

**Council Meeting
August 17, 2021 at 9:00 a.m.
Nesbitt Hall, Nesbitt MB.**

The Council members of the Municipality of Oakland-Wawanesa met at the Nesbitt Hall in Nesbitt, Manitoba on Tuesday, August 17, 2021 at 9:00 a.m. Members Present: Councillors Cory, Hatch (retired 12:00 p.m.), McDonald, McGregor and Sowiak. Head of Council Dave Kreklewich presided.

Member Absent: Councillor Hargreaves

Staff in attendance: Chief Administrative Officer Joni Swidnicki, Finance Officer Elaine McGregor, Public Works Manager Darcy Ketsman and Videographer Cheryl Fraser.

This was an open meeting of Council, however, except for attendance as a delegation or at a Public Hearing, members of the public were requested to view the proceedings on-line as a result of the Covid-19 Pandemic.

CALL TO ORDER – 9:00 a.m.

ADOPTION OF THE AGENDA

Cory-Sowiak

289-2021 BE IT RESOLVED that the agenda for the August 17, 2021 meeting be accepted as presented. CARRIED.

CONFIRMATION OF MINUTES

McDonald-Hatch

290-2021 BE IT RESOLVED that the minutes of the July 20, 2021 regular meeting of Council be hereby approved as circulated. CARRIED.

FINANCE

General Account

McDonald-Cory

291-2021 BE IT RESOLVED that the August 12, 2021 general accounts payables, being cheque #'s 5172 to 5206, 5208 to 5212, 5214 to 5227 and 5229 to 5245 in the amount of \$367,910.36 be hereby approved. CARRIED.

Councillor McGregor declared an interest in the following item and left the meeting without discussion or debate. CARRIED.

Sowiak-McDonald

292-2021 BE IT RESOLVED that general accounts payable cheque #'s 5207, 5213 and 5228 to Guild Insurance for a total amount of \$1,191.00 be hereby approved. CARRIED.

McGregor-Hatch

293-2021 BE IT RESOLVED that Direct Deposit 183, being staff payroll for the period July 12 to July 23, 2021 in the amount of \$17,037.60 be hereby approved. CARRIED.

Cory-Sowiak

294-2021 BE IT RESOLVED that Direct Deposit 184, being staff payroll for the period July 26 to August 6, 2021 in the amount of \$16,925.60 be hereby approved. CARRIED.

Cory-McDonald

295-2021 BE IT RESOLVED that Direct Deposit 185, being Council indemnities for the month of July, 2021 in the amount of \$5,334.27 be hereby approved. CARRIED.

Utility Account

Hatch-Sowiak

296-2021 BE IT RESOLVED that the August 12, 2021 utility accounts payable, being cheque #'s 751 to 762 in the amount of \$15,979.65 be hereby approved. CARRIED.

Statement of Revenue and Expenditure

McDonald-McGregor

297-2021 BE IT RESOLVED that the Statement of Revenue and Expenditure report to July 31, 2021 be received as presented. CARRIED.

Bank Reconciliations

McGregor-McDonald

298-2021 BE IT RESOLVED that the bank reconciliations for the month of July, 2021 be approved as previously circulated. CARRIED.

DELEGATIONS

**Grant Melnychuk, Manager of Planning and Sustainable Development
Manitoba Pork Council**

Cory-McDonald

299-2021 BE IT RESOLVED that the presentation by Cam Dahl, General Manager and Grant Melnychuk, Manager of Planning and Sustainable Development with the Manitoba Pork Council, be received. CARRIED.

PUBLIC HEARINGS

McDonald-Sowiak

300-2021 BE IT RESOLVED that the regular meeting of council be recessed to allow council to hold Public Hearings to receive representations from any person who wish to make them in respect to Conditional Use Applications C5/2021 and C6/2021. CARRIED.

Public Hearing on Conditional Use Application C5/21 to allow on Part of the SE ¼ 3-7-17 WPM a non-farm dwelling in the “AG” Agriculture General Zone (Harwest Farms Ltd.)

McDonald-Cory

- 301-2021 WHEREAS all representatives in regard to Conditional Use Application No. C5/21 to allow on part of the SE ¼ 3-7-17 WPM a non-farm dwelling in the “AG” Agriculture General Zone (Harwest Farms Ltd.) have been dealt with;

THEREFORE BE IT RESOLVED that the public hearing be concluded. CARRIED.

Public Hearing on Conditional Use Application C6/21 to allow on Lot 5, Plan 60304 located in Part of the SE ¼ 12-8-19 WPM a secondary suite to the principal dwelling in the “AG” Agriculture General Zone (Knipping)

Sowiak-McGregor

- 302-2021 WHEREAS all representatives in regard to Conditional Use Application No. C6/21 to allow on Lot 5, Plan 60304 located in Part of the SE ¼ 12-8-19 WPM a secondary suite to the principal dwelling in the “AG” Agriculture General Zone (Knipping) have been dealt with;

THEREFORE BE IT RESOLVED that the public hearing be concluded and Council resume its normal order of business. CARRIED.

COMMUNICATIONS

Association of Manitoba Municipalities – August 5, 2021
Association of Manitoba Municipalities – August 6, 2021
Department of Central Services – Renaming of Federal Gas Tax to Canada
Community-Building Fund
Federation of Canadian Municipalities – Communique – July 26
Federation of Canadian Municipalities – Communique – July 29
GB Agencies Ltd. – Electric Vehicle Charging Infrastructure
Manitoba Hydro – Replacing Hydro Poles
Manitoba Possible – Parking Permit Program
Manitoba Municipal Relations – Bulletin 2021-40 – Covid-19 Update
Manitoba Municipal Relations – Bulletin 2021-41 – Amendment to Wastewater Management Systems Regulation
Manitoba Municipal Relations – Bulletin 2021-42 – Temporary Suspension of Local Government Provisions expire July 31, 2021
Julie Muller – Bursary for Ben Muller
Prairie Mountain Health – Health Plus Summer 2021 Newsletter
Province of Manitoba Groundwater Exploration Permit – Green Acres Colony
Stars Air Ambulance – Island Challenge, Denys Volkov
Western Economic Diversification Canada – Canada Community Revitalization Fund

McDonald-Cory

- 303-2021 BE IT RESOLVED that the above noted communications be received. CARRIED.

COMMITTEE REPORTS

South Zone Report (Ward 3)

Councillor Cory – see written report

Councillor Sowiak – see written report

North Zone Report (Ward 2)

Councillor Hatch – see written report

Wawanesa Zone Report (Ward 1)

Councillor McDonald added to his written report to advise of an upcoming Handi Van Meeting.

Councillor McGregor added to his written report to provide information on communication he had had with a rate payer with respect to fibre optics in Wawanesa.

Head of Council's Report – see written report

Chief Administrative Officer Report – see written report

Finance Officer Report – see written report

Public Works Report – see written report

Drew Wilton – Wawanesa Public Works – see written report

Fire Chief's Report – see written report

McDonald-Cory

304-2021 BE IT RESOLVED that the verbal and written reports be received. CARRIED.

Building Ad Hoc Committee

McGregor-Hatch

305-2021 BE IT RESOLVED that the report of the Building Ad Hoc Committee meeting held July 20, 2021 be received and the items requiring Council decision be considered under General Business. CARRIED.

BY-LAWS

None

UNFINISHED BUSINESS

Fleming Culvert Diversion – North of NW ¼ 4-7-17 WPM

McGregor-McDonald

- 306-2021 BE IT RESOLVED that the Fleming culvert diversion located north of the NW ¼ 4-7-17 WPM as outlined in the correspondence from the Central Assiniboine Watershed District dated June 25, 2021 be approved. CARRIED.

Animal Control

Hatch-McDonald

- 307-2021 BE IT RESOLVED that Wendy Petersen be named as a second animal control officer on a per occurrence system as outlined in the correspondence dated June 22, 2021;

and further, that pound facilities be established at Spring Park Boarding Kennels in accordance with amounts established in the Fee By-law. CARRIED.

Sowiak-Cory

- 308-2021 BE IT RESOLVED that Administration be directed to contact The Commissionaires to issue a fine in accordance with the Animal Control By-law to animal owners, who have received previous warnings, but still have animals running at large. CARRIED.

Ward Boundary Review

McGregor-Hatch

- 309-2021 BE IT RESOLVED that the Ward Boundary Review be tabled to allow Council further opportunity to review the proposed wards, prior to commencing preparation of the required by-law. CARRIED.

Office Building

McDonald-Hatch

- 310-2021 BE IT RESOLVED that the following items be approved for submission to the architect, subject to Council's electronic approval of any additional costs:

1. That siding item remain as originally requested;
2. That the vault ceiling be raised to 12 feet and be enclosed with fire retardant material;
3. That the roof insulation be increased to R50;

CARRIED.

Sowiak-McDonald

- 311-2021 BE IT RESOLVED that \$20,000.00 be approved for office furniture, if necessary, whereby funds shall be expended from the Building Reserve. CARRIED.

GENERAL BUSINESS

Conditional Use Application C5/21 to allow on Part of the SE ¼ 3-7-17 WPM a non-farm dwelling in the “AG” Agriculture General Zone (Harwest Farms Ltd.)

Cory-Sowiak

- 312-2021 BE IT RESOLVED that Conditional Use Application No. C5/21 to allow on Part of SE ¼ 3-7-17 WPM a non-farm dwelling in the “AG” Agriculture General Zone as submitted by Harwest Farms Ltd. be approved without conditions. CARRIED.

Proposal to Subdivide Part of NE ¼ 6-8-19 WPM (Hargreaves Farms Ltd.)

McGregor-Sowiak

- 313-2021 BE IT RESOLVED that Subdivision Application No. 4157-21-8317 as submitted by Brett Hargreaves o/b/o Hargreaves Farms Ltd. to subdivide part of NE ¼ 6-8-19 WPM be approved subject to approval from the Community and Regional Planning Manager, and:

1. a Conditional Use Order being granted to allow for non-farm dwellings within the “AG” Zone; and
2. a Variation Order being granted to increase the maximum yard size from 10 acres to 14.69 acres.

CARRIED.

Conditional Use Application C6/21 to allow on Lot 5, Plan 60304 located in Part of the SE ¼ 12-8-19 WPM a secondary suite to the principal dwelling in the “AG” Agriculture General Zone (Knipping)

McDonald-Hatch

- 314-2021 BE IT RESOLVED that Conditional Use Application No. C6/21 to allow on Lot 5, Plan 60304 located i Part of SE ¼ 12-8-19 WPM a secondary suite to the principal dwelling in the “AG” Agriculture General Zone as submitted by Michael and Marie Knipping be approved without conditions. CARRIED.

Proposal to Subdivide Part of SE ¼ 1-8-19 WPM (Green)

McGregor-McDonald

- 315-2021 BE IT RESOLVED that Subdivision Application No. 4157-21-8314 as submitted by David and Alice Green to subdivide part of SE ¼ 1-8-19 WPM be approved subject to a Minor Variance being granted to reduce the minimum site width of proposed Lot 2 from 400 feet to 393.5 feet. CARRIED.

Manitoba Hydro – Installation of Overhead Line and 4 Poles and underground Secondary Line under Road 42 N in NW ¼ 36-7-19 WPM (McFarland)

McDonald-Sowiak

- 316-2021 BE IT RESOLVED that the construction drawings showing the proposed installation of an overhead line and 4 poles as well as an underground secondary line under Road 42N in the NW ¼ 36-7-19 WPM for Cameron McFarland as attached to the communication from Manitoba Hydro dated July 20, 2021 be approved. CARRIED.

Installation of Underground Secondary Line under Road 42 N in NW ¼ 36-7-19 WPM (McFarland)

Sowiak-Hatch

- 317-2021 WHEREAS Manitoba Hydro is installing overhead lines and poles to the McFarland property located in NW ¼ 36-7-19 WPM;

AND WHEREAS it is the property owner's responsibility to arrange for installation from the hydro pole to the home;

AND WHEREAS the property owner is prepared to cut a trench to bury the utility line coming into the property;

AND WHEREAS the property is located at the end of the road and such a trench will not interfere with municipal use;

NOW THEREFORE BE IT RESOLVED that trenching be permitted to install a secondary line underground on Road 42 N in NW ¼ 36-7-19 WPM subject to such installation meeting the requirements of the Manitoba Hydro specifications. CARRIED.

Letter of Support – Brandon & District United Way

McGregor-McDonald

- 318-2021 BE IT RESOLVED that a letter of support be sent to the Brandon & District United Way for the expansion of the charity to become the United Way of Brandon & Rural Western Manitoba. CARRIED.

Disbursement of Restart Funding

McDonald-Hatch

- 319-2021 BE IT RESOLVED that \$2,500.00 from the Provincial Restart Funding be provided to the Wawanesa District Community Hall Inc. to help offset increased insurance and utility increases as a result of being used for school purposes during Covid-19. CARRIED.

Use of Existing Shop

McDonald-McGregor

- 320-2021 WHEREAS the cost to renovate or to demolish the existing shop building with respect to asbestos abatement is the same;

THEREFORE BE IT RESOLVED that the existing shop building be renovated to remove the asbestos and the building be used as a cold storage facility. CARRIED.

Shop Location

Cory-McDonald

- 321-2021 BE IT RESOLVED that a new shop be located to the rear of the existing shop, subject to the ability to relocate the current hydro pole or supply the utility underground. CARRIED.

Shop Size and Design

McGregor-Cory

- 322-2021 BE IT RESOLVED that proposals be called for architectural/design services resulting in the calling of tenders for a 70' x 80', three bay with one drive through bay stick build shop for construction in 2022. CARRIED.

IN-CAMERA SESSION

McDonald-Cory

- 323-2021 BE IT RESOLVED that this regular meeting now adjourns to an "in-camera" meeting to discuss financial matters as per Subsection 152(3)(b)(iii) of The Municipal Act and all matters discussed in-camera are confidential until discussed in an open meeting as per Section 83(1)(d) of The Municipal Act. CARRIED.

Councillor Hatch retired from the meeting (12:00 p.m.)

Cory-Sowiak

- 324-2021 BE IT RESOLVED that this "in camera" meeting does now resume back to a regular meeting. CARRIED.

Loader Purchase/Lease

McDonald-Cory

- 325-2021 BE IT RESOLVED that a Volvo loader be leased for 3 years utilizing existing budget allocations with a buy-out after 3 years utilizing funding from the on-going equipment reserve budget. CARRIED.

Shop Funding

McGregor-Sowiak

- 326-2021 BE IT RESOLVED that a borrowing by-law in the amount of approximately \$350,000 be prepared for the construction of a shop whereby funds in the amount of \$300,000 be expended from gas tax reserves, with borrowing in the amount \$350,000, whereby a 10 year debenture shall be issued using future gas tax funds to make the payment. CARRIED.

Grants for Ice Plant Renovations

McDonald-Cory

327-2021 WHEREAS grants are available to assist recreation facilities with infrastructure work such as the replacement of ice plants;

AND WHEREAS such grants require a funding commitment from municipalities at the time of application;

AND WHEREAS commitments had been made by Oakland and Wawanesa for the pool project, which had a similar cost value whereby Oakland committed to \$75,000 and Wawanesa committed to \$250,000;

NOW THEREFORE BE IT RESOLVED that a commitment be made by the Municipality of Oakland-Wawanesa to assist in the ice plant renovations and application whereby a local improvement by-law shall be prepared to raise \$250,000 from Wawanesa based on property assessment over 10 years, excluding churches, community centres, cemeteries and the HMQ dam site;

AND FURTHER that a local improvement by-law be prepared to raise \$75,000 from Oakland over 3 years based on per parcel funding to include residential parcels with dwelling units, pipeline, railway and other properties and exclude farmland, community centres, churches, cairns and cemeteries. CARRIED.

ADJOURNMENT

Sowiak-Cory

328-2021 BE IT RESOLVED that this meeting does now adjourn (12:43 p.m.) to meet again on Tuesday, September 28, 2021 at 9:00 a.m. at the Nesbitt Hall. CARRIED.

Dave Kreklewich, Head of Council

Joni Swidnicki, Chief Administrative Officer