

**South Interlake Planning District  
Meeting Minutes  
October 2017 20/10/2017 - 9:00 AM**

South Interlake Planning District Meeting held October 20, 2017, in the Committee Room located in the Administration Building at 285 Main Street, Stonewall, Manitoba.

PRESENT: Jim Campbell (Chairman), Walter Badger (Vice Chair), Angela Emms, Bert Campbell, Clive Hinds, Mark Hidlebaugh

ALSO PRESENT: Eric Shaw, Fernando Velarde Trejo

ABSENT WITH NOTIFICATION: Frances Smee, Jim Dola

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**1 Call Meeting To Order**

With a quorum present Chairman Campbell called the meeting to order at 9:00AM.

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**2 Adoption of Agenda**

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**2.1 Adoption of Agenda for October 20, 2017 meeting**

**Resolution No:** 2017-124

**Moved By:** Angela Emms

**Seconded By:** Bert Campbell

BE IT RESOLVED THAT the Agenda be adopted as prepared.

**CARRIED**

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**3 Confirmation of Minutes**

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**3.1 Meeting Minutes**

**Resolution No:** 2017-125

**Moved By:** Mark Hidlebaugh

**Seconded By:** Angela Emms

BE IT HEREBY RESOLVED THAT the minutes of Regular Meeting held on September 15, 2017 be adopted as prepared.

**CARRIED**

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**4 Reception of Delegations and Petitions**


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**4.1 Jessica Manness (JME World Consultants) Presentation of the Draft Grosse Isle Secondary Plan (10:00AM)**


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**5 Reports: Committees, General Manager, Financial, Statistics, Other**


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**5.1 General Manager's Report**  
**Resolution No: 2017-126**  
**Moved By: Angela Emms**  
**Seconded By: Bert Campbell**

BE IT RESOLVED THAT the General Manager's monthly report for the period of September 1, 2017 to September 30, 2017 be received as presented

**CARRIED**

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**5.2 Building Permit Report**  
**Resolution No: 2017-127**  
**Moved By: Walter Badger**  
**Seconded By: Clive Hinds**

BE IT RESOLVED THAT the Building Permit Report for the period of September 1, 2017 to September 30, 2017, be received as presented.

**CARRIED**

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**5.3 Cheque Report and Financial Statement**  
**Resolution No: 2017-128**  
**Moved By: Clive Hinds**  
**Seconded By: Mark Hidlebaugh**

BE IT RESOLVED THAT the Financial Statement for the period ending September 30, 2017 be adopted as presented;

AND FURTHER BE IT RESOLVED THAT the accounts as of September 30, 2017, be approved for payment.

GENERAL FUND: \$70,481.43

**CARRIED**

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**6 Communications and Correspondence**


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**6.1 R.M. of West Interlake - Public Hearing - No. 8-2017**


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**6.2 R.M. of Woodlands - Public Hearing - 2688/17**


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**6.3 Red River Planning District - Public Hearing - 265/2017**

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**6.4 Customer Satisfaction Survey**

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**7 Preliminary Subdivisions**

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**7.1 John Heaps (file 4168-17-7670) - R.M. of Rockwood**

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**7.2 William & Beatrice McMahon (file 4168-17-7672) - Town of Teulon**

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**8 Final Subdivisions**

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**8.1 George & Elenor Bond (file 4168-17-5536) - R.M. of Rockwood**

**Resolution No:** 2017-129

**Moved By:** Mark Hidlebaugh

**Seconded By:** Angela Emms

Municipal Planning Branch File No. 4168-17-5536

Subdivision Application Proposal of George and Elenor Bond, Applicants and Registered Owners, to subdivide Part SE 1/4 6-13-1 EPM, Roll No. 4500, Rural Municipality of Rockwood.

WHEREAS George and Elenor Bond, Applicants and Owners, have applied to the South Interlake Planning District Board for approval of subdivision of the property legally described in the Certificate of Title No. 1073459/1.

THEREFORE BE IT RESOLVED THAT the South Interlake Planning District Board approve the said application subject to the following:

**REQUIREMENTS**

A) That the Applicants/Owners pay the fee of \$200.00 for the Minister of Finance, prior to the issuance of the Certificate of Approval;

B) That the Applicants/Owners provide a 2-Lot Plan of Subdivision, with Lot 1 being that portion carved out of CT 1852584/1 to be consolidated with CT #1706818/1 and Lot 2 being the residual of CT #1852584/1, prepared by a Manitoba Land Surveyor. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys, two (2) mylar copies and three (3) paper prints. If you have any concerns with this requirement, please contact the District Registrar in the Winnipeg Land Titles Office.

WLTO Note: Consolidation requirements must be set out as a condition of registration on the Certificate of Approval. Additionally, duplicate of CT #1706818/1 is outstanding and must be produced upon registration.

C) That the Applicants/Owners submit one (1) copy of the plan of subdivision showing

the total area of each lot, calculated by a surveyor, in either square feet or square metres;

CONDITIONS OF COUNCIL

1. That the Applicants/Owners submit confirmation, in writing, from the Chief Administrative Officer of the Rural Municipality of Rockwood that taxes on the land to be subdivided, for the current year plus any arrears, have been paid or arrangement satisfactory to Council have been made;
2. That the Applicants/Owners provide written confirmation from the Rural Municipality of Rosser that the sewer and water connection to the proposed lot is acceptable to the Rural Municipality of Rosser;
3. That the consolidated lot has an existing access on PR 321. Manitoba Infrastructure - Engineering and Operations Division will not approve any additional accesses to this property in the future. For reference, Manitoba Infrastructure provides the following statutory requirements that affect the land under review:

Any new, modified, or relocated/removed access in connection onto PR 321 and 322 requires a permit from Manitoba Infrastructure. A permit is also required from this department for any construction or placement of structures or objects on, above, or below ground level within 38.1m (125 feet), or to place any planting within 15.2 m (50 feet) from the edge of this highway right-of-way;

4. That the installation/replacement of any applicable survey monument(s) related to the development of this Subdivision shall be the sole responsibility of the Applicants/Owners; and

CONDITIONS OF THE APPROVING AUTHORITY

1. That the Applicants/Owners submit written confirmation from Manitoba Hydro that an Easement Agreement has been entered into with Manitoba Hydro with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, have been provided. Registration of this agreement will be included as a condition on the final Certificate of Approval. Contact Manitoba Hydro - Property Department, Attention: Subdivision Coordinator; 1-820 Taylor Avenue, Winnipeg MB R3M 3T1, Phone: 204-360-4465;
2. That the Applicants/Owners submit written confirmation from Bell MTS that an Easement Agreement has been entered into with Bell MTS with respect to existing and/or future facilities associated with the Subdivision. Registration of this Easement Agreement will be included as a condition on the final Certificate of Approval. Contact Cameron Dryden at Property Acquisition Department, Bell MTS Inc., Box 6666, BW100P, Winnipeg MB R3C 3B6 or 204-958-1768;

**CARRIED**

**8.2 Stony Mountain Daycare Co-Op (file 4168-17-7666) - R.M. of Rockwood**

**Resolution No:** 2017-130

**Moved By:** Mark Hidlebaugh

**Seconded By:** Walter Badger

Municipal Planning Branch File No. 4168-17-7666.

Subdivision Application Proposal of The Stony Mountain Daycare Co-op, Applicants, and The Interlake School Division, Owners, to subdivide Part SE 1/4 11-13-02, Rural Municipality of Rockwood, Roll No. 72400.

WHEREAS The Stony Mountain Daycare Co-op, Applicants, and The Interlake School Division, Owners, have applied to the South Interlake Planning District Board for approval of subdivision of the property legally described in the Certificate of Title No. 2721838/1.

THEREFORE BE IT RESOLVED THAT the South Interlake Planning District Board approve the said application subject to the following:

**REQUIREMENTS**

A) That the Applicants/Owners pay the fee of \$200.00 to the Minister of Finance, prior to the issuance of a Certificate of Approval;

B) That the Applicants/Owners submit a 2 lot plan of subdivision, with Lot 1 as proposed and Lot 2 being the residual of CT # 2721838/1, prepared by a Manitoba Land Surveyor. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys, two (2) mylar copies and three (3) paper prints. If you have any concerns with this requirement, please contact the District Registrar in the Winnipeg Land Titles Office;

C) That the Applicants/Owners submit one (1) copy of the plan of subdivision showing the total area of each lot, calculated by a surveyor, in either square feet or square metres;

**CONDITIONS OF COUNCIL**

1. That the Applicants/Owners submit written confirmation from the Chief Administrative Officer of the Municipality that taxes on the land to be subdivided, for the current year plus any arrears, have been paid or that an arrangement satisfactory to Council has been made;

2. That the Applicants/Owners shall be responsible for providing sewer and water services from the main line of the property line of the newly created lot. The Applicants/Owners shall be responsible for all related costs with a minimum payment



of \$3,000.00 to be prepaid to the Municipality prior to proceeding with the development. The balance of the cost, if applicable, to be paid by the Applicants/Owners to the Municipality upon receiving an invoice from the Municipality or, if installation takes place after the Lot has been sold, then the Municipality has the option of collecting the excess sum either from the Applicants/Owners or the new Lot Owner. The Municipality approved the amount of \$2,000.00 to be refunded to the Stony Mountain Daycare Centre to help offset this expense (Resolution #2017 311);

3. That the newly created Lot shall have an access onto School Road/ Maple Drive. The cost of the installation of the approach and, if applicable, the culvert, shall be the responsibility of the Applicants/Owners, or if said lot has been sold, then the Municipality has the option of collecting same from the Lot Owner at the time the request is made for the installation of such access;

4. That the Applicants/Owners pay the necessary Capital Development Levies and Green Space Fees to the Municipality for the creation of one (1) new Townsite Lot prior to proceeding with the development;

#### CONDITIONS OF THE APPROVING AUTHORITY

1. That the Applicants/Owners submit confirmation in writing from BellMTS that an Easement Agreement has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision. If an Easement Agreement is required Registration of this Agreement will be included as a condition on the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Cameron Dryden, Survey Coordinator at Box 6666, BW100P, Winnipeg MB, R3C 3V6, Phone: (204) 958-1768;

2. That the Applicants/Owners submit written confirmation in writing from Manitoba Hydro that an Easement Agreement has been entered into with Manitoba Hydro or is not required with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, has been provided. Registration of this agreement will be included as a condition on the final Certificate of Approval. Contact Manitoba Hydro - Property Department, Attn: Subdivision Coordinator, 1-820 Taylor Avenue, Winnipeg MB R3M 3T1 Ph: (204) 360-4465;

3. That the installation/replacement of any applicable survey monument(s) related to the development of this Subdivision shall be the sole responsibility of the Applicants/Owners.

**CARRIED**

**9 Bylaws****9.1 Third Reading of SIPD Bylaw No. 1/17 - Building Permit Fees for Roof-Mounted Solar Panel Installations**  
**Resolution No: 2017-131**

BE IT RESOLVED THAT By-Law 1-17, being an amendment to SIPD By-Law 1-15 of the South Interlake Planning District Board to establish Fees, be read a Third time.

Name	Yes	No	Abstained	Absent
Walter Badger	✓			
Bert Campbell	✓			
Jim Campbell	✓			
Jim Dola				✓
Angela Emms	✓			
Mark Hidlebaugh	✓			
Clive Hinds	✓			
Frances Smee				✓

**CARRIED****9.2 Comprehensive Review of SIPD Fee Structure Bylaw No. 1/15 (as amended)****10 Unfinished Business****10.1 Manitoba's New Home Warranty Protection****10.2 Inspection of the Teulon Curling Club Stairs****10.3 Ground-Mounted Solar Installations****11 New Business****11.1 Letter from Community & Regional Planning Regarding Amendments to the Subdivision Regulations 137/2006****11.2 SIPD Office Closure During Christmas Week****12 Member Reports****13 Notice of Motion**

**14 In-Camera**

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- 14.1 Motion to go In-Camera**  
**Resolution No:** 2017-132  
**Moved By:** Mark Hidlebaugh  
**Seconded By:** Walter Badger

BE IT RESOLVED THAT the Board of the South Interlake Planning District hereby agree to sit as a Committee of the Whole "In-Camera" at 11:40 AM.

**CARRIED**

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- 14.2 Motion to go Out of In-Camera**  
**Resolution No:** 2017-133  
**Moved By:** Clive Hinds  
**Seconded By:** Bert Campbell

BE IT RESOLVED THAT the Board of the South Interlake Planning District hereby agree to adjourn sitting as a Committee of the Whole "In Camera" and resume regular order of business at 12:07 PM.

**CARRIED**

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- 15 Adjournment**  
**Resolution No:** 2017-134  
**Moved By:** Mark Hidlebaugh  
**Seconded By:** Clive Hinds


BE IT HEREBY RESOLVED THAT we do now adjourn at 12:09 PM;  
AND BE IT FURTHER RESOLVED THAT the Next Regular Board Meeting be held November 17, 2017, at 9:00 AM.

**CARRIED**

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Jim Campbell – Chairman



Eric Shaw, General Manager