

LAC DU BONNET PLANNING DISTRICT

Minutes of the October 24, 2011 Regular Meeting

PRESENT: Bob Bruneau
Norm Plato
Doug Marks
Berent Hamm
John Kyne
Marilyn Scheirich, Administrator
Karl Gugenheimer – Building Inspector

Also

Present: Larissa Sveinson & Bill Sawka, Community Planning Services –
4:08 p.m. – 4:45 p.m.

Mr. Bruneau, the Chairman called the meeting to order at 4:00 p.m.

CALL TO ORDER

ADOPTION OF AGENDA – Res. #75/11

CONFIRMATION OF MINUTES – Res. #76/11 - September 26, 2011 Regular Meeting

RECEPTION OF DELEGATIONS & HEARINGS

4:00 P.M. – Everett Obirek & Richard Middleton, Re: Development Plan Amendment

Mr. Obirek has made application to re-designate an approximate 93.75 acre parcel of land in part of the N ½ of the N ½ of Section 35-15-11 EPM in the R.M. of Lac du Bonnet, currently designated “Agricultural Area” to “Resort Area”. First reading of the by-law was passed on November 15, 2010 and public hearing was conducted on January 24, 2011. At the January 24, 2011 regular board meeting a resolution was passed to table the by-law for further information as Community Planning was to discuss the outstanding concerns with Conservation and Provincial Planning. Larissa Sveinson from Community Planning Services has confirmed that the outstanding issues have now been resolved with Conservation and Provincial Planning and if the Board is satisfied they can now proceed with second reading.

Mr. Obirek & Mr. Middleton appeared before the Board to present their intent to propose a bareland condo development and a seasonal trailer resort. They explained that the resort will host a number of facilities and amenities to accentuate a perfect family setting. These amenities and facilities will all be open to the public. Currently, operational seasonal campgrounds in the R.M. of Lac du Bonnet are

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RECEPTION OF DELEGATIONS & HEARINGS CONT'D.

4:00 P.M. – Everett Obirek & Richard Middleton, Re: Development Plan Amendment

always fully booked with a waiting list, thus indicating a demand for such a facility. No overnight or weekend sites for tenting will be available. Gates at entrance will be closed after hours. The resort will not be open in the winter. Each site will be serviced with water and sewage holding tanks. It was explained to Mr. Obirek and Mr. Middleton that if the re-designation received approval the property still requires re-zoning and that the R.M. of Lac du Bonnet has a trailer by-law which he would be required to obtain their approval prior to proceeding with the campground. It was also stated that the R.M. of Lac du Bonnet would not be allowed to approve such a development until such time as a contract is awarded for the construction of the proposed expansion of the R.M. of Lac du Bonnet wastewater treatment facility.

Chairman thanked Larissa, Bill, Mr. Obirek and Mr. Middleton for attending.

REPORT OF DEVELOPMENT OFFICER AND ADMINISTRATOR

- Building Permits Issued from Sept. 26, 2011 – Oct. 24, 2011 – **Reviewed – Town members advised that when permits are issued from OFC they are to receive reports from the engineers. OFC and the engineers are to sign off on inspections.**
- Building Permit Re-cap comparison for 2010 to Sept., 2011 - **Reviewed**
- B.I. Daily Report, Sick, Overtime and Holiday Time Report – **Reviewed. Board member Marks inquired if the timesheet that he sent was received. Administrator confirmed that it was received today. Changes have been completed and the building inspector has just started to utilize it and he should be providing it at the next board meeting.**
- Administrators Daily Report, Sick, Overtime and Holiday Time Report - **Reviewed**

ACCOUNTS

- Cheque # 00471 - #00488 (inclusive), totaling \$9,894.51 for the period Sept. 26, 2011 to October 24, 2011 – **Res. #77/11**
- Budget comparison to Oct. 20, 2011 - **Reviewed**

ADOPT FINANCIAL STATEMENT

- Financial Statement for September, 2011 – **Res. #78/11**

SUBDIVISIONS

- RMLDB/11/0090 – Avanthay – Information – **Reviewed**

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BY-LAWS

- By-Law #100/10 – being a by-law of the Lac du Bonnet Planning District to amend By-Law #98-09 being the Lac du Bonnet Planning District Development Plan – 2nd Reading
- Res. #79/11

ADDITIONS

UNFINISHED BUSINESS

NEW BUSINESS

- Manitoba Crown Lands – Proposed Boathouse & Dock – Pt. Water Storage Plan No. 5967 Fronting Lot 6, Block 3, Plan 26706 WLTO in NE 34-15-12 EPM – (GP#65666)– Res. #80/11
- Manitoba Crown Lands – Proposed Helitac Site – Area North of Plan 29979 WLTO & West of Parcel A, Plan 29828 WLTO in Pt. NW 27-15-11E (HPTR # 65693) – Res. #81/11
- Appointment of Auditor for 2011 – Res. #82/11 – Board directed Administrator to inform the Auditor that if this years quote ends up on the higher side the Planning District may be looking at alternate avenues for next year.
- Town of Lac du Bonnet, Re: Personal Care Home/Seniors Housing – Administrator to contact the Town & the R.M. to see if they would be willing to split the advertising fees for the re-zoning by-law.
- Operating Engineers of Manitoba, Re: Notice to Negotiate – To date the union has not contacted the Administrator to set a date for an initial meeting to exchange proposals. A copy of the current contract was given to each Board member in their agenda packages and the Administrator suggested that the Board review the contract so that proposals can be discussed prior to the initial meeting. She also reminded them that any articles of the current Collective Agreement not addressed by either party's initial proposals shall be deemed mutually agreed upon and not subject to change during these negotiations.
- Manitoba Conservation, Re: Town of Lac du Bonnet Wastewater Treatment Lagoon – Reviewed and discussion took place in regards to storm water being drained into the sewer. Town members informed that a house to house inspection is being performed to alleviate the problem. Also discussed was the possible removal of sludge in the lagoon to provide more capacity. Board member Marks to supply the town members with names of company's that provide this service.

COMMUNICATIONS – Received as Information

- R.M. of Brokenhead – Notice of Public Hearing regarding 2108-11 – Zoning By-Law Amendment
- Manitoba, Local Government, Re: Hard copy of Provincial Planning Regulations 82/2011

RESOLUTIONS – CONT'D.

BOARD MEMBER KYNE ABSTAINED FROM VOTING ON THE FOLLOWING RESOLUTION AS HE WAS NOT IN ATTENDANCE AT THE JANUARY 24, 2011 PUBLIC HEARING.

79 By-Law#100-10 **MARKS - HAMM**
2nd Reading

BE IT RESOLVED THAT By-law #100-10, being a by-law of the Lac du Bonnet Planning District to amend the Lac du Bonnet Planning District Development Plan to re-designate Pt. of the N ½ of the N ½ of Section 35-15-11EPM from Agricultural Area to Resort Area, be hereby given 2nd reading.

CARRIED.

80 GP#65666 **PLATO - KYNE**

BE IT RESOLVED that the Lac du Bonnet Planning District has no comments or concerns with the application made to the Crown for a boathouse & dock on Pt. Water Storage Plan No. 5967 Fronting Lot 6, Block 3, Plan 26706 WLTO in NE 34-15-12 EPM - (GP#65666),

AND FURTHER BE IT RESOLVED that a building permit be obtained from the Lac du Bonnet Planning District.

CARRIED.

81 HPTR#65693 **HAMM - MARKS**

BE IT RESOLVED that the Lac du Bonnet Planning District has no comments or concerns with the application made to the Crown for a helitac site on area North of Plan 29979 WLTO & West of Parcel A, Plan 29828 WLTO in Pt. NW 27-15-11E (HPTR # 65693),

AND FURTHER BE IT RESOLVED that a building permit be obtained from the Lac du Bonnet Planning District.

CARRIED.

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RESOLUTIONS – CONT'D.

82 Appointment **KYNE - PLATO**
Of Auditor

BE IT RESOLVED that the Exchange Group be hereby appointed as Auditor for the Lac Du Bonnet Planning District for the 2011 fiscal period at a cost to range from \$1,600.00 to \$1,800.00 plus 3% administration fee plus applicable taxes.

CARRIED.

83 Adjourn **MARKS - HAMM**

BE IT RESOLVED that the regular meeting of October 24, 2011 be hereby adjourned, the time being 5:37 p.m.

CARRIED.

Next Regular Meeting November 28, 2011 at 4:00 p.m.

ORIGINAL SIGNED BY BOB BRUNEAU

Bob Bruneau, Chairman

ORIGINAL SIGNED BY MARILYN SCHEIRICH

Marilyn Scheirich, Administrator