current municipal by-laws.
  - g. The applicant shall demonstrate a commitment to full compliance with all relevant federal, provincial, and municipal regulations, including but not limited to the RM of Ste. Anne Noise By-law and Animal Control By-law.
  - h. Any costs related to this application shall be paid by the applicant.

**CARRIED**

**Hearing Decision - CU #16-24 - Shipping Container - Bogdan Pavliuk**

2024-401

Councillor Sarrasin

Councillor Eros

WHEREAS a Public Hearing was held for Conditional Use #16-24 to allow a shipping container to be moved on-site at 88 Tall Grass Road, SW 5-7-7E, in an area zoned Rural Residential;  
AND WHEREAS Council feels that they require more information in order to make an informed



decision on this matter;

BE IT RESOLVED THAT another public hearing be held, at no cost to the applicant.

**CARRIED**

**Hearing Decision - CU #17-24 - Shipping Container - Ulysse Hupe**

2024-402

Councillor Sarrasin

Councillor Eros

WHEREAS a Public Hearing was held for Conditional Use #17-24 to allow for the existing shipping container at 40 Snake Road, RL 76-AN-3626, in an area zoned Rural Residential;

BE IT RESOLVED that Conditional Use Order #17-24 be conditionally approved with the following condition:

1. The shipping container shall be used storage for any approved/permitted use onsite; any other use may require appropriate permissions.

**CARRIED**

**Hearing Decision - VO #14-24 - SD #4175-23-8893 - bulk requirement - Benner Holsteins Ltd**

2024-403

Councillor Normandeau

Councillor Ingles

WHEREAS a Public Hearing was held for Variation Order #14-24 to vary the following bulk requirement as a condition of Subdivision File #4175-23-8893, approving Resolution #2024-144:

Proposed Lot 1:

- a) Minimum setback requirement from 492 feet to 69 feet from aggregate deposits to the property boundary line;

at 36187 Road 37N; SE 7-7-7E, in an area zoned Agriculture;

BE IT RESOLVED that Variation Order #14-24 be approved.

**CARRIED**

**Hearing Decision - VO #15-24 - Front yard setback - Mike Stewart**

2024-404

Councillor Ingles

Councillor Stolwyk

WHEREAS a Public Hearing was held for Variation Order #15-24 to vary the minimum front yard setback requirement for a detached garage under Building Permit #2024-89 from 125 feet to

100 feet at 41031 Road 47N, SW 36-8-7E, in an area zoned Agriculture Mixed-Use;

BE IT RESOLVED that Variation Order #15-24 be approved.

**CARRIED**

**Hearing Decision - VO #16-24 - Bulk requirements - Gary Taylor**

2024-405

Councillor Sarrasin

Councillor Normandeau

WHEREAS a Public Hearing was held for Variation Order #16-24 to vary the following setback requirements for the expansion of the existing detached garage:

- a) Minimum front yard setback requirement from 100 feet to 50 feet;
- b) Minimum east side setback requirement from 25 feet to 15 feet;
- c) Site area from 2 acres to 1.20 acres;

at 38072 Dawson Road (PR 207); RL 74-AN-3626, in an area zoned Rural Residential;

BE IT RESOLVED that Variation Order #16-24 be approved.

**CARRIED**

**ADJOURNMENT**

2024-406

Councillor Normandeau

Councillor Ingles

BE IT RESOLVED THAT this regular meeting be adjourned at 11:46 am.

**CARRIED**

**NEXT MEETING(s)**

Regular Evening Meeting

Regular Day Meeting

September 25, 2024 @ 6:00 pm

October 9, 2024 @ 9:00 am



Richard Pelletier  
Reeve



Mike McLennan  
Chief Administrative Officer