

**RURAL MUNICIPALITY OF BROKENHEAD
JANUARY 11, 2022 - REGULAR MEETING 7:00 PM
MINUTES**

Members Present:	Reeve	Brad Saluk
	Councillor	Sean Michaels
		Bruce Modrzejewski
		Jack Kowalchuk
	Youth Member	Aaron Linke
	Interim CAO	Sheila Mowat, CMMA
	Exec. Assistant	Kerry Bialek, CMMA
Regrets:	Councillor	Luke Ingeberg

1. Calling the meeting to Order

1.1 Resolution to call the meeting to order

001-22 MICHAELS-MODRZEJEWSKI

BE IT RESOLVED THAT this meeting of Council is called to order, the time being 7:00 p.m.

Carried

2. Adopt Agenda/Adopt and Confirm Minutes

2.1 Resolution to adopt the agenda

002-22 KOWALCHUK-MODRZEJEWSKI

BE IT RESOLVED THAT the agenda is adopted as circulated, with the following changes: **Additions:**

- 7.7 Hiring of Water/Waste Utility Operator in Training
- 7.8 Development Agreement – Subdivision File No. 4110-21-7556
- 7.9 Appointment of Chief Administrative Officer

Carried

2.2 Resolution to adopt the minutes of December 14th, 2021 Regular Meeting

003-22 MICHAELS-KOWALCHUK

WHEREAS copies of the minutes of the Regular meeting of December 14th, 2021 have been circulated to each member of Council, and;

THEREFORE BE IT RESOLVED THAT Council waive the reading of these minutes and said minutes be adopted, as circulated.

Carried

2.3 Resolution to adopt the minutes of December 14th, 2021 Committee of the Whole Meeting

004-22 KOWALCHUK-MICHAELS

WHEREAS copies of the minutes of the Committee of the Whole meeting of December 14th, 2021 have been circulated to each member of Council, and;

THEREFORE BE IT RESOLVED THAT Council waive the reading of these minutes and said minutes be adopted, as circulated.

Carried

3. Delegations and Public Hearings

3.1 Ron Schewe – Building Permit

Mr. Ron Schewe, Ms. Gisele Manaigre, and Mr. Mark Lange attended Council to discuss the manner in which they were informed that a building permit was required for the renovations being carried out on The Airliner. Construction had already begun when it came to the attention of the Brokenhead River Planning District. The Building Inspector approached the owners to inform them that a building permit was required and a stop work order was issued. Mr. Lange continued work to the point where the building could be enclosed to prevent further damage by weather. Mr. Schewe was upset that the information was conveyed to him in a volatile and rude manner, and it was implied that Mr. Schewe has a reputation. The building permit and fine have been paid in full. The Brokenhead River Planning District has disciplined the Building Inspector for his behavior.

4. Financial Reports/Payment of Accounts

Nil

5. By-Laws

Nil

6. Unfinished Business

6.1 Motion to Rescind Resolution No. 382-21

- 005-22 KOWALCHUK-MODRZEJEWSKI
WHEREAS a Notice of Motion was given by Councillor Ingeberg at the December 14th, 2021 regular meeting to revisit Resolution No. 382-21, and;
THEREFORE BE IT RESOLVED THAT the Council of the Rural Municipality of Brokenhead rescinds Resolution No. 382-21.

Carried

- 006-22 MICHAELS-KOWALCHUK
BE IT RESOLVED THAT Subdivision File No. 4110-21-7605 for Parcel L Plan 52759 and Lot 24 Plan 61799 in NE ¼ Section 11-13-6EPM be approved subject to the following conditions:

1. Applicant/owner to provide written confirmation from the Municipality of the following:
 - a. Taxes on the land to be subdivided /consolidated for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b. A digital copy (AutoCAD) of the survey plan of subdivision has been provided to the Rural Municipality of Brokenhead if required, and;
 - c. A Development Agreement has been entered into to address the following:
 - i. Municipal Services (ex: sewer and water, waste pick-up, access, connection to services, drainage)
 - ii. Municipal Development Standards (ex: landscaping, parking, timing of construction, land/building use) and
 - iii. Outlines the amounts owing for development and administration fees due and payable before the agreement will be released.
 - d. Applicant/owner responsible for all consultant engineer and legal fees.
2. Applicant/owner submits written confirmation from Manitoba Hydro for any Easement agreements required.
3. Applicant/owner obtains conditional use orders, if required.
4. Applicant/owner obtains all variances, if required.

Carried

6.2 Garson Post Office Lease Agreement

- 007-22 MICHAELS-MODRZEJEWSKI
BE IT RESOLVED THAT the Council of the Rural Municipality of Brokenhead enters into a Lease Agreement with the Postmaster of the Garson Quarry Post Office for the period of January 1st, 2022 to December 31st, 2024.

Carried

7. New Business

7.1 Application for Approval of Subdivision File No. 4110-21-7416 –
Pt. NE ¼ Section 14-12-7EPM

008-22 MICHAELS-KOWALCHUK

WHEREAS Lyudmyla and Mykhaylo Dochynets have completed an Application for Approval of Subdivision for Pt. NE ¼ Section 14-12-7EPM referred to as File No. 4110-21-7614 by Community Planning Branch;
AND WHEREAS the proposed subdivision generally meets the evaluation criteria pursuant to the Manitoba Subdivision Regulation 137/2006;
THEREFORE BE IT RESOLVED THAT the Council of the Rural Municipality of Brokenhead is in agreement to approve this application with the following conditions:

1. That a variance order be obtained to ensure compliance of the residual lot with the Zoning By-Law
2. That the applicant/owner pays fees in accordance with By-Law No. 2182-16 “Capital Development Fee” in the amount of \$3,000.00 per new lot created.

Defeated

7.2 Application for Approval of Subdivision File No. 4110-21-7623 –
Pt. SW ¼ Section 6-14-7EPM

009-22 KOWALCHUK-MODRZEJEWSKI

WHEREAS Tyler Golembiski has completed an Application for Approval of Subdivision for Pt. SW ¼ Section 6-14-7EPM referred to as File No. 4110-21-7623 by Community Planning Branch;
AND WHEREAS the proposed subdivision generally meets the evaluation criteria pursuant to the Manitoba Subdivision Regulation 137/2006;
THEREFORE BE IT RESOLVED THAT the Council of the Rural Municipality of Brokenhead approves an amendment to this application with the yard site not to exceed 10.0 acres, with the following conditions:

1. That a variance order be obtained to ensure compliance of the residual lot with the Zoning By-Law.
2. That the applicant/owner pays fees in accordance with By-Law No. 2182-16 “Capital Development Fee” in the amount of \$3,000.00 per new lot created.

Carried

7.3 Water Treatment Plant Wells Investigation

010-22 MODRZEJEWSKI-MICHAELS

BE IT RESOLVED THAT the Rural Municipality of Brokenhead requests technical and financial assistance on a 50/50 cost-share basis from the Manitoba Water Services Board to complete a raw water supply investigation.

Carried

7.4 Brokenhead River Planning District – Proposed Permit Fee Changes

011-22 KOWALCHUK-MODRZEJEWSKI

WHEREAS the Board of the Brokenhead River Planning District approved to increase the permit fee schedule of the Rural Municipality of Brokenhead Building Permit By-Law No. 2134-14 Schedule “A” at their board meeting held December 15th, 2021, and;

THEREFORE BE IT RESOLVED THAT Building By-Law No. 2134-14 of the Rural Municipality of Brokenhead be amended by deleting Schedule “A” and replacing it with the updated Schedule “A” attached hereto.

Carried

7.5 Amending Development Agreement – Postroc Inc. (Cesnik Cove)

012-22 MICHAELS-MODRZEJEWSKI

WHEREAS deficiencies had been identified with the Cesnik Cove development, and;

WHEREAS with the current Development Agreement, building permits cannot be issued for the vacant lots until the deficiencies are addressed, and;

THEREFORE BE IT RESOLVED THAT the Rural Municipality of Brokenhead enters into an amended Development Agreement with Postroc Inc. which will address the deficiencies and allow for building permits to be issued.

Carried

7.6 Garson Centennial Community Centre Lease Agreement

013-22 KOWALCHUK-MODRZEJEWSKI

WHEREAS the Garson Centennial Community Centre located at 11 Thompson Avenue is owned by the Rural Municipality of Brokenhead, and;

WHEREAS the Community Centre is managed and operated by a Board, and;

WHEREAS the Lease Agreement expired December 31st, 2021, and;

THEREFORE BE IT RESOLVED THAT the Rural Municipality of Brokenhead renews the Lease Agreement with the Garson Centennial Community Centre Board for the five year period of January 1st, 2022 to December 31st, 2026.

Carried

7.7 Hiring of Water/Waste Utility Operator in Training

014-22 MODRZEJEWSKI-KOWALCHUK

WHEREAS Utility Operator Grant Plischke has submitted his notice of retirement, and;

WHEREAS a new utility employee is required to maintain the municipal water and sewer system, and;

THEREFORE BE IT RESOLVED THAT the Council of the Rural Municipality of Brokenhead hires Tristan Laderoute as Water/Waste Utility Operator in Training in accordance with Letter of Understanding #5 of the International Union of Operating Engineers Local 987 effective August 2021, and;

FURTHER THAT the Rural Municipality of Brokenhead pays all applicable costs for education and training to obtain the Class I and Class II Water and Wastewater Operator certifications.

Carried

7.8 Development Agreement – Subdivision File No. 4110-21-7556

015-22 KOWALCHUK-MICHAELS

WHEREAS Council approved Subdivision File No. 4110-21-7556 by Resolution No. 101-21 at the April 13th, 2021 regular meeting, and;

WHEREAS the subdivision was approved with the condition of a Development Agreement regarding riparian area, woodland and heritage resource protection, and;

THEREFORE BE IT RESOLVED THAT the Rural Municipality of Brokenhead enters into a Development Agreement with Paul and Connie Krawchuk for the land described in Certificate of Title #1050187.

Carried

7.9 Appointment of Chief Administrative Officer

016-22 KOWALCHUK-MODRZEJEWSKI

BE IT RESOLVED THAT the Council of the Rural Municipality of Brokenhead appoints Sheila Mowat as Chief Administrative Officer of the Rural Municipality of Brokenhead effective January 4th, 2022.

Carried

8. Correspondence/Reports

8.1 Brokenhead River Planning District – Notice of Hearing to Amend By-Law 177-21

8.2 Eastman Regional Municipal Committee – Minutes of November 15th, 2021 Meeting

8.3 Manitoba Good Roads Association – 2021 Winners of Beautification Competition

- 017-22 MICHAELS-KOWALCHUK
BE IT RESOLVED THAT the Council of the Rural Municipality of Brokenhead accepts all Minutes, Miscellaneous Correspondence and Reports as presented.

Carried

7. New Business (Continued)

7.3 Water Treatment Plant Wells Investigation (Continued)

- 018-22 MICHAELS-KOWALCHUK
WHEREAS a price estimate was received from J.R. Cousin Consulting Ltd. to loop the Tyndall water network at the south end of Pierson Drive approximately 1,000 m for an estimated cost of \$464,000.00, and;
NOW THEREFORE BE IT RESOLVED THAT the Council of the Rural Municipality of Brokenhead submits an application to the Water Services Board to have this project added to the water treatment plant expansion project at a 50/50 cost-share basis.

Carried

9. In Camera

Nil

10. Adjournment

10.1 Resolution to adjourn the meeting and schedule the next meeting

- 019-22 MODRZEJEWSKI-MICHAELS
BE IT RESOLVED THAT this regular meeting of Council does now adjourn the time being 8:41 p.m., to meet again on January 25th, 2022 at 7:00 p.m.

Carried

Brad Saluk

Reeve

Sheila Mowat

Chief Administrative Officer