

Minutes of the Regular Meeting of the Council of the R.M. of Piney held on Tuesday, May 27th, 2025 at 9:00 A.M. in the Council Chambers, Vassar, Manitoba.

Present:

Councillors:

Ken Prociw (Ward 1)
Dale Edbom (Ward 2)
David Beaudry (Ward 3)
Mark Bernard (Ward 4)

Recording Secretary: Carrie Dokken, Acting Chief Administrative Officer

Deputy Reeve David Beaudry took the chair at 9:00 A.M. and called the meeting to order.

1. Approve Amended Agenda

Resolution 527

Resolution No. 527

Moved by Councillor Mark Berndard

Seconded by Councillor Ken Prociw

BE IT RESOLVED THAT Council approve the regular meeting amended agenda.
Carried

2. Minutes Approval

- a) Minutes of the Special Meeting on May 12th, 2025
- b) Minutes of the Regular Meeting May 13th, 2025
- c) Minutes of the Special Meeting on May 17th, 2025

Resolution 528
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Resolution No. 528

Moved by Councillor Dale Edbom

Seconded by Councillor Mark Bernard

BE IT RESOLVED THAT the minutes of the Special Council Meeting on May 12th, 2025 are hereby adopted.
Carried

Resolution No. 529

Moved by Councillor Mark Bernard

Seconded by Councillor Ken Prociw

BE IT RESOLVED THAT the minutes of the Regular Council Meeting on May 13th, 2025 are hereby adopted.
Carried

Resolution No. 530

Moved by Councillor Dale Edbom

Seconded by Councillor Mark Bernard

BE IT RESOLVED THAT the minutes of the Special Council Meeting on May 17th, 2025 are hereby adopted.
Carried

3. Delegations:

- a) Manitoba Pork at 10:00am

Presented

4. Cheques & Online Payments

Resolution 531

Resolution No. 531

Moved by Councillor Mark Bernard

Seconded by Councillor Ken Prociw

WHEREAS the accounts of the RM of Piney for the period ending May 27, 2025 have been found to be in order;

BE IT RESOLVED THAT general cheques no's. 20250206 to 20250228 amounting to \$49,070.83 be approved for payment.

THEREFORE BE IT RESOLVED THAT online payments amounting to \$41,749.51 be approved for payment.
Carried

5. Council Indemnities: N/A

6.. Financial Statement: N/A

7. By-Law & Policies: N/A

8. Unfinished Business:

- | | |
|--|----------------|
| a) Conditional Use/Variation Order for Ginter | Resolution 532 |
| b) Conditional Use for Summers | Resolution 533 |
| c) AMM Resolution for Drainage Restriction Changes | Resolution 534 |
| d) Delta Real Estate Sandilands Listings | Resolution 535 |

Resolution No. 532

Moved by Councillor Mark Bernard

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the RM of Piney Council approves the Conditional Use for DESC SE 20-1-14 EPM along Road 3N, near Sprague, allowing for five (5) rental cabins to be placed on the property, one being 800 sq ft and the balance being 600 sq ft in size;

BE IT RESOLVED THAT the conditional use have the following conditions:

1. Acquire a building permit for the construction of all five (5) buildings;
2. Cabins are to be used for rental purposes only and no permanent residence shall be established at this time;
3. The operation of the rental cabins shall not create any nuisance noise to surrounding residents, if a complaint is received, the municipality shall provide one written warning to the landowners of the issue before further legal action is taken;
4. All pets shall remain on the landowners property and shall not be allowed to run at large;
5. All users of the rental cabins shall adhere to current fire and travel bans, without exception and all fires must be in approved fire pits;
6. The boundary lines on the property are clearly marked;
7. The property shall not be used for an ATV staging area.

FURTHER BE IT RESOLVED THAT the RM of Piney Council approves the Variance Order for DESC SE 20-1-14 EPM along Road 3N, near Sprague, to allow rental cabins on a property that is under the eighty (80) acre requirement, as it is only 29.18 acres in size.

Carried

Resolution No. 533

Moved by Councillor Ken Prociw

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the RM of Piney Council approves the Conditional Use for 21011 Road 67E in SE 19-4-12 EPM Florze, Manitoba, to add a garden suite to the property that already has a single dwelling located on said property.

FURTHER BE IT RESOLVED THAT the conditional use have the following conditions:

1. Acquire a building permit for the construction;
2. Property owner is to follow the regulations laid out in our Zoning By-Law 145/2022 under Part 4, Section 8.

Carried

Resolution No. 534

Moved by Councillor Dale Edbom

Seconded by Councillor Ken Prociw

WHEREAS in the Province of Manitoba, reconnaissance soil surveys were completed between 1926 and 1996 and detailed soil surveys were completed between 1972 and 2022, classifying surface soils by their agricultural capability in accordance with the Canada Land Inventory; and

WHEREAS the soil classifications from the Canada Land Inventory referenced in the Planning Regulation, the Water Rights Regulation, and the Nutrient Management Regulation are defined as: the mineral soils are grouped into seven classes according to their potentialities and limitations for agricultural use. Where Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible and Class 7 soils have no capability for arable culture or permanent pasture; and

WHEREAS Manitoba Environment and Climate Change through the Drainage and Water Rights Licensing Branch regulate drainage within the Province of Manitoba through the

Water Rights Act; and

WHEREAS all persons including municipalities must obtain a valid and subsisting license as per the Water Rights Act; and

WHEREAS development of land cannot take place without obtaining a valid drainage license to construct pertinent development features such as roads and ditches; and

WHEREAS the Drainage and Water Rights Licensing Branch, as of 2019, has implemented an internal policy in which drainage licenses on Class 6 and 7 soils cannot be approved, for registrable or licensable projects; and

WHEREAS the term registerable project is defined, separately from other licensable projects for drainage works, in the Water Rights Act. These are typically minor or less impactful drainage projects, often involving surface or subsurface drains. Registration allows for a streamlined process compared to full licensing, but still ensures compliance with regulations; and

WHEREAS licensable applications for water control works are not restricted on Class 6 and 7 soils, only registerable projects are restricted per the Water Rights Regulation; and

WHEREAS municipalities recognize the need to restrict development in environmentally sensitive areas and critical/significant wildlife habitats such as wetlands and habitats for migratory species; and

WHEREAS The Planning Act, The Planning Regulation, The Environment Act, The Water Protection Act, The Water Rights Act, The Water Rights Regulation, and The Nutrient Management Regulation do not restrict the issuance of Water Control Works Licenses on Class 6 and 7 soils; and

WHEREAS the municipalities recognize that some subclasses of Class 6 and 7 soils are strongly associated with the presence of wetlands, however development of wetlands is already limited per the Water Rights Regulation; and

WHEREAS many subclasses of Class 6 and 7 soils are often viewed as desirable for rural subdivisions, lakeside cottage developments, and campgrounds due to their lack of agricultural capability, including soils which:

- have a restricted rooting zone depth for crops
- contain poisonous plants to farm animals
- are heavily forested
- are affected by drouthiness (sandy and gravely soils)
- have high salinity
- have high groundwater table
- are too stony to permit cultivation, and
- have a topographic slope of greater than 31%;

WHEREAS the Canada Land Inventory soil classification system used in the reconnaissance and detailed soil surveys was published in 1965, this classification speaks only to agricultural uses, and predates current drainage practices and drainage regulations by 60 years; and

WHEREAS the Drainage and Water Rights Licensing Branch is applying this internal policy to all undeveloped lands on Class 6 and 7 soils, regardless of current zoning designations; and

WHEREAS many municipalities are experiencing significant loss of developable land, portions of which have already been designated/zoned for development, from the

implementation of this internal policy; and

WHEREAS this internal policy is unnecessarily restricting development and the potential for increased tax-base of municipalities;

THEREFORE BE IT RESOLVED THAT the AMM lobby the Province of Manitoba to only enforce current limitations published in the Acts and Regulations, and remove the internal policy denying Water Control Works Licenses on Class 6 and 7 soils; and

FURTHER BE IT RESOLVED THAT the Province of Manitoba engage AMM to participate as stakeholders in the preparations of future internal policies within the Drainage and Water Rights Licensing Branch to adequately evaluate the impact of these internal policies on growth and future development. Carried

Resolution No. 535

Moved by Councillor Mark Bernard

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the RM of Piney enter into exclusive listing agreements with Delta Real Estate Steinbach for Phase 2 of NW ¼ 27-4-9 EPM, located in Sandilands Subdivision;

FURTHER BE IT RESOLVED THAT the list price of seventeen (17) lots as follows and do not include G.S.T. and applicable costs; offers received below the list price will not be accepted:

- Fifteen (15) lots measuring 2.0 - 2.30 acres with a listing price of \$34,0000.00
- One (1) lot measuring 4.40 acres with a listing price of \$42,000.00
- One (1) lot measuring 5.27 acres with a listing price of \$46,000.00

AND FURTHER BE IT RESOLVED the exclusive market release date for Phase 2 Sandilands Subdivision be May 30th, 2025 expiring May 31st, 2026, and further the Acting CAO is authorized to sign said listing contracts and supporting documents. Tabled

9. General Business:

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|--|----------------|
| a) Road Restrictions | Resolution 536 |
| b) Cheque Distribution during Canada Post Strike | Resolution 537 |
| c) State of Local Emergency | Noted |
| d) Revised Development of Jackpine Projects | Resolution 538 |

Resolution No. 536

Moved by Councillor Daled Edbom

Seconded by Councillor Ken Prociw

BE IT RESOLVED THAT the RM of Piney lift all Road Restrictions as of Monday, June 2nd, 2025, that were passed by Resolution No. 435 on March 17th, 2025. Carried

Resolution No. 537

Moved by Councillor Mark Bernard

Seconded by Councillor Dave Beaudry

WHEREAS with Canada Post being on strike, the RM of Piney cheques that are usually mailed out will not make it to the contractors/vendors within the thirty (30) days from invoice date, as stated in our Accounts Payable Policy;

AND WHEREAS the RM of Piney office has agreed to keep cheques in the office for contractors/vendors to pick up instead of mailing out for the duration that the Canada Postal strike will be in effect;

BE IT RESOLVED THAT the cheques will be released by a sign out sheet and require signature from the contractors/vendors at time of pickup. Carried

Resolution No. 538

Moved by Councillor Mark Bernard

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT the R.M of Piney approves the revised development agreement for the RM of Piney and Jackpine Projects Inc. in Pt. S ½ 8-4-10 EPM along PR 203 near Woodridge, MB.

Carried

10. Correspondence: N/A

11. Correspondence for Information only:

- | | |
|---|-------|
| a) Enforcement Clarification from Manitoba Conservation | Noted |
| b) AMM Update: Homeowners Affordability Tax Credit Concerns | Noted |
| c) Emergency Alert System Recommendation | Noted |
| d) HyLife Inability for Annual Meeting | Noted |

12. General Discussion:

- | | |
|---|-------|
| a) Community Impact Statement | Noted |
| b) Agricultural Lease Agreement | Noted |
| c) Forest Tours | Noted |
| d) Provincial Fire and Travel Restrictions | Noted |
| e) Damage During Wildfire | Noted |
| f) Newsletters | Noted |
| g) Dangerous Dog | Noted |
| h) Wildfire Debrief Community Meeting | Noted |
| i) Ste. Anne Hospital – Regional Hospital Request | Noted |
| j) Wildfire Compensation | Noted |

13. Next Regular Council Meeting

Resolution No. 539

Moved by Councillor Dale Edbom

Seconded by Councillor Ken Prociw

BE IT RESOLVED THAT the RM of Piney next Regular Meeting be held on Tuesday, June 17th, 2025 at 9:00 A.M. in the Council Chamber, Vassar, Manitoba.

Carried

14. Adjournment

Resolution 540

Resolution No. 540

Moved by Councillor Mark Bernard

Seconded by Councillor Dale Edbom

BE IT RESOLVED THAT this regular meeting be adjourned, time 2:51 pm.

Carried

Head of Council

Chief Administrative Officer
(Subject to errors and omissions)