



Rural Municipality of Whitehead

Meeting Minutes

Regular Meeting of Council February 14, 2022 - 08:30 AM

PRESENT: Reeve Allan Sutherland, Councillor John Bokkel, Councillor Darryl Speers, Councillor Chris Semeschuk, Councillor Trevor Tuttosi, and Councillor Dennis Foerster.

ABSENT: Councillor Curtis Storey

1 CALL TO ORDER

2 ADOPTION OF THE AGENDA

2022-25 Councillor Bokkel - Councillor Speers

Resolved that the Agenda be adopted as presented. **CARRIED UNANIMOUSLY**

3 ADOPTION OF MINUTES AS CIRCULATED

2022-26 Councillor Semeschuk - Councillor Foerster

Resolved that the minutes from January 10, 2022 and January 14, 2022 be adopted as presented. **CARRIED UNANIMOUSLY**

4 PUBLIC HEARINGS

5 DELEGATIONS

5.1 Jesse Agrey - ConX Wireless

Mr. Agrey did not attend the meeting

5.2 J.R. Cousin Consultants - Oswald Wohlgemut

Mr. Wohlgemut provided an overview of the report prepared by J.R Cousin regarding the Alexander Waste Site. He reviewed the ground water sampling results, closure requirements and costs, change over to a transfer station procedure and the completed look of same.

6 BYLAWS AND POLICIES

7 ACCOUNTS

2022-27 Councillor Semeschuk - Councillor Foerster

Resolved that the List of Accounts as paid for January 2022 cheques numbers #14268 to #14305 (both inclusive) totaling \$1,001,691.64 and Direct Deposit Register totaling \$25,741.49 be approved. **CARRIED UNANIMOUSLY**

- 2022-28 **7.1 December Bank Reconciliation**
Councillor Foerster - Councillor Bokkel
- Resolved the Rural Municipality of Whitehead approve the December 2021 Bank Reconciliation as presented. **CARRIED UNANIMOUSLY**
- 2022-29 **7.2 Council Indemnities February 2022**
Councillor Speers - Councillor Tuttosi
- Be it resolved that the council indemnity accounts in the sum gross total amount of \$5,276.02 for February be approved for payment as presented.
CARRIED UNANIMOUSLY
- 2022-30 **8 CORRESPONDENCE**
Councillor Bokkel - Councillor Foerster
- Resolved that the Correspondence listed below be read and ordered filed.
1- RCMP Police Report
2- Reponse Letter from Kelvin Shuvera Regarding 117W (Pioneer Rd)
3- Hudson Bay Route Association. **CARRIED UNANIMOUSLY**
- 2022-31 **9 SUBDIVISION**
9.1 Brodey Holdings Ltd. Application
Councillor Foerster - Councillor Semeschuk
- Whereas Brian Logan on behalf of Brodey Holdings Ltd. made an application to subdivide 3.21 acres of the 155.13 acres in the northwest corner of 33-9-21W. And Whereas the applicant indicates that the applicant/owner is proposing to subdivide the 3.21 acre yard site for his daughter who is actively involved in the farming operation and derives significant income from it.
And Whereas the application intends to continue to farm the residual agricultural lands with his daughter.
And Whereas there is no existing piped water to the proposed 3.21 acre parcel area according to the municipal records. Access to the proposed parcel is required.
- Now Therefore Be It Resolved that the subdivision File No. 4202-21-8355 be approved with the following conditions:
1- That a conditional use application is approved allowing for the non-farm single-family dwelling with the "AG" Agricultural Zone
2- That the minimum \$20,000.00 utility hook-up fee is paid prior to construction of the new non-farm single family dwelling
3- A new access/approach to the proposed parcel will be required and that the existing approach immediately to the West of the proposed lot will NOT be shared with the residual agricultural lands.
5- That a financial levy of \$500.00 is to be made to the Rural Municipality of Whitehead Fire Capital Reserve Fund, By-law No. 2111 for the creation of a new title. **CARRIED UNANIMOUSLY**

2022-32

9.2 Daniel Burns - 4387091 Manitoba Ltd.

Councillor Foerster - Councillor Speers

Whereas Daniel Burns on behalf of 4387091 Manitoba Ltd. had made an application for a proposed subdivision that will create twelve (12) rural residential parcels in NW1/4 29 -10 -20W.

And whereas the application is to subdivide and develop the existing parcel into a multi-lot rural residential development. Proposed Lot 6 contains a water metering station operated by the Whitehead Elton Regional Water Coop. Proposed Lot 5 contains a dugout that is to be filled in and the lot will be developed for rural residential purposes. Proposed Lot 7 is zoned "AG" Agricultural General Zone. Lots 1-6 and 8-14 are designated Progressive / Rural Residential Area and are zoned "RR2" - Rural Residential Zone.

And whereas the proposed development will be serviced by Municipal piped water and individual onsite septic fields.

And whereas the subject property is classified as "RR2" Rural Residential Zone and "AG" Agricultural General Zone according to the Development Plan and Zoning By-law and meets the intent and policies of same

Now therefore be it resolved that subdivision File No. 4202-21-8356 be approved with the following conditions:

- 1- That a Development Agreement be entered into between the Rural Municipality of Whitehead and the proponents concerning (but not limited to) an Engineered Subdivision Drainage Plan designed by a professional engineer registered to practice in Manitoba as required by Sustainable Development Drainage Plan. The requirement for Engineered Rural Waterline infrastructure constructed at the Developers cost, and a provision of public services and any other issues of concern to Council stemming from the proposed residential development;
- 2- That the preparation of the Development Agreement by the municipal solicitor to be at the expense of the applicants and to be registered on all of the 14 lots titles'.
- 3- That a financial levy of \$7,000.00 (\$500.00 X per lot (14)) be made to the Rural Municipality Fire Capital Reserve By-law No. 2111.
- 4- That the transaction (all legal fees) for the sale of Lot 6 be at the cost of the Developer and that the sale price for Lot 6 be \$1.00 to the RM of Whitehead.
- 5- That all residences shall be connected to the RM of Whitehead rural water pipeline system. New water hook-up application procedures and costs to be followed in accordance with the policy at the RM of Whitehead municipal office.
- 6- That a variation application be granted to allow for the reduced site area from 80 acres to 8.9 acres and site width from 1,000 ft to 489.7 ft in Lot 7

CARRIED UNANIMOUSLY

10 UNFINISHED BUSINESS

11 NOTICE OF MOTION

12 NEW BUSINESS

12.1 Alexander Rink Committee Financial Statements

For Information

12.2 Water Hook-Up Request - Mr. Brad Steinburg

2022-33

Councillor Semeschuk - Councillor Tuttosi

Whereas Mr. Brad Steinburg had requested a water hook-up to the Whitehead Elton Regional Water Co-op in May 2021 - Resolution # 2021-6 which was defeated.

AND Whereas according to the Whitehead Elton Regional Water Co-op resolution # 2017-11 - "adjacent properties must be located within one mile of an Elton or Whitehead Water Main.

Therefore be it Resolved that Resolution # 2021-6 from the May 2021 meeting be rescinded and that Mr. Brad Steinburg be contacted regarding a potential new water hook-up at his approval in accordance with the RM of Whitehead's new water hook-up application. **CARRIED**

12.3 Municipal Enforcement Program

2022-34

Councillor Tuttosi - Councillor Semeschuk

Whereas the province had implemented a Municipal Enforcement Support Program to provide assistance to municipalities enforcing COVID-19 Public Health Orders.

Be it Resolved that the Council for the RM of Whitehead supports administration's request to submit an intake application for the Municipal Enforcement Support Program. **CARRIED UNANIMOUSLY**

12.4 Audit 2020 Reserve Transfers

2022-35

Councillor Speers - Councillor Foerster

Whereas SENSUS Chartered Professional Accountants are working on the 2020 audit be it resolved the following transfers/expenses from reserve be approved;

1. The transfer of \$50,000 from the General Operating Fund should be split \$10,000 for the Severance Fund and \$40,000 for the General Reserve Fund

2. \$44,960.19 from the General Reserve to cover the cost of the Office Renovations

3. \$33,947.43 from the Gas Tax Reserve for the balance of the CP Rail Arms on Road 56N

4. \$9,818.54 from the Fire Capital Reserve for the remainder of the cost of Radios. **CARRIED UNANIMOUSLY**

- 2022-36 **12.5 COVID-19 Policy & Testing Regimen**
Councillor Foerster - Councillor Bokkel
- Whereas the COVID-19 pandemic continues to be prevalent throughout the country, specifically in Manitoba.
- Therefore be it Resolved that the COVID-19 Sick Leave Policy adopted on September 20, 2020 by Resolution #4 be repealed and the COVID-19 Policy & Testing Regimen (P-2022/1 and Pandemic Leave Policy (P-2022/2) be adopted as presented. **CARRIED UNANIMOUSLY**
- 2022-37 **12.6 Winter Operations**
Councillor Speers - Councillor Bokkel
- That that Public Works - Priority Road Clearing After Snowstorm & Routine Maintenance Policy #PW-03 be repealed and Winter Operations Policy (PW-2022/03) be adopted as presented. **CARRIED UNANIMOUSLY**
- 2022-38 **12.7 Land Lease Bid**
Councillor Tuttosi - Councillor Speers
- Whereas the Rural Municipality of Whitehead leases municipal lands located at W 1/2 31-10-22W and E 1/2 31-10-22W containing approximately 250 cultivated acres and 350 pasture acres.
- And Whereas two (2) compliant bids had been submitted for land at 31-10-22.
- Therefore be it resolved that the winning bid in the amount of \$27,750.00 for per year on the lands at 31-10-22 be awarded to D&P Rooke Farms and that the lease shall expire March 31, 2025 and rent is to be paid on April 1st of each year.
- CARRIED UNANIMOUSLY**
- 2022-39 **12.8 Assiniboine West Watershed District Sub-district Appointments - Oak River**
Councillor Speers - Councillor Tuttosi
- That the resolution # 2022-12 appointing Councillor John Bokkel to the Lower Little Saskatchewan sub-district be rescinded and resolution #2021-17 appointing Councillor Curtis Storey and Reeve Sutherland to the Oak River sub-district be rescinded.
- And furthermore that Councillor Curtis Storey and Marvin Thiessen (ratepayer) be appointed to the Oak River sub-district. **CARRIED UNANIMOUSLY**

13 COMMITTEE AND BOARDS REPORTS

13.1 Drainage

13.2 Fire & Emergency Services

Ms. Carriere noted that Mr. Todd Delaurier had been appointed as Deputy Fire Chief.

13.3 Waste Management Facility

13.4 Personnel

Ms. Carriere advised that Ms. Haillee Addison had been hired for the Administrative Assistant position.

13.5 Machinery

Ms. Carriere provided an update and advised that the snow blower was temporarily out of commission. She noted that one grader had upgraded blades and they had been working well.

13.6 Watersheds

13.7 LUD of Alexander

Ms. Carriere advised during a short meeting, topics of discussion were snow removal and costs, upcoming 2022 budget and 2021 year-end.

13.8 Southwestern Weed District

13.9 Vet Board

13.10 WERWC

13.11 Public Works Report

Ms. Carriere read the report submitted by Leadhand Mr. Willman. The report noted the maintenance performed on the equipment, clean up of the shop, many hours clearing snow and ensuring bus route were cleared.

14 In-Camera

2022-40 Councillor Tuttosi - Councillor Bokkel

BE IT RESOLVED THAT this regular meeting now adjourns to an "in camera" meeting to discuss matters in the preliminary stages 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 UNANIMOUSLY**

15 Resume Open Session

2022-41 Councillor Tuttosi - Councillor Foerster

BE IT RESOLVED THAT this 'in camera' meeting does now resume back to a regular meeting. **CARRIED UNANIMOUSLY**

16 Adjournment

2022-42 Councillor Bokkel – Councillor Foerster

Resolved that we now adjourn to meet again on March 14, 2022 at 8:30 am for a Regular Council meeting or at the call of the Reeve.