



Rural Municipality of De Salaberry

Minutes of the regular council meeting of Tuesday, February 8, 2011 at 4:45 p.m.
in the Municipal Council Chambers, St. Pierre-Jolys, Manitoba

Present: Reeve Ron Musick Deputy Reeve Gerry Maynard
Councillors: Marc Hamonic, Germain Roy, Marc Marion, André Carbonneau
Regrets: Councillor Patrick Catellier

Chief Administrative Officer: Luc Lahaie, C.M.M.A.

Reeve Ron Musick calls the meeting to order at 4:45 p.m.

Councillor Marc Hamonic conducts the invocation.

43-11 Moved by Gerry Maynard Seconded by Marc Marion

Be it resolved that council hereby adopts the agenda with additions. "Carried"

44-11 Moved by Marc Hamonic Seconded by Germain Roy

Be it resolved that council hereby approve the following council meeting minutes:
- January 25, 2011 Regular Council Meeting "Carried"

45-11 Moved by Marc Marion Seconded by Gerry Maynard

Be it resolved that council hereby accepts the following written committee report:
Financial Report of December 31, 2010 (as of February 8, 2011)
AMBM Meetings of June 14, September 20, December 13, 2010
Jolys Regional Library Meeting of January 31, 2011
Animal Control Report of January, 2011.
Economic Development Committee Special meeting of February 1, 2011.
Shop and Personnel Committee meeting of January 31, 2011
Building and Development Committee Meeting of February 7, 2011.
Accounts Payable Report of February 8, 2011 "Carried"

46-11 Moved by André Carbonneau Seconded by Marc Hamonic

Be it resolved that council hereby proceed with the reorganization of the position of the municipality's Recreation Director to be overseen by the R.M. of De Salaberry's Economic Development Office.

Councillor Gerry Maynard abstains from the vote. "Carried"

47-11 Moved by Gerry Maynard Seconded by Germain Roy

Be it resolved that council hereby authorize the CAO to send out Request for Proposal invitations to the grader suppliers for a new or slightly used 6 wheel drive grader with similar specs as our current fleet of graders with the 2003 Volvo G726B or the 2005 John Deere 772 as trade-in;

Further that a deadline for submission be set for February 28 where the Shop Committee will peruse the submissions with any Grader Supplier interested in attending the meeting to discuss their proposal. "Carried"

48-11 Moved by Gerry Maynard Seconded by André Carbonneau

Be it resolved that council hereby authorize the CAO to send out Request for Proposal invitations to the excavator suppliers for a new or slightly used track-hoe with similar specs as our current fleet of excavators with the 2004 John Deere 200CLC or the 2004 Case 210CX as trade-in;

Further that a deadline for submission be set for February 28 where the Shop Committee will peruse the submissions with any excavator supplier interested in attending the meeting to discuss their proposals.

“Carried”

49-11 Moved by Gerry Maynard Seconded by André Carbonneau

Whereas the municipality occasionally receives requests from school divisions to tow a school bus hung up in a snow bank or ditch;

Whereas the school divisions' private towing company's may take several hours to provide service;

Whereas the CAO has received confirmation from the municipal insurance company that the municipality would be insured to tow a school bus, subject to a coverage limit of \$100,000;

Be it resolved that council hereby approve the new policy to permit occasional towing services of school buses with the following conditions:

- That the municipality agrees to accommodate the school division only as a means of a service of last resort;
- That the municipality will agree to aid the school division only if there is municipal equipment in the immediate vicinity;
- That the school divisions, upon their call to the municipality, assumes all risks involved in the tow service;
- That the school division be charged a minimum call out fee of the particular piece of equipment of one hour as per the Manitoba Heavy Construction Association Book Rate.

“Carried”

50-11 Moved by Marc Hamonic Seconded by Germain Roy

Be it resolved that council hereby approve CPS Subdivision File no. 4119-2010-5192 as applied by Peter/Aganetha Braun for Pt. NW 5-4-5E with the following conditions:

- That the applicant applies for a conditional use for both proposed lots;
- 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 land in relation to the proposed property lines; and
- That the applicant obtains any necessary variations as a result of the Building Location Certificate.

“Carried”

51-11 Moved by André Carbonneau Seconded by Germain Roy

Be it resolved that council hereby authorize to send two municipal reps to the Manitoba Good Roads Association-sponsored Gravel Road Design and Maintenance seminar in Lac du Bonnet.

“Carried”

52-11 Moved by Marc Hamonic Seconded by André Carbonneau

Be it resolved that council hereby approve Roger Saurette's request for a Home Occupation permit to operate a new/used car dealership specializing in wheelchair vans located on SW ¼ 7-6-3E, 12073 PR 205 31N.

“Carried”

53-11 Moved by Marc Hamonic Seconded by Germain Roy

Be it resolved that council hereby approve the Building Permit Report of January 26, 2011 – February 8, 2011 being permit no. 2-2011 and 3-2011 as per the Building and Development Committee's recommendations.

“Carried”

54-11 Moved by Marc Marion Seconded by Ron Musick

Be it resolved that council hereby approve the Accounts Payable Report being cheques no. 20110163 to 20110166 in the amount of \$2,605.52 and 20110167 to 20110208 in the amount of \$34,366.13.

“Carried”

55-11 Moved by Marc Hamonic Seconded by Marc Marion

Be it resolved that council hereby authorize the Reeve to attend the Annual Eastern District Mayors, Reeve and CAO Meeting in Landmark on March 18, 2011.

“Carried”

56-11 Moved by Marc Marion Seconded by Marc Hamonic

Be it resolved that council hereby register a drain plan along the easterly side of PT of NW and SW 3-4-5E owned by Bert Chubey.

“Carried”

57-11 Moved by Marc Hamonic Seconded by André Carbonneau

Be it resolved that the Council of the Rural Municipality of De Salaberry hereby support the Regional Wastewater Engineering Study for South East Manitoba as commissioned by the Manitoba Water Services Board with Dillon Engineering at an estimated budget of \$70,000;

Further that the Council of the R.M. of De Salaberry hereby financially commits to an amount of no greater than \$2,500 toward this study with the condition that the community of St. Malo be included in this upcoming study.

“Carried”

Council breaks for supper at 6:15 p.m., and reconvenes at 7:00 p.m.

58-11 Moved by André Carbonneau Seconded by Gerry Maynard

Be it resolved that council hereby appoint Councillor Marc Hamonic to attend the Seine – Rat River Conservation District’s Integrated Water Management Plan consultation meeting in St-Pierre-Jolys on March 24, 2011.

“Carried”

59-11 Moved by Marc Hamonic Seconded by André Carbonneau

Be it resolved that council hereby authorize Councillors Patrick Catellier and Gerry Maynard to the Manitoba Weed Supervisors Association seminar on March 16, 2011 in Carberry.

“Carried”

60-11 Moved by Marc Hamonic Seconded by Germain Roy

Be it resolved that council hereby authorize the Reeve to send a letter to the Otterburne Rate Payers Association in reply to their recent correspondence.

“Carried”

Reeve Ron Musick opens the Public Hearing portion of the meeting at 7:30 p.m.

The Chief Administrative Officer declares a potential conflict of interest with the public hearing and exits the council chambers. Councillor Marc Marion assumes the position as recorder for the hearing.

Application: C1-2011-186600
Applicant: Hazelwood Homes and Forty Creek Investments Ltd.
Proposal: To allow for the construction of an 8 suite apartment block (multiple family dwelling) in “UR” – Urban Residential Zone.
Area Affected: Org Lot 2 Plan 13690, off Dubois Street, St. Malo

Reeve Ron Musick presents the application and introduces the applicants.

Applicants Bruno Hebert of Forty Creek Investments and Duane Enns of Hazelwood Homes are present to answer questions on the proposal and the development.

Bruno Hebert – Shareholder of Forty Creek Investments Ltd., presents a PowerPoint presentation on the single storey, U-shaped, 8 suite, 6448 sq. ft. apartment unit that is being planned to be constructed on the new Hazelwood cul-de-sac subdivision on the west side of Dubois Street. The clientele being targeted are young families that are starting out that aren’t ready for a mortgage who are currently required to move out of the community to seek rental housing, to seniors looking to downgrade from a dwelling. He confirms that his current Place Hebert 16-suite apartment block on Main Street proves that there is a need for rental property. The clientele is not considered “low rental” housing with a monthly rent of approximately \$600 - \$700 per month. The applicant confirms that the last thing they want to see is a clientele that will destroy their investment since it will be

a brand new building. The subdivision has been conditionally approved in 2010 and is scheduled to be developed in 2011. The complex would generate over \$8000 of municipal and school taxes. The developers acknowledge that there will be challenges regarding the water pressure on Dubois Street but confirm that in their discussions with the municipality, there are steps being looked at to fix the problem.

Duane Enns – Shareholder of Hazelwood Homes, answered questions from council and the audience such as confirming that the natural coulee will not be closed, and that as many trees as possible will be kept in the subdivision.

Romeo Tardiff – Has concerns that they were not informed that the municipality was looking into developing Dubois Street. He feels the subdivision will bring too many homes in the area. He would also like to see road improvements to Dubois Street.

Linda Gay – Has concerns with the current drainage of the natural coulee on Dubois Street and also feels that there will be too many homes in the area. She would also like to see the developer keep as many trees as possible on the new street.

George Gentes – Has had concerns with the natural coulee on Dubois Street for years. He confirms that the coulee is now functioning properly near his home but wants to be assured that the coulee will not be altered or blocked to flood his home. Mr. Gentes has concerns about permitting rental suites which could bring unwanted people from outside the community and additional traffic in the area, therefore he especially does not want low rental housing. Mr. Gentes also inquires how the developer plans to construct a sewer line underneath a proposed culvert that will be installed to access this subdivision to the west.

Ken Germain – Inquires if the 8” sewer main is adequate for servicing the area.

Julien Remillard – As a past St. Malo Utility employee, he confirms that the current 2” line should be given an upgrade if development is to continue down Dubois Street. He confirms that the current 8” sewer main has plenty of capacity since this is the size that is all over town.

Rob Tereck – Opposes to the low-rental clientele potential of the 8-plex.

Bob Blanchette – Has concerns with the natural coulee going through his property north of the subdivision.

Guy Patenaude – Recommends that the 8-plex be placed at the end of the proposed new cul-de-sac rather than at the first lot entering the development.

Gerald Roy – Is concerned with a rental-type property and would rather see small condos be made available.

Councillors Gerry Maynard and Germain Roy – Both agree that there is a need for new affordable housing developments in the community for young families to start off and are grateful that there are investors willing to invest in the community of St. Malo.

Reeve Ron Musick closes the Conditional Use Hearing at 8:10 p.m. and confirms that a decision will be rendered at the next scheduled regular council meeting of February 22, 2011 at 7:30 p.m.

The CAO returns to the council chambers for the remainder of the meeting.

Reeve Ron Musick opens the Public Road Opening Hearing at 8:11 p.m.

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| Applicant: | Hazelwood Homes |
| General Intent: | To seek public input on the creation and naming of a Public Road. |
| Area affected: | 216 Dubois Street, St. Malo, Manitoba |

Hazelwood Homes' Duane Enns recommends the naming of the street to be "Hazelwood Drive".

No objections were received from the audience.

61-11 Moved by Marc Hamonic Seconded by Germain Roy

Be it resolved that council hereby approve the Road Opening and official naming of "Promenade Hazelwood Drive" for the new street being opened as per CPS File No. 4119-2010-5004.

“Carried”

Reeve Musick closes the public hearing portion at 8:14 p.m.

Delegation 8:15 p.m. Otterburne Curling Club Committee

Brian Baldwin and Madeleine Dupuis on behalf of their committee came to council to discuss their challenges in covering the club’s insurance and tax arrears.

62-11 Moved by André Carbonneau Seconded by Germain Roy

Be it resolved that council hereby approve to grant an amount of \$2,183.69 to the Otterburne Curling Club to cover a portion of past tax and insurance arrears.

Councillor Germain Roy requests a recorded vote.

For: Marc Hamonic, Gerry Maynard, Ron Musick, Germain Roy, André Carbonneau
Against: Marc Marion

“Carried”

63-11 Moved by Marc Hamonic Seconded by André Carbonneau

Be it resolved that council hereby move In camera to discuss personnel matters at 8:45 p.m.

“Carried”

64-11 Moved by André Carbonneau Seconded by Germain Roy

Be it resolved that council return to regular session at 8:55 p.m.

“Carried”

65-11 Moved by André Carbonneau Seconded by Gerry Maynard

Be it resolved that council hereby adjourn the council meeting at 8:56 p.m.

“Carried”

Reeve

Chief Administrative Officer