



Rural Municipality of Armstrong
Meeting Minutes
Regular Council Meeting October 10, 2017 - 10:00 AM

The Council of The Rural Municipality of Armstrong held its regular monthly Council meeting on October 10, 2017 at 10:00 AM in the Council Chambers in the RM Office in Inwood, Manitoba.

Present: Reeve Jack Cruise
Councillor Allen Pfrimmer
Councillor Carol Lavallee
Councillor Ted Sumka
Councillor Adam Krochenski
Councillor Susan Smerchanski

Also Present: Corlie Larsen, Chief Administrative Officer

1 Call the Meeting to Order

With a quorum present, Reeve Cruise called the meeting to order at 10:00 AM.

2017-303

2 Adoption of Agenda
Councillor Lavallee
Councillor Pfrimmer

RESOLVED THAT the agenda for the regular meeting of October 10, 2017 be adopted as presented to council.

CARRIED

2017-304

3 Adoption of Minutes
Councillor Krochenski
Councillor Sumka

RESOLVED THAT the minutes of the Regular Meeting of September 12, 2017 and the Special Meeting of September 18, 2017 be adopted as circulated to council.

CARRIED

4 Business from Previous Minutes

5 Accounts for Approval

2017-305

5.1 Financial Statement
Councillor Lavallee
Councillor Sumka

RESOLVED THAT the Financial Statements for September 2017 be approved by Council.

CARRIED

2017-308

5.2 Accounts for Approval

Councillor Krochenski
Councillor Lavallee

RESOLVED THAT the following cheques in the total amount of \$ 117,235.10 be approved for payment:

Description	Cheque Numbers	Amount
Accounts Payable	11663 -11716	\$94,502.33
Payroll	7601 - 7618	\$22,732.77

CARRIED

6 By-Laws

7 Ward Reports

7.1 Ward 1

7.1.1 Asphalt repair in front of Inwood Food Mart on J.O. Olsen Blvd.

Public Works to fill in holes for now. Apply for a grant for next year to have asphalt repaired.

7.1.2 Town of Inwood needs to be graded before it snows.

7.1.3 Mud reported on sidewalk by First Ave. in Inwood and needs to be removed.

7.2 Ward 2

7.2.1 Crossing Request from Jim Swedlo for NE 25-21-1W

Councillor Lavallee
Councillor Krochenski

WHEREAS Council of the RM of Armstrong has received a request for a crossing from Jim Swedlo to access his RM leased property NE 25-21-1W; AND WHEREAS this request is for a second crossing; RESOLVED THAT Council approves of this request with culvert size to be determined by Manitoba Sustainable Development; AND FURTHER THAT the costs of the culvert and installation to be the responsibility of the property owner as per RM Policy Res#98/01.

CARRIED

7.2.2 Additional Brushing to add to list SE 22-21-1W East Ditch

Consider after tenders are received for brushing resolution #290/2017 depends on remaining budget.

7.3 Ward 3

2017-311

7.3.1 Mower damaged culvert and flood gate Rd 13E between Rd 124N and 125N.

Councillor Sumka
Councillor Smerchanski

RESOLVED THAT Council of the RM of Armstrong approves to repair mower damaged culvert and flood gate in Rd 13E between Rd 124N and 125N.

CARRIED

7.3.2 Additional Brushing Fish Lake Drain Rd 118N between 13E and 14E 1/2 mile.

Consider after tenders are received for brushing resolution #290/2017 depends on remaining budget.

- # 2017-312 **7.3.3 Mower damaged culvert and flood gate Rd 116N between Rd 12E and 13E.**
 Councillor Sumka
 Councillor Smerchanski
 RESOLVED THAT Council of the RM of Armstrong approves to repair mower damaged culvert at Rd 116N between Rd 12E and 13E.
CARRIED
- 7.3.4 Beaver dam issues NE 35-19-1E.**
- 7.4 Ward 4**
- # 2017-313 **7.4.1 Crossing Request**
 Councillor Krochenski
 Councillor Sumka
 WHEREAS Council of the RM of Armstrong has received a request for a crossing to access property SW 16-19-2E off Rd 110N from Kevin Porteous;
 AND WHEREAS there is an existing crossing on this property;
 RESOLVED THAT Council approves of this request with culvert size to be determined by Manitoba Sustainable Development;
 AND FURTHER THAT the costs of the culvert and installation to be the responsibility of the property owner as per RM Policy Res#98/01.
CARRIED
- 7.4.2 Beaver issues to look at in ward.**
- 7.5 Ward 5**
- 7.5.1 Additional Brushing to add to list drain thru Section SE & SW 15-18-2E.**
 Consider after tenders are received for brushing resolution #290/2017 depends on remaining budget.
- # 2017-314 **7.5.2 Replace culvert 1E between Rd 106 & 107N.**
 Councillor Smerchanski
 Councillor Lavallee
 RESOLVED THAT Council of the RM of Armstrong approves to replace damaged culvert in Rd 1E between Rd 106N and 107N.
CARRIED
- # 2017-315 **7.5.3 Request from Gary Michaluk to have driveway re-installed at SE 11-18-1E.**
 Councillor Smerchanski
 Councillor Krochenski
 WHEREAS Council of the RM of Armstrong has received a request for a crossing to access property SE 11-18-1E from Gary Michaluk;
 AND WHEREAS there was a crossing for this property that was removed by the RM of Armstrong due to flooding issues this spring;
 RESOLVED THAT Council approves of this request with culvert size to be determined by Manitoba Sustainable Development;
 AND FURTHER THAT the RM of Armstrong will supply the culvert and installation to be the responsibility of the RM of Armstrong.
CARRIED
- 7.5.4 Ongoing problems with shared driveway off Rd 106N, east of Rd 12E. Driveway put in by the province across a provincial drain. Property owners are not in agreement with who has access of the driveway.**
- 7.6 Reeve**
- 8 Public Hearings**
- 8.1 10:15 AM - Conditional Use 2/2017 Applicant Mandy Starke to build a reptile pet food facility on property NE 5-18-2E Roll 19500.**

2017-306

8.2 Convene Public Hearing

Councillor Smerchanski
Councillor Lavallee

RESOLVED THAT the regular meeting of Council be closed to convene as a Public Hearing for Conditional Use 2/2017.

CARRIED

8.3 Public Hearing Minutes

Mandy Stark applicant spoke in favour for the project and provided an overview her company call Stark Raving Rodents. She currently conducts this business in the RM of St. Andrews and raises Hooded Rats and African Soft Fur Rodents for reptile food. She would like to erect a 1200 sq. ft. barn on the property to house 6000 rats and 90 rabbits. The animals are raised and euthanized using Co2 gas then are vacuumed sealed and stored in freezers on site.

Laura Chartrand asked how many rats are at the current business and if a business assessment was done for this new location. How are the rats contained and stated concerns for the environment if the rats escape because there are residents living close by and would that affect their insurance. What provincial guidelines have to be followed such as the Animal Protection Agency.

Mandy Starke replied that the rats are contained in a rack system inside the building rodents on one side of the building and rabbits on the other. If having to transport any animals the truck drives into the building so the animals are always kept in side. Her current business in the RM of St. Andrews has 2000 rats and no complaints. Nothing so far has been required by them from the province.

Ina Rougier attended the meeting for her daughter Theresa Fosty and asked questions of waste disposal and air pollution.

Mandy Starke replied that there is not much waste water other than for cleaning. No problems with air pollution at the current facility. They use flax bedding which is environmentally friendly and the areas are cleaned twice a week.

Falisha Prize asked about how close will the rodents or their waste be to other animals as she has concerns with diseases if animals get out because there is horses next to the property. Falisha also expressed concerns on how having a rodent farm next to properties will affect the retail values.

Mandy Starke replied regarding the manure will only take up a small area of the land and if gets to much has plans to compost. If she had to the manure could be kept inside.

Council discussed the zoning by-law and the size of land being only 5.78 acres it is not large enough to support this quantity of animal units.

2017-307

8.4 Close a Public Hearing

Councillor Smerchanski
Councillor Lavallee

RESOLVED THAT the Public Hearing for Conditional Use 2/2017 be closed.

CARRIED

2017-327

8.5 Conditional Use 2/2017 Resolution

Councillor Sumka
Councillor Lavallee

WHEREAS Justin Streich, Fleet Profit Center Inc. (herein, 'the Owner') is the owner of the 5.78 acres property legally described as Lot 2 Plan 19396 in the NE 5-18-2E (herein, 'the Property');

AND WHEREAS the Property is zoned "AL" Agriculture Limited Zone in the Zoning By-Law 6/04, which requires a Conditional Use for Part 11.3.1 Abattoir;

AND WHEREAS Mandy Starke (herein, 'the Applicant') has submitted a conditional use application to build a reptile pet food facility where the rodents and rabbits will be raised, put down using CO2 and stored in freezers on site;

AND WHEREAS the Municipality has held a public hearing on October 10, 2017 to receive representations of the Applicant and any other person; THEREFORE BE IT RESOLVED THAT the Council of the Rural Municipality of Armstrong approves conditional use application 2-2017, subject to the following conditions:

1. The Applicant shall obtain a Development and Building Permit from the municipal office.
2. Approval of this application shall expire if not acted upon within twelve months, as per section 110(1) of the Planning Act.
3. The applicant is responsible for:
Registering the operation with Manitoba Agriculture - Animal Premises Identification Program and Obtaining an Environmental Act licence to operate.
4. The applicant must keep all live rodents and rabbits securely detained on the property to ensure the development will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area.
5. The applicant must keep all euthanized rodents and rabbits stored in freezers and stored in a manner as to not attract insects, rodents or offensive smells to ensure the development will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area.
6. The applicant must limit the size of the operation to less than 9 animal units (90 rabbits) and any operations exceeding the 9 animal units are classified as livestock operations and must satisfy livestock separation distances and obtain municipal permits.

DEFEATED

9 Delegations

2017-310

9.1 1:00 PM - James Lewkun drainage survey request.
Councillor Smerchanski
Councillor Sumka

RESOLVED THAT Council of the RM of Armstrong approves to have survey done at SE 16-18-1E to correct the drainage issues.

CARRIED

10 Reception of Petitions

11 General Business

2017-316

11.1 CAO Report
Councillor Krochenski
Councillor Sumka

RESOLVED THAT the Council of the Rural Municipality of Armstrong received the monthly activity report from the CAO.

CARRIED

2017-317

11.2 Building Permit Report
Councillor Lavallee
Councillor Krochenski

RESOLVED THAT the Council of the Rural Municipality of Armstrong receive the monthly building permit activity report.

CARRIED

2017-318 **11.3 Isaac & Denchuk Manitoba Land Surveyors - Retained to prepare a survey of the NW & SW 27-17-1W. Up to 9 monuments may need to be restored and requires RM approval.**
Councillor Krochenski
Councillor Smerchanski

WHEREAS Isaac & Denchuk have been retained to prepare a survey of the NW and SW of Section 27-17-1W in the RM of Armstrong;
AND WHEREAS it is necessary to restore certain section outline monuments in this area prior to completing the survey which may be up to 9 monuments;
AND WHEREAS restorations of more than 6 monuments is considered a project and requires pre approval by both the Property Registry and the local government;
RESOLVED THAT Council of the RM of Armstrong approves of Isaac & Denchuk - Manitoba Land Surveyors to replace these missing monuments for the approximate estimate of \$6,000 - \$7,000 + GST.

CARRIED

2017-319 **11.4 Community and Regional Planning Branch - Subdivision Application 4602-17-7676 Lot 3 Plan 46999 in SW 26-21-2W - Peters**
Councillor Sumka
Councillor Pfrimmer

WHEREAS Community Planning Services has submitted to the Municipality a completed Application for Approval of Proposed Subdivision File #4602-17-7676 Lot 3 Plan 46999 in SW 1/4 26-21-02EPM in the RM of Armstrong for Peters;
AND WHEREAS Selkirk Community Planning Service has stated that they have no concerns with the proposed application subject to the municipality being satisfied that the application is in compliance with the livestock mutual separation distances;
AND WHEREAS Manitoba Infrastructure has objected to direct access for proposed Lot 1 from Highway 7 and offers a revision to provide access from municipal road 124N instead;
THEREFORE BE IT RESOLVED THAT this subdivision be approved with the following conditions:
1. That any and all planning costs and legal costs associated with this subdivision will be paid by the Developer/Applicant/Property Owner.
2. That all current property taxes, arrears, penalties, and any other amount owing to the Municipality be paid.
3. That the subdivision be revised to provide access to proposed Lot 1 from municipal road 124NE as provided in revised photo map 3 in subdivision application.
4. That the applicant/owner obtain a variance to vary the site width for the proposed Lot 1 from the minimum 200 ft. to the width of the driveway access.

CARRIED

11.5 AMM Executive Director Joe Masi - Thank you letter for meeting to discuss issues of concern to the RM of Armstrong.

2017-320 **11.6 By-Law 1/2017 Development Tax Incentive Program Application for Roll 89350 Binda.**
Councillor Krochenski
Councillor Lavallee

RESOLVED THAT Council of the RM of Armstrong accept the Development Tax Incentive Program Application received from Michael Binda and Talia Dey for the new home construction on Roll 89350 for the 2017 tax year at 80% rebate of the municipal property taxes in the amount of \$2,211.97.

CARRIED

11.7 Manitoba Municipal Relations - Deputy Minister of Municipal Relations - Annual Convention of the Association of Manitoba Municipalities - Meeting request form to sit down with Cabinet Ministers to discuss important municipal issues.

CAO to fill out meeting request to discuss health care and lack of cell phone service.

2017-321

11.8 Florian Pfund - Request to purchase RM Leased lands from his Leases No. 190 and 126.

Councillor Pfrimmer
Councillor Krochenski

WHEREAS Council of the RM of Armstrong has received a request from Florian Pfund to purchase his RM leased lands from lease no. 126 and 190; AND WHEREAS the lessee must have held the lease for at least 5 years before request to purchase can be made; AND WHEREAS some of the lands under these leases have not been held for more than 5 years; THEREFORE BE IT RESOLVED THAT Council of the Rural Municipality of Armstrong accept this offer to purchase only at this time the lands held for more than 5 years being Roll 263700 SE 23-19-2W, Roll 267100 NE 32-19-2W and Roll 267200 NW 32-19-2W; AND WHEREAS Stephan Pfund joint lessee on lease no. 126 has provided written permission for Florian Pfund to purchase these lands and has no interest in purchasing himself; RESOLVED THAT Council of the RM of Armstrong approves of the purchase of these 3 properties and agree to enter into a agreement to own over a 5 year period with Florian Pfund; AND FURTHER THAT the purchase price of these lands will be the average of the last 3 assessment periods plus 10% paid annually over a 5 year period; AND FURTHER THAT the remaining lands on lease 190 can be considered for purchase by Florian Pfund after January 2018; AND FURTHER RESOLVED THAT the Chief Administrative Officer be authorized to execute the agreement.

CARRIED

2017-322

11.9 Crown Land Transfer NE & SE 25-21-1W - Swedlo

Councillor Pfrimmer
Councillor Lavallee

WHEREAS Council of the RM of Armstrong approved request from Jim Swedlo to purchase his Crown Administered leased lands NE 25-21-1W and SE25-21-1W in April 2016; AND WHEREAS the municipality has now received the land title back in the name of the RM of Armstrong for the municipality to administer; AND WHEREAS Jim Swedlo has made a request to no longer purchase the lands but would like to continue to lease the lands; AND WHEREAS Jim Swedlo has paid for the transfer of the lands from the Crown to the Municipality; THEREFORE BE IT RESOLVED that Council approves of this request and enter into a lease agreement with Jim Swedlo for the NE and SE 25-21-1W.

CARRIED

One (1) tender received from Toomey Construction Ltd.

2017-323

11.10 Tender review for road works E of 23-19-2E. Scheduled for 2:00 PM.

Councillor Krochenski
Councillor Sumka

RESOLVED THAT Council of the RM of Armstrong approves of tender received from Toomey Construction Ltd. in the amount of \$22,224.00 plus GST for the ditch cleanout and road build up at E of 23-19-2E.

CARRIED

- 11.11 Canada Post Community Foundation - Grant Request**
Grants are considered annually during the budget process.
- 11.12 Interlake Art Board - Grant Request**
Grants are considered annually during the budget process.

- 12 Notice of Motion**
- 13 Committee Reports**

2017-325

- 13.1 Roads Committee**
Councillor Lavallee
Councillor Sumka

RESOLVED THAT Council of the RM of Armstrong approves of 925 yards of limestone to gravel Rd 6W between Rd 114N and 121N and thru section 7-21-1W.

CARRIED

Recorded Vote requested by Adam Krochenski on resolution #324

2017-324

- 13.1.1 Grading Contract**
Councillor Krochenski
Councillor Lavallee

RESOLVED THAT Council of the RM of Armstrong approves to extend current Grading and Snow Plowing contract with Brocker Trucking for 1 year at the current rates;
AND FURTHER THAT the RM of Armstrong will purchase a GPS tracking system to be used by Brocker Trucking to be added and included as part of the contract.

Name	Yes	No	Abstained	Absent
Jack Cruise	✓			
Adam Krochenski	✓			
Carol Lavallee	✓			
Allen Pfrimmer		✓		
Susan Smerchanski	✓			
Ted Sumka	✓			

CARRIED

- 13.2 Drainage Committee**
- 13.2.1 Spill piles along the Chic Canal still receiving request to remove.**

13.3 Waste Management Committee

13.4 Protective Services Committee

2017-326

- 13.4.1 Burn Ban**
Councillor Krochenski
Councillor Sumka

RESOLVED THAT Council of the RM of Armstrong approve to remove the municipal burn ban effective immediately.

CARRIED

- 13.5 By-Law Committee**
- 13.6 External Committees/Organizations**

13.6.1 West Interlake Watershed Conservation District - The Manitoba government launched public consultation on three new initiatives intended to create environmental benefits, improve water management and modernize watershed planning with the overall goal of better condition of provincial programs and investments across watersheds. The province is asking for input on this new watershed-based policy framework. For council discussion.

13.6.2 Shoal Lake Joint RM Committee - Committee working on getting road PR 518 repaired and open at the 1 km portion of road that goes through the Shoal Lakes.

14 Unfinished Business

15 In Camera

2017-328

15.1 In Camera
Councillor Lavallee
Councillor Krochenski

BE IT RESOLVED THAT the Council of the Rural Municipality of Armstrong resolve into a Committee of the Whole, In-Camera to discuss personnel issues.

CARRIED

2017-329

15.2 Out of Camera
Councillor Sumka
Councillor Krochenski

RESOLVED THAT the Committee of the Whole in Camera revert back to the regular meeting of council in open session out of camera.

CARRIED

2017-330

15.3 ACAO Evaluation
Councillor Sumka
Councillor Pfrimmer

WHEREAS THE ACAO Alexandra Baptista has successfully passed her six-month probation period;
THEREFORE BE IT RESOLVED THAT her salary be increased to \$18 per hour retroactive as of June 1, 2017;
AND FURTHER THAT the RM pay to enroll the ACAO in the Municipal Administration Courses on the condition that she passes the courses.

CARRIED

2017-331

16 Adjournment
Councillor Pfrimmer
Councillor Sumka

RESOLVED THAT the council meeting now be adjourned at 5:50 PM.

CARRIED

Reeve

Chief Administrative Officer