



Local Urban District of Richer Committee Meeting Minutes July 5, 2023 - 07:00 PM

Minutes of the regular committee meeting of the Local Urban District (LUD) of Richer, held in the LUD of Richer Hall at 136 Dawson Road in Richer, on July 5, 2023.

CALL TO ORDER

Chair John Lenton called the meeting to order at 7:00 pm, 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

COMMITTEE MEMBER	IN ATTENDANCE	ABSENT
JOHN LENTON, CHAIR	X	
NORMAND BREMAUD	X	
JESSICA OSTROWSKI	X	
PAT STOLWYK, WARD 3 COUNCILLOR	X	

Also in attendance were:

Chief Administrative Officer, Mike McLennan
Legislative Officer, Nadine Vielfaure

AGENDA

LUD-2023-64

Committee Member Ostrowski

Committee Member Bremaud

BE IT RESOLVED THAT the LUD of Richer committee meeting agenda of July 5, 2023, be adopted as amended and presented.

CARRIED

MINUTES

LUD-2023-65

Committee Member Lenton

Committee Member Ostrowski

BE IT RESOLVED THAT the LUD of Richer committee meeting minutes of June 7, 2023, be adopted as presented.

CARRIED

ACCOUNTS PAYABLES

LUD-2023-66

Committee Member Ostrowski

Committee Member Lenton

BE IT RESOLVED THAT Council be requested to approve the payments included in the June 2023 Invoice Summary, in the amount of \$179,985.93.

CARRIED

FINANCES

LUD-2023-67

Councillor Stolwyk

Committee Member Bremaud

BE IT RESOLVED THAT the LUD of Richer Financial Statement for the period ending June 30, 2023, be hereby adopted as presented.

CARRIED

DELEGATION(S) – None.

UNFINISHED BUSINESS – None.

NEW BUSINESS

Elected Official Photographs

Received as information.

LUD Paving Projects Update

Received as information.

Richer Rodeo Parade

Received as information.

Culvert - Dawson Road and Forsythe

LUD-2023-68

Councillor Stolwyk

Committee Member Lenton

BE IT RESOLVED THAT Council be recommended to authorize the LUD of Richer Committee to install a culvert and pathway access across the east ditch of Forsythe Road South with the total cost not to exceed the \$1,000 budgeted in the 2023 LUD sidewalk budget.

CARRIED

Subdivision File #4175-23-8815 - Road Order #2023-01- Barkman

LUD-2023-69

Councillor Stolwyk

Committee Member Bremaud

WHEREAS the Local Urban District of Richer Committee has reviewed Subdivision File #4175-23-8815 Report to Council proposing to create 21 additional lots, 17 residential lots (multiunit, duplex, and single unit), 2 commercial lots, and 2 parcels of public reserve, from an 8.99 acres parcel held under CT #319450 on SP Lot 5 Plan 47650 in NW1/4 14-8-8E, in an area zoned Highway Commercial Zone (Proposed Lots 1 and 19 along Therrien Drive) and Residential General Zone (Proposed Lots 2-18);

AND WHEREAS a Public Hearing is scheduled for July 26, 2023, for the proposed subdivision including the creation of a new road under Road Order #01-23, to be named Wery Lane;

BE IT RESOLVED THAT Council be recommended to approve Subdivision File #4175-23-8815 on the following conditions:

1. That the applicant provide a geotechnical report prepared by a geotechnical engineer including information on the soil stratigraphy, groundwater elevation, maximum recommended depth of excavation, soil strength, and recommendations on foundation design requirements and recommended construction methodology, for all newly created building lots, with test holes to be located where a future home can be generally expected to be placed;
2. That the applicant provide an engineered road and drainage plan in accordance with Municipal Standards, including provisions for a walking path along either the East or West side of Wery Lane;
3. That any required easements be provided to the Municipality in form of Easement Agreements;
4. That the owner provide the Municipality with a plan to address the Emergency Access concerns raised in the Provincial Report to Council in accordance with Section 5 of the Subdivision Regulation, said Plan to be reviewed and approved by the RM if deemed sufficient by Council;
5. That the property owner enter into a development agreement with the Municipality addressing the required geotechnical report requirements, the construction of any municipal services, as well as the accepted emergency access plan, among others;
6. That the applicant provide a copy of the Plan of Subdivision and a Building Location Certificate prepared by a Manitoba Land Surveyor including information on the area size of each lot;

7. That Road Name Wery Lane be included on the Plan of Subdivision;
8. That the applicant obtain any necessary variations;
9. That the required Zoning by-law amendment be obtained, rezoning proposed lots 1 and 19 from "HC" Highway Commercial Zone to "GC" General Commercial Zone;
10. That the subdivision administrative fee of \$1,100 be required in accordance with By-Law #07-2011;
11. That \$2,041.40 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;
12. That a per lot fee of \$1,500.00 per parcel created be required;
13. That any engineered and/or legal document pertaining to this subdivision may be reviewed by the municipal engineer and/or lawyer; and
14. 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

Request to Cancel August 2, 2023 LUD of Richer Committee Meeting

LUD-2023-70

Councillor Stolwyk

Committee Member Ostrowski

BE IT RESOLVED THAT the August 2, 2023, LUD of Richer Committee meeting be cancelled.

CARRIED

4175-22-8609 - Daniel Tschritter - Request to waive requirements

LUD-2023-71

Committee Member Bremaud

Committee Member Ostrowski

WHEREAS Daniel Tschritter, the Developer for Subdivision file #4175-22-8609 has requested to speak with Council as a delegation on July 12, 2022 in order to request that some of Council's requirements be waived;

AND WHEREAS the LUD of Richer have only reviewed the written request submitted to the Municipal Officer;

BE IT RESOLVED THAT Council be recommended to uphold the requirements;

BE IT FURTHER RESOLVED THAT the LUD of Richer Committee recommend a certain amount of financial compensation for the development of Dallas Drive outside of the Developer's lands, to be determined at a later date.

CARRIED

COMMITTEE COMMENTS - None

Councillor Patrick Stolwyk left the meeting at 8:24 pm.

CORRESPONDENCE

LUD-2023-72

Committee Member Lenton

Committee Member Ostrowski

BE IT RESOLVED THAT the following 2 correspondence items be received as information:

RM Minutes of June 14, 2023

West Nile Virus Logs

CARRIED

NOTICE OF MOTION – None.

IN CAMERA – None.

ADJOURNMENT

LUD-2023-73

Committee Member Ostrowski

Committee Member Bremaud

BE IT RESOLVED THAT this regular LUD of Richer Committee meeting be adjourned at 8:30 pm.

CARRIED

NEXT MEETING(s)

LUD of Richer Committee Meeting

September 6, 2023 @ 7:00 pm



John Lenton

Chair

LUD of Richer Committee



Nadine Vielfaure, CMMA

Recording Secretary

LUD of Richer Committee