

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE R.M. OF ST. ANDREWS HELD TUESDAY, NOVEMBER 13, 2007 AT CLANDEBOYE, MANITOBA

Attendance: All members of Council present except Councillor Kurtiss Krasnesky. Youth member Brett Rach also present.

A. CALL TO ORDER

Meeting called to order at 1:00 p.m. by Reeve Don Forfar.

B. OPENING PRAYER

Opening prayer was read by Councillor Ataman.

C. ADOPTION OF AGENDA

Res. (1) Moved by: Councillor Ataman Seconded by: Councillor Keryluk

Resolved that Council approve the agenda, as presented.

Carried.

D. ADOPTION OF MINUTES

1) Draft October 23, 2007 Council Meeting Minutes

Res. (2) Moved by: Councillor W. Boch Seconded by: Councillor Hunt

Resolved that Council approve the October 23, 2007 Council meeting minutes, as presented.

Carried.

E. 1 P.M. - PUBLIC HEARING

1) By-Law No. 4135 - To Close a Portion of Public Road and to Provide for the Sale of the Road Closed in SE ¼ 31-17-4EPM - 2nd and 3rd Reading

- Tim Wall in attendance.
- No objections were received.

Res. (3) Moved by: Councillor Hunt Seconded by: Councillor W. Boch

Resolved that Council give second reading to By-Law No. 4135, being a by-law to close a portion of public road in the SE ¼ Section 31-17-4EPM and for the sale of the road closed to Timothy John Wall and Don Rogers.

Carried.

Res. (4) Moved by: Deputy Reeve R. Boch Seconded by: Councillor Hunt

Resolved that Council give third reading to By-Law No. 4135, being a by-law to close a portion of public road in the SE ¼ Section 31-17-4EPM and for the sale of the road closed to Timothy John Wall and Don Rogers.

Carried.

<u>RECORDED VOTE:</u>	<u>FOR</u>	<u>AGAINST</u>
Reeve Forfar	X	
Deputy Reeve R. Boch	X	
Councillor Ataman	X	
Councillor Keryluk	X	
Councillor W. Boch	X	
Councillor Hunt	X	

F. DELEGATIONS

1) **1 p.m. - Al Vandebossche**

- To bring closure to the people who signed the petition to have MTS high speed internet service and to thank Council for all their support and efforts.
- Council to possibly discuss the issue with MTS at A.M.M. Convention.
- Has contacted Rainy Day and High Speed Crow; Rainy Day returned his call but never heard back from High Speed Crow.
- Councillor W. Boch - could put an article in the next newsletter re: ongoing talks with MTS re: high speed internet availability in the municipality.

G. COMMITTEE REPORTS

Public Works - Deputy Reeve R. Boch

- Meeting held on November 5; minutes forthcoming.

Protection - Councillor Hunt

- No report.

Environment - Councillor Hunt

- Earl Grey had more remedial work done; now complete.

Recreation and Culture - Reeve Forfar

- No report.
- Meeting to be held on Thursday, November 15, 2007 at 9:30 a.m.
- IMRA - next meeting in January.

Animal Control - Councillor Ataman

- No report.
- Meeting planned for December 4, 2007.

Personnel/Policy/Union and Management - Councillor Keryluk

- Council must submit CAO evaluations.
- Need to set up meeting to review.

Building and Properties - Councillor Hunt

- Handi-person - need to set up meeting to discuss.

Communications - Councillor W. Boch

- Next newsletter will be going out in January.

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- Should be more on public awareness about things the R.M. is trying to do.
- Other ideas for improvements for the newsletter are welcome.

Res. (5) Moved by: Councillor Ataman Seconded by: Councillor W. Boch

Resolved that Council accept the reports on behalf of each committee.

Carried.

H. EXTERNAL COMMITTEE REPORTS

Councillor W. Boch

- No report.

Councillor Keryluk

- No report.

Deputy Reeve R. Boch

- Conservation District meeting - citizen rep. required for next year.
- Rep. to be within the R.M.'s watershed; suggested names were Bracken and McRae.

Councillor Ataman

- Youth Fund - \$7,000 distributed - 4 recipients from St. Andrews.
- They thanked the R.M. for the donation.

Councillor Hunt

- Attended Red River Basin Conference; focused mostly on Lake Winnipeg.
- \$11,000,000 funding for Lake Winnipeg over 3 years; mostly allocated to education and research.

Brett Rach

- No report.

Reeve Forfar

- Submitted written report.
- Oct. 23, 2007 - Met with John Perry; he requested that Council mediate resolution with Mr. Riese.
- Oct. 26, 2007 - Drainage meeting with Councillor Hunt, DJ, Mayor Gamble and Peter Bjornson. Municipalities to follow up and request recommendations from John Arthur.
- Oct. 30, 2007 - RRIC Mayors & Reeves meeting with Premier Doer. Premier supportive of RRIC approach and indicated that province would consider legislation to enable enforcement of sewage connections.
- Nov. 1, 2007 - South Basin Mayors & Reeves meeting to strategize meeting with Minister Melnick. A.R.M. meeting at St. Clements - Dick Menon presentation.

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- Nov. 4, 2007 - Appeared as delegation with Mayor Strang at Selkirk Council re: septic haulers to ask for one year with a one year possible extension and rates to reflect true treatment costs. Note: Selkirk denial response.
- Nov. 6, 2007 - Mayors & Reeves of Capital Region executive meeting with Minister Ashton - request five year operational funding and project funding.
- Nov. 7, 2007 - Options Employment Services for Youth Open House - program focus on retention not employment and offer to aid R.M. with recruitment.
- Nov. 11, 2007 - Remembrance Day - very well attended (and growing).
- Nov. 12, 2007 - Meeting with Mayor Bell, LSSD (Supt. Bagnall and principals from Ruth Hooker, Centennial and Robert Smith), Ernie Tomczak and Mike Owen (ED Boys & Girls Clubs) re: establishment of Boys & Girls Club in Selkirk.

Res. (6) Moved by: Councillor W. Boch Seconded by: Councillor Ataman

Resolved that Council receive the reports on behalf of each external committee.

Carried.

I. CORRESPONDENCE

Action Items

- 1) Resident at 8517 #9 Highway - Street Light and Dust Control Request
 - Respond that dust control on highway shoulder is not our jurisdiction but will forward request on to Dept. of Highways.
 - Will review street light request in 2008 budget.
- 2) Manitoba Legislature - Invite to Reeve to Opening of Second Session of the 39th Legislature - November 20, 2007

Res, (7) Moved by: Councillor W. Boch Seconded by: Councillor Hunt

Resolved that Reeve Don Forfar be authorized to attend a reception following the opening of the Second Session of the Thirty-Ninth Legislature being held on November 20, 2007.

Carried.

- 3) Red River Basin Commission - 2008 Funding
 - Funding not required as there is a Councillor on the Board.
- 4) St. Andrews-St. Clements Ag Society (Triple "S" Fair & Rodeo) - Invite to Reeve to Attend AGM and Dinner - November 17, 2007

Res. (8) Moved by: Deputy Reeve R. Boch Seconded by: Councillor Keryluk

Resolved that Reeve Forfar and guest be authorized to attend the St. Andrews-St. Clements Agricultural Society (Triple "S" Fair & Rodeo) annual general meeting and dinner being held on November 17, 2007 in Selkirk.

Carried.

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- 5) Disaster Management Conference 2008 - February 27 - 29, 2008 in Winnipeg

Res. (9) Moved by: Councillor Ataman Seconded by: Councillor Keryluk

Resolved that 1 administration and 1 Council member be authorized to attend the Disaster Management Conference 2008 being held on February 27 - 29, 2008 in Winnipeg.

Carried.

- 6) Selkirk and District Chamber of Commerce - Christmas Luncheon and Meeting - December 12, 2007 - Luncheon Cancelled.

- 7) Manitoba Good Roads Assoc. - Gravel Road Maintenance Course - January 16 & 17, 2008 in Brandon

- Received as information.

- 8) A.M.M. - Mike Teillet's Retirement Party - November 22, 2007 in Winnipeg

Res. (10) Moved by: Councillor Hunt Seconded by: Deputy Reeve R. Boch

Resolved that Reeve Forfar be authorized to attend Mike Teillet's Retirement Party being held on November 22, 2007 in Winnipeg.

Carried.

- 9) City of Selkirk - Christmas Hamper Deliveries

- Councillors W. Boch, Ataman and Hunt and youth rep. Brett Rach will assist in hamper deliveries.
- Will also check with local volunteers to see if they can assist.

Information Items

As per information items #1 - 50 as listed on the agenda.

Res. (11) Moved by: Deputy Reeve R. Boch Seconded by: Councillor Keryluk

Resolved that Information Items #1 - 50 as listed on the agenda, be received as information, unless otherwise resolved.

Carried.

COUNCILLOR W. BOCH

Item #29 - Have to decide to clear snow; wait and see.

REEVE FORFAR

Item #11 - Administration to monitor.

COUNCILLOR HUNT

Item #45 - Administration to respond.

Item #46 - Send \$500.00; approved by budget.

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Item #36 - Find out when workshop is.

Item #5 - Post on website and send e-mails to schools; Brett Rach is interested.

J. MUNICIPAL ADMINISTRATION

1) **Policy #GEN-18 - Grants to Organizations/Community Club Funding (Revised)**

- Tabled to C.O.W.

2) **Cheque Detail Report - October 2007**

Res. (12) Moved by: Councillor Ataman Seconded by: Councillor Keryluk

Resolved that Council approve the October 2007 Cheque Detail Report, as presented.

Carried.

3) **Financial Statements to October 31, 2007**

Res. (13) Moved by: Councillor W. Boch Seconded by: Councillor Ataman

Resolved that Council receive the financial statements to October 31, 2007, as presented.

Carried.

4) **Encroachment License - Snitowski and Young**

Res. (14) Moved by: Deputy Reeve R. Boch Seconded by: Councillor Hunt

Resolved that an encroachment license be issued to Michael Snitowski and Kim Young and that the Reeve and CAO be authorized to approve the license application.

Carried.

5) **Wiebe Subdivision #S06-2080 - Resolution to Sign Development Agreement**

Res. (15) Moved by: Councillor Hunt Seconded by: Councillor Ataman

Resolved that Council authorize the signing of the development agreement for the Wiebe Subdivision #S06-2080.

Carried.

6) **Kutcher Land Sale**

Res. (16) Moved by: Councillor Hunt Seconded by: Deputy Reeve R. Boch

Whereas the Rural Municipality of St. Andrews (the "Vendor") has agreed to sell the property legally described as B-31853, which is owned by the Rural Municipality,

Res. (16) Cont'd.

And in order to sell 50% portion to Don Kutcher and Joseph Laxdal (the "Purchasers"), the Rural Municipality must subdivide the property, and each portion must be consolidated with the adjacent lands;

And Whereas the Rural Municipality agrees to sell each portion to the adjacent landowners for \$1.00 plus all applicable costs to prepare for sale, which would include the total costs of subdivision, legal, surveying and administrative costs, these costs would be divided equally among the purchasers;

And Whereas the land in question would be divided as shown on Schedule "A" as outlined. The red outlined portion would be sold to Don Kutcher, and the yellow outlined portion would be sold to Joseph Laxdal.

Now Therefore Be It Resolved That the Vendor and Purchasers accept the terms of the agreement to purchase.

Carried.

7) **Prairie By-Law Enforcement - Resolution to Appoint**

Res. (17) Moved by: Deputy Reeve R. Boch Seconded by: Councillor Ataman

Whereas the R.M. of St. Andrews has adopted By-Law No. 4109 which authorizes a council to pass enforcement by-laws and to establish positions to carry out the powers, duties and functions of a designated officer under a by-law, the Act or any other Act,

And Whereas the Council of the Rural Municipality of St. Andrews deems it advisable and in the public interest to establish certain designated officers positions for the purpose of:

- a) enforcing by-laws;
- b) making orders for the remedying of
 - (i) contraventions of by-laws, the Act or any other Act the Municipality is authorized to enforce, and
 - (ii) dangers to public safety or property that is in any unsightly condition; and
- c) taking remedial action where required.

Now Therefore Be It Resolved That Council of the Rural Municipality of St. Andrews appoints Prairie By-Law Enforcement Ltd. to the position of By-Law Enforcement Officer.

Carried.

8) **Contract for Maintenance of Municipal Grounds - Resolution to Renew for 2008 (Clifton)**

Res. (18) Moved by: Councillor Hunt Seconded by: Deputy Reeve R. Boch

Resolved that the Rural Municipality of St. Andrews enter into a contractual agreement with Leslie Clifton for maintenance of the municipal grounds for the period May 2008 to November 2008.

Carried.

K. BY-LAWS

1) **By-Law No. 4136 - Closure of Public Reserve (Parkview Place) - 1st Reading**

Res. (19) Moved by: Councillor Ataman Seconded by: Councillor W. Boch

Resolved that Council give first reading to By-Law No. 4136, being a by-law for closing a public reserve (Parkview Place).

Carried.

2) **By-Law No. 4139 - McKenzie Road Name Change - 1st and 2nd Reading**

Res. (20) Moved by: Councillor W. Boch Seconded by: Councillor Keryluk

Resolved that Council give first reading to By-Law No. 4139, being a by-law to rename McKenzie Road.

Carried.

Res. (21) Moved by: Councillor W. Boch Seconded by: Councillor Keryluk

Resolved that Council give second reading to By-Law No. 4139, being a by-law to rename McKenzie Road.

Carried.

3) **By-Law No. 4140 - Closure of Public Reserve Plan 9090 in NW ¼ 13-15-4EPM and Sale of the Land to John Michael Masters - 1st Reading**

Res. (22) Moved by: Councillor Hunt Seconded by: Deputy Reeve R. Boch

Resolved that Council give first reading to By-Law No. 4140, being a by-law to close Public Reserve Plan 9090 in NW ¼ 13-15-4EPM and sale of the land to John Michael Masters.

Carried.

L. OLD/UNFINISHED BUSINESS

1) **Septic Waste Haulers**

- St. Clements is requesting a 2 Council meeting. Possible dates include: Nov. 15 at 6:30 p.m. / Nov. 20 at 6:30 p.m. / Nov. 21 at 10:00 a.m.
- Identified a spot for a new lagoon.

M. NEW BUSINESS

1) **Employee Jackets**

Res. (23) Moved by: Councillor Keryluk Seconded by: Deputy Reeve R. Boch

Resolved that Council subsidize the cost of each employee jacket recently purchased to the amount of \$25 per jacket for a total of \$650.00.

Carried.

Councillor Keryluk

- 1) Les Dubowits - administration working on this issue.

Reeve Forfar

- 1) Meeting with owner of Highway #9 and St. Andrews Rd. next week re: development of property.
- 2) Christmas A.R.M. - is in Ritchot on December 6, 2007; need to know who is attending dinner
 - Councillor Keryluk and guest
 - Reeve Forfar and guest
- 3) St. Andrews Airport - Craig says the pile of asphalt at the airport is getting harder; need to do something about it.

By-Law No. 4142 - Appointment of C.A.O. - 1st Reading

Res. (24) Moved by: Councillor W. Boch Seconded by: Councillor Keryluk

Resolved that Council give first reading to By-Law No. 4142, being a by-law to appoint DJ Sigmundson to the position of Chief Administrative Officer for the R.M. of St. Andrews.

Carried.

Recessed for break at 3:12 p.m.

Re-convened at 3:20 p.m.

Res. (25) Moved by: Councillor Ataman Seconded by: Councillor Keryluk

Resolved that Council move in-camera.

Carried.

Res. (26) Moved by: Councillor W. Boch Seconded by: Councillor Ataman

Resolved that Council move out of camera at 4:55 p.m.

Carried.

Recessed at 4:56 p.m.

Re-convened at 6:00 p.m.

N. 6 P.M. - PLANNING AND RELATED DELEGATIONS

- Jennifer Ferguson and Lloyd Talbot present from Selkirk and District Planning Area Board.

By-Law

- 1) By-Law No. 4141 - To Amend Zoning By-Law No. 4066 - 1st Reading - Tabled to next Council meeting.

Conditional Use Applications

1) Conditional Use No. 37/2007 - Chaput

- Mr. Chaput in attendance.
- Presented photos of the property.

- Letter of opposition submitted by Mr. & Mrs. Kupchik.
- Kupchik (1258 Breezy Point Road) - has been a long time resident.

- Inkster (1259/1261/1259 Breezy Point Road) concerns: in a 'RR' area; noisy at times.
- Rodent infestation.

- Richard Masters (1256 and 1252 Breezy Point Road) concerns: unsightly, residential area - not the right location for this type of business.

Res. (27) Moved by: Deputy Reeve R. Boch Seconded by: Councillor Ataman

Whereas Applicant/Owner Gregory Chaput has made Conditional Use Application No. 37/2007 for the premises known as RL 58, Plan 17699, 1260 Breezy Point Road,

To allow a Building Trade as a Home Industry in the "RR" Rural Residential Zone.

Now Therefore Be It Resolved that Conditional Use Application No. 37/2007 (Chaput) be hereby rejected as per recommendation by the Selkirk and District Planning Area Board.

Carried.

Variation Orders

1) Variation Order No. 111/2007 - Jones

- Don Jones in attendance.
- Built 20 years ago; totally his fault.
- Unsure of laws at that time.

Res. (28) Moved by: Councillor Hunt Seconded by: Councillor W. Boch

Whereas Applicants/Owners Donald & Margaret Jones have made Variation Order No. 111/2007 for the premises known as Lot 2, Block 2, Plan 5686 (231 Donohoe Crescent),

To vary from:

Accessory:

1. minimum side yard 5 ft. from building face
2. front yard 75 ft. from building face
3. building separation from principal min. 10 ft. from furthest projection
4. building separation between accessory buildings 3 ft. between nearest portions

Res. (28) Cont'd.

To:

For 8.2 x 9.75 Shed

1. 3.2 ft. from south side yard to wall
2. 56.7 ft. from front yard to wall
3. 1.2 ft. bldg. separation from principal to furthest projection
4. 1.8 ft. accessory building separation to furthest projection

For 8.3 x 12.25 Shed

1. 4.3 ft. from south side yd. to wall
2. 0.8 ft. bldg. separation from principal to furthest projection
3. 1.8 ft. accessory building separation to furthest projection

For Gazebo

1. 1.95 ft. from south side yard to wall

For 22 x 24 ft. Detached Garage

1. 1.9 ft. from north side yard to porch or 0 ft. if an encroachment agreement is entered into

To allow existing structures to remain.

Resolved that Variation Order No. 111/2007 be hereby approved by Council subject to the following conditions:

- 1) Applicant/Owner to obtain all applicable permits from Selkirk and District Planning Area Board.
- 2) Applicant/Owner to remove encroaching structure on 22 x 24 ft. detached accessory building, ensuring structures are in compliance with 1.9 ft. side yard variance approved by Council, or applicant to enter into encroachment agreement for 0 ft. side yard.
- 3) Applicant/Owner to comply with section 3.26.2.1, ensuring that eaves do not encroach more than 3 ft. into required yard unless an encroachment agreement has been entered into.

Carried.

2) Variation Order No. 114/2007 - Kitchen

- Doug Kitchen in attendance.
- Lot to the north previously received a variance of 25'.

Res. (29) Moved by: Councillor W. Boch Seconded by: Councillor Keryluk

Whereas Applicant Doug Kitchen / Owner Travis Kitchen have made Variation Order No. 114/2007 for the premises known as Lots 4/6, Block 2, Plan 2689 (4 Pruden Avenue),

To vary: Accessory: minimum front yard 75 ft.
Main: minimum front yard 50 ft.

To: Accessory: front yard minimum 25 ft.
Main: front yard minimum 25 ft.

To allow construction of a 24 x 30 (720 sq. ft.) detached garage and a single family dwelling.

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Res. (29) Cont'd.

Now Therefore Be It Resolved That Variation Order No. 114/2007 be hereby approved with the following condition:

- 1) Applicant/Owner obtain all applicable permits from Selkirk and District Planning Area Board.

Carried.

Subdivisions

- 1) S07-2129 - Morrison

Res. (30) Moved by: Deputy Reeve R. Boch Seconded by: Councillor W. Boch

Resolved that Proposal to Subdivide S07-2129 (Morrison) be hereby approved by Council subject to the following conditions:

- 1) Applicant submit confirmation in writing from the Municipal Administrator of the R.M. of St. Andrews that:
 - a) Taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b) Capital development fees have been paid, if applicable.
- 2) Applicant/Owner to obtain 1-lot plan prepared by a Manitoba Land Surveyor and pre-approved by the Survey Department of the Winnipeg Land Titles Office. Examiner of Surveys to be consulted regarding survey requirements for second lot.
- 3) Applicant/Owner to consolidate residual portion with existing parcel CT 2053978 to ensure compliance with Development Plan.
- 4) Applicant/Owner to confirm location of existing ejector system, ensuring it is at least 200 ft. from proposed property line.
- 5) Applicant to obtain Ministerial Variance from Manitoba Conservation in order to use an ejector system on a site smaller than 10 acres.
- 6) Applicant/Owner to obtain:
 - a) Joint easement agreement for existing and/or future hydro facilities associated with this subdivision;
 - b) Plan of easement as required by the Real Property Act.

Carried.

- 2) S07-2132 - Interlake Crane Inc.

Res. (31) Moved by: Councillor Hunt Seconded by: Councillor Keryluk

Resolved that Proposal to Subdivide S07-2132 (Interlake Crane Inc.) be hereby approved by Council with the following conditions:

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4) S07-2137 - Berganini

Res. (33) Moved by: Councillor W. Boch Seconded by: Councillor Keryluk

Resolved that Proposal to Subdivide S07-2137 (Berganini) be hereby approved by Council subject to the following conditions:

- 1) Applicant submit confirmation in writing from the Municipal Administrator of the R.M. of St. Andrews that:
 - a) Taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b) Capital development fees have been paid, if applicable.
- 2) Applicant/Owner to obtain a land description that is to be prepared by a solicitor or Manitoba Land Surveyor and pre-approved by the Survey Department of the Winnipeg Land Titles Office.
- 3) Applicant/Owner to obtain permit from the Highway Traffic Board (204-945-8912) to identify easement for access purposes to the existing crossing to the south boundary. The Highway Traffic Board may also require a permit for a change in land use.
- 4) Applicant/Owner to obtain:
 - a) Joint easement agreement for existing and/or future Hydro and MTS facilities associated with this subdivision.
 - b) Plan of easement as required by the Real Property Act.

Carried.

- No variances will be required due to the new configuration is an improvement.

5) S07-2138 - Bannister and Westman

Res. (34) Moved by: Councillor Ataman Seconded by: Councillor Keryluk

Resolved that Proposal to Subdivide S07-2138 (Bannister/Westman) be hereby approved by Council subject to the following conditions:

- 1) Applicant submit confirmation in writing from the Administrator of the R.M. of St. Andrews that:
 - a) Taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b) Capital development fees have been paid, if applicable.
- 2) Manitoba Land Surveyor to prepare a 2-lot plan of subdivision, including lot area and width calculations, and confirmation that Crown Land is not included in the proposal.

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Res. (34) Cont'd.

- 3) Applicant to enter into development agreement with the R.M. of St. Andrews.
- 4) Applicant/Owner to obtain permits from the Manitoba Infrastructure and Transportation Access Management Section to either relocate the existing driveway on PR 238 for use as joint access or to establish a declaration of right-of-way to ensure legal access.
- 5) Applicant/Owner to obtain approval from the R.M. and Water Stewardship with respect to drainage; this shall include the requirement for an engineered drainage plan.
- 6) Applicant/Owner to obtain, if required:
 - a) Joint easement agreement for existing and/or future Hydro and MTS facilities associated with the subdivision;
 - b) Plan of easement prepared by a Manitoba Land Surveyor as required by the Real Property Act.

Carried.

6) S07-2141 - Meger

- Meger in attendance.
- Has never flooded in that area; no ice jams.
- Holding tank and well to be installed.

Res. (35) Moved by: Deputy Reeve R. Boch Seconded by: Councillor Hunt

Resolved that Proposal to Subdivide S07-2141 (Meger) be hereby approved by Council subject to the following conditions:

- 1) Applicant/Owner to submit confirmation in writing from the Administrator of the R.M. of St. Andrews that:
 - a) Taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b) Capital development fees have been paid, if applicable.
- 2) Applicant/Owner to obtain 1-lot plan prepared by a Manitoba Land Surveyor and pre-approved by the Survey Department of the Winnipeg Land Titles Office, including lot area and width calculations and confirmation that Crown Land is not involved in the proposal.
- 3) Applicant/Owner to obtain all required permits from Manitoba Infrastructure and Transportation.
- 4) Applicant/Owner to successfully obtain required variances.
- 5) Applicant/Owner to obtain detailed geotechnical report outlining flood proofing requirements.

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Res. (35) Cont'd.

- 6) Applicant/Owner to enter into development agreement with the R.M. of St. Andrews to address issues relating to flood proofing and drainage.
- 7) Applicant/Owner to meet requirements and recommendations with respect to flood proofing property, as per geotechnical report prepared by Dean Gould, P. Eng., dated August 20, 2007 prior to issuance of final certificate. This required development permit to be obtained from Selkirk and District Planning Board.

Carried.

7) S04-1955 - North Grassie Properties Inc.

- Doug Henney in attendance.
- Councillor Ataman - wants Scott Drive blocked off; direct traffic to use River Road.
- To be addressed through the development agreement.
- D. Henney - development agreement consideration - if subdivision occurs on property to the south, that the current developer be compensated for use of the road which would be created as part of the subdivision.

Res. (36) Moved by: Councillor W. Boch Seconded by: Councillor Ataman

Resolved that Proposal to Subdivide S04-1955 (North Grassie Properties Inc.) be hereby approved by Council subject to the following conditions:

- 1) Applicant/Owner submit confirmation in writing from the Administrator of the R.M. of St. Andrews that:
 - a) Taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b) Capital development fees have been paid, if applicable.
- 2) Manitoba Land Surveyor to prepare a multi-lot plan of subdivision, including lot area and width calculations.
- 3) Applicant to successfully obtain any required variations.
- 4) Applicant to provide a report prepared by a professional engineer indicating the proposed development can be sustained by the existing infrastructure including a geodetic drainage plan, soils analysis and water sourcing for the proposal.
- 5) Applicant/Owner to obtain:
 - a) Joint easement agreement for existing and/or future Centra Gas and hydro facilities associated with the subdivision;
 - b) Plan of easement prepared by a Manitoba Land Surveyor as required by the Real Property Act.
- 6) Applicant to obtain Highway Traffic Board approval for a change in land use for the subject property.

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Res. (36) Cont'd.

- 7) Applicant to provide confirmation to the Regional Technical Services Engineer that drainage from the development will not impact the highway drainage system.
- 8) Applicant to enter into a development agreement with the R.M. of St. Andrews to cover such issues as phasing of the development, access and emergency access, sewage disposal and water supply, lot grades and drainage, internal roads construction and maintenance etc.
- 9) Applicant/Owner to provide easement or transfer 7 meters of land on the north side of Scott Drain (Plan 7636) to the R.M. of St. Andrews.

Carried.

O. ADJOURNMENT

Res. (37) Moved by: Councillor Hunt Seconded by: Councillor W. Boch

Resolved that the Council meeting be adjourned at 7:15 p.m.

Carried.

Approved as circulated this _____ day of _____, 2007.

Reeve

Secretary-Treasurer