

Minutes of the Regular Meeting of the Council of The R.M. of Piney held on Tuesday September 22<sup>nd</sup> , 2020 at 7:00 P.M. in Council Chambers, Vassar, Manitoba.

Present: Reeve: Wayne Anderson (Reeve)  
Councillors: Ken Prociw (Ward 1)  
Dale Edbom (Ward 2)  
David Beaudry (Ward 3)  
Mel Parent (via video conference Ward 4)

Recording Secretary: Martin Van Osch, Chief Administrative Officer

The Reeve took the chair at 7:00 P.M. and called the meeting to order.

### 1. Approve Agenda

#### Resolution No. 253

Moved by Councillor Dale Edbom

Seconded by Councillor Ken Prociw

BE IT RESOLVED THAT Council approve the regular meeting agenda.

Carried

### 2. Minutes Approval

a) Minutes of the Regular Meeting on September 8<sup>th</sup>, 2020

Resolution 254

#### Resolution No. 254

Moved by Councillor Ken Prociw

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the minutes of the Regular Meeting of September 8<sup>th</sup>, 2020 are hereby adopted.

Carried

### 3. Delegations: N/A

### 4. Cheques & Online Payments

Resolution 255/256

#### Resolution No. 255

Moved by Councillor Dale Edbom

Seconded by Councillor Ken Prociw

WHEREAS the accounts of The R.M. of Piney for the period ending September 22, 2020 have been found to be in order;

THEREFORE BE IT RESOLVED THAT general cheques no's. 11984 to 11989, 12004 to 12008 and 12027 to 12044 amounting to \$358,792.87 be approved for payment;

Carried

#### Resolution No. 256

Moved by Councillor Ken Prociw

Seconded by Councillor Dale Edbom

WHEREAS the accounts of the R.M. of Piney for the period ending September 22, 2020 have been found to be in order;

THEREFORE BE IT RESOLVED THAT online payments from September 9<sup>th</sup>, 2020 to September 22<sup>nd</sup>, 2020 amounting to \$4,125.84 be approved for payment;

Carried

### 5. Council indemnities: NA

### 6. CAO Expense Report

Resolution No. 257

#### Resolution No. 257

Moved by Councillor Dale Edbom

Seconded by Councillor Ken Prociw

BE IT RESOLVED THAT the Chief Administrative Officer's expense account for the period of June 4<sup>th</sup>, 2020 to September 22<sup>nd</sup>, 2020 be paid as presented.

Carried

### 7. Financial Statement: N/A

## 8. By-Law & Policies

a) Second Reading of By-Law No. 135/2020

Resolution 258

### Resolution No. 258

Moved by Councillor Dale Edbom

Seconded by Councillor Ken Prociw

**WHEREAS** the RM of Piney held a public hearing on September 15<sup>th</sup> 2020 to consider by-law 135-20 being a new development plan by-law for the RM of Piney;

**AND WHEREAS** various Provincial Government departments and the RM of Piney proposed various text and mapping amendment to by-law 135-2020 that are considered minor amendments by the Council of Piney

**BE IT RESOLVED** that the Council of the RM of Piney makes the following changes to by-law 135-2020 prior to giving the aforementioned by-law 2<sup>nd</sup> reading:

1. That Section 1 Introduction, Section 1.7 the Matrix, be amended to include a minor text amendment to change *fragmented parcels* to *physically isolated parcels*
2. That Section 2 Agriculture/ Rural Areas objectives that were similar were combined to reduce redundancy. Revised objectives as follows:

*To preserve and protect the Municipalities natural areas and agricultural land by:*

- a. Protecting agricultural land by directing incompatible uses away from natural areas and agricultural land;*
- b. Ensuring the economic growth and viability of agriculture and other resource related uses;*
- c. Providing adequate land for both natural space and agriculture;*
- d. To provide buffer areas between agricultural and non-agricultural development;*  
*and*
- e. Protecting existing livestock operations.*

3. That section 2.2.2 General Agriculture/ Rural Area policies were clarified to indicate that the policies applied to all 3 Rural/ Agricultural designations by adding "All three Agriculture and Rural Area Designations" to the policy.
4. That the word production is removed from Policy 2.2.6.
5. That Policy 2.2.8 be split from one policy into two policies – wording to remain the same- the resulting statements will be:
  - 8. In general, commercial and industrial uses will be directed to General Development Areas, however, certain commercial and industrial uses, related to agriculture or resources which are not appropriate in urban areas or are better suited to establish in the Agricultural/ Rural Areas will be allowed to establish within the Agriculture Area and Rural Area as identified in the Zoning By-law.*
  - 9. The Rural Transitional Area will allow certain commercial and industrial uses which are not appropriate in the General Development Area as are identified in the Zoning By-law.*
6. That Policies 2.3.1.1, 2.3.2.1 and 2.3.3.1 be reworded slightly to clarify the policy intent by stating
  - "Generally, subdivisions of land in Agriculture Area, will be limited to parcel sizes of approximately 80 acres. A residual lot created by subdivision which is under 80 acres but greater than 60 acres will be considered to conform when they meet the policy requirements here outlined under Section 2.3.1, comply with the Zoning By-Law and are deemed to be approved through the subdivision process by Council"*
7. That policy 2.3.1.3.v and 2.3.2.3.v which provided for the creation of a non-farm parcel on land which has been physically isolated will be removed from the list of acceptable subdivisions but will instead be its own policy statement.

8. That policy 2.3.2.3.vii.g be revised from *4 lots per quarter*, to clarify the intent and be consistent by stating
  - g. *That a maximum of 2 lots will be considered from each 80 acre parcel.*
9. That Policy 2.3.1.3.iii and 2.3.2.3.iv be reworded as follows:

*Where a residence is required for an individual actively involved in the farm operation and derives significant income there from.*
10. That policy 2.3.4.v be slightly reworded as follows:

*“Subdivision of land for agricultural, or resource related commercial or industrial uses, provided for in the Zoning By-law, that are not appropriate in an urban area shall be permitted subject to the following:”*
11. That Table 4.3.4 Subdivision Summary Chart be revised by replacing the word fragmented parcel with physically isolated parcel
12. That Table 2.4.1 Summary of Livestock Operations be revised to bring the chart into consistency with the policies by clarifying “no new livestock operations” and “expansions up to 299 as a conditional use”
13. That Section 3.0 Rural Residential Rural Seasonal Area be renamed Rural Seasonal Area
14. That the introduction section be replaced with the follow minor changes to provide clarification on the intent of the section

### **3.0 INTRODUCTION**

*Demand for larger lot Rural Residential, Rural Seasonal and Recreational uses in the RM of Piney is growing. A rapid increase in assessment along with growth patterns and trends indicates that large rural lots within the Municipality are being purchased for the purpose of seasonal residential use, hunting land, and /or recreation land. This has placed pressure on the relatively limited amount of agricultural land within the Municipality. The RM of Piney wants to encourage this growth in a planned and sustainable manner while protecting agricultural land. Therefore, the Rural Seasonal designation will provide for a lifestyle that is an alternative to urban living while protecting agriculture by guiding this type of growth to certain areas. The intent of this designation is to identify lands that are appropriate and desirable for this type of use which will in turn protect further fragmentation of agricultural land as well as natural spaces. Identifying lands for more concentrated seasonal residential and recreational uses will allow the Municipality to plan for growth and development. The Rural Seasonal designation will provide an alternative to the urban lifestyle by providing larger rural lots that allow for the limited keeping of livestock. These lots can be used on a year-round basis or as a seasonal opportunity or for recreational uses. The intent is that by identifying a specific area for rural seasonal use, it will mitigate the impacts of this use on agriculture. It will also provide the RM of Piney with the ability to guide and plan for this growth. Land designated as Rural Seasonal Area is characterized by existing smaller lots that are pre-dominantly not used for agricultural purposes nor are they likely to be used for agricultural purposes. These areas should not be located nor will they be located in close proximity to agricultural lands or livestock operations.*

15. That objective 3.1.2 and 3.1.3 be revised to clarify the objective as follows:
  2. *To provide an adequate supply of rural seasonal residential lands while maintaining the rural character of the RM of Piney. To protect and conserve the natural rural character of the landscape by creating lots that are large enough to maintain the rural character.*
  3. *To reduce pressure on agricultural and natural lands by identifying land for seasonal residential and recreational use.*

16. That objective 3.4 be added  
3.4 *Rural Residential uses will be considered but on a limited non-intensive basis, unless there exists sufficient demand for the lots.*
17. That the following be added after policy 3.2.1  
*“but will be encouraged to be large enough to maintain the rural character and natural environment.”*
18. That the following policy be added after policy 3.2.1.4:  
*Subdivisions in the Rural Seasonal Area will not be considered on land that may negatively impact existing agricultural operations or resource extraction.*
19. That policy 3.2.6 which may require a concept plan be clarified by adding the following to the policy statement:  
*Concept plans will be required once there are 6 or more lots per quarter section to ensure that the residual lands can be adequately developed.*
20. That Section 4 General Development objectives 4.1 be revised so that like objectives be grouped together.
21. That Policy 4.2.1.4 be deleted to reduce redundancy *“Connections between communities such as walking paths, trails, partnerships and economic growth opportunities will be encouraged”*
22. That Policy 4.2.1.6 be deleted to reduce redundancy *“to promote and encourage healthy living by creating opportunities for active living such as walking trails, paths and access to outdoor recreational opportunities*
23. That section 5.0 General Policies Section 5.10 Partnerships be revised by adding the following objectives and moving the current objectives to policies as follows:  
**5.10.1 OBJECTIVES**  
*1. To build partnerships with neighbours in order to provide and expand services within the Municipality.*  
*2. To build relationships with all neighbours.*  
*3. To increase opportunities by looking for joint opportunities for economic growth, development and service delivery.*  
**5.10.2 POLICIES**  
*1. The RM of Piney will look for partnerships with the Indigenous community.*  
*2. Joint opportunities for investment and development between neighbours will be explored.*  
*3. The RM of Piney will foster a relationship of mutual respect in the indigenous community.*
24. That Section 6.0 Implementation Part 6.5 Development Agreements be revised to include conditional use and variation processes as a means of requiring a development agreement by adding *“conditional use process and variation process”* after subdivision approval.
25. That the General Development Area south Sprague, south of the number 12 be reduced from 80 acres to 10 acres”
26. That the numbering system is revised as appropriate to reflect the alterations stated above in Clauses 1-25 above.
27. That in addition to the alterations proposed, minor grammatical changes were made to address typos in the document
28. Minor updates were made to the maps to reflect various Provincial Government Departments.

### 9. Unfinished Business

- |  |                |
|--|----------------|
| a) Offer to Purchase for SW ¼ 30-4-12EPM | Resolution 259 |
| b) Street Light Request for Vassar       | Resolution 260 |
| c) Waste Transfer Stations               | Noted          |

#### Resolution No. 259

Moved by Councillor Ken Prociw

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the R.M. of Piney approve the sale of SW ¼ 30-4-12 EPM totalling in St. Labre totalling 161 acres for the total of \$75,000.00 plus G.S.T., land transfer fees and taxes, and the Municipalities legal costs.

Tabled

#### Resolution No. 260

Moved by Councillor Dave Beaudry

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the R.M. of Piney approve the request for a street light to be installed on Cote Drive in Vassar at all costs paid for by the RM of Piney.

Defeated

### 10. General Business:

- |   |                    |
|---|--------------------|
| a) Offer to Purchase for lots 1 & 2 Block 2 Plan 1690 in Woodridge                        | Resolution 261/262 |
| b) Vassar & Sandilands Fall Dump Hours October 17 <sup>th</sup> & 18 <sup>th</sup> , 2020 | Resolution 263     |

#### Resolution No. 261

Moved by Councillor Dale Edbom

Seconded by Councillor Dave Beaudry

BE IT RESOLVED THAT the R.M. of Piney approve the sale of Lot 1, Block 2, Plan 1690 in Woodridge, for the total of \$1,500.00 plus G.S.T., land transfer fees and taxes, and the Municipality's legal costs.

Defeated

#### Resolution No. 262

Moved by Councillor Dave Beaudry

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the R.M. of Piney approve the sale of Lot 2, Block 2, Plan 1690 in Woodridge for the total of \$1,500.00 plus G.S.T. land transfer fees and taxes, and the Municipality's legal costs.

Defeated

#### Resolution No. 263

Moved by Councillor Dale Edbom

Seconded by Councillor Dave Beaudry

BE IT RESOLVED THAT the RM of Piney will be opening the Vassar Disposal Site on Saturday, October 17<sup>th</sup>, 2020 and the Sandilands Disposal Sites on Sunday, October 18<sup>th</sup>, 2020 from 9am to 5:00pm;

FURTHER BE IT RESOLVED THAT both Vassar and Sandilands Disposal Grounds will only be accepting burnable yard waste only.

Carried

### 11. Correspondence: N/A

### 12. Correspondence for Information only: N/A

### 13 General Discussion

- |                                    |       |
|------------------------------------|-------|
| a) Railway Crossing South Junction | Noted |
| b) Vassar Railway Crossing         | Noted |
| c) Streetlights in Sprague         | Noted |
| d) Newsletter Printing             | Noted |
| e) Cats in Sprague                 | Noted |

### 14. In Camera

Resolution 264/265

#### Resolution No. 264

Moved by Councillor Dave Beaudry

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the Council of the RM of Piney meet in Camera during a Regular Meeting to discuss Personnel Matters, time 8:50 P.M. and further all matters are held in confidence as per section 18.9 of Procedure By-Law No. 129/2018.

Carried

Resolution No. 265

Moved by Councillor Ken Prociw

Seconded by Councillor Dave Beaudry

BE IT RESOLVED THAT the Council return from the in Camera session and the meeting resume, time 9:45 P.M. Carried

15. Next Regular Council Meeting

Resolution No. 266

Moved by Councillor Dave Beaudry

Seconded by Councillor Ken Prociw

BE IT RESOLVED THAT the R.M. of Piney next Regular Meeting be held Tuesday, October 13th, 2020 at 7:00 P.M. in the Council Chamber, Vassar, Manitoba. Carried

16. Adjournment

Resolution No. 267

Moved by Councillor Ken Prociw

Seconded by Councillor Dave Beaudry

BE IT RESOLVED THAT this regular meeting be adjourned time 9:47 P.M. Carried

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Head of Council

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Chief Administrative Officer  
(Subject to errors and omissions)