

**MINUTES  
REGULAR MEETING OF COUNCIL**

March 10, 2010  
9:00 a.m.

A meeting of the Council was held in the Council Chambers of the Rural Municipality of Hanover Office, 28 Westland Drive, on Wednesday, March 10, 2010 commencing at 9:00 a.m. The following members of Council were present: Reeve Stan Toews, Councillors: S. Peters, Bernie Stahn, B. Brandt, P. Perreault, and C. Bakx. Councillor H. Funk excused from the meeting. Chief Administrative Officer: Douglas E. Cavers Executive Assistant: Gaylene Mehling

**I. Call to Order**

Reeve Stan Toews presides and calls the meeting to order.

**II. Invocation – Councillor B. Stahn**

Deputy Reeve B. Stahn conducts the invocation.

**III. Adoption of Minutes**

a. Regular Council Meeting – February 24, 2010

B. Brandt – C. Bakx

1. BE IT RESOLVED that the Council of the Rural Municipality of Hanover adopt the minutes of the regular meeting of Council dated February 24, 2010.

Unanimously Carried

**V. Delegations**

**VI. Chief Administrative Officer's Report**

**VII. Committee Reports**

a) Finance, Administration & Risk Management Committee  
Accounts – March 9, 2010

B. Brandt – C. Bakx

2. BE IT RESOLVED that the Council of the Rural Municipality of Hanover authorize the payment of the following accounts payable listing:

a) General Accounts Payable	\$302,409.56
b) Payroll Accounts	\$45,542.39
Total	\$347,542.39

Unanimously Carried

B. Brandt – P. Perreault

3. BE IT RESOLVED that the Council of the Rural Municipality of Hanover receive the Finance Committee meeting minutes dated March 9, 2010 and adopt the recommendations therein, excepting item no. 6 therein.

Unanimously Carried

#### IV. Adoption of Agenda

B. Stahn – C. Bakx

4. BE IT RESOLVED that the agenda be adopted with the following additions:  
Manitoba Conservation District Assoc. – information forum – March 24, 2010  
South Eastman Health – community members  
Mitchell Fun Day  
Internet and Cell phone – Reeve S. Toews - email

Unanimously Carried

b) Works, Operations and Heritage

c) Planning, Economic Development and Enviro. Services Committee – February 26, 2010

C. Bakx – S. Peters

5. BE IT RESOLVED that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2009-4847, 4993749 Manitoba Ltd./Doug & Justin Dyck as a revised 9 lot subdivision (8 condominium units plus one bare land unit) on the NW 32-7-4EPM with the following conditions:
- a) That the applicant pay the applicable Lot Development fees to the Municipality.
  - b) That the developer provide suitable barrier fencing of all exterior storage.
  - c) That the applicant obtains a Building Location Certificate for all existing buildings on the property.
  - d) That the applicant obtains any required Variances related to the Building Location Certificate and related to the minimum of the site areas.

Unanimously Carried.

P. Perreault – B. Stahn

6. BE IT RESOLVED that the Council of the Rural Municipality of Hanover deny subdivision application #4135-2010-5012, Kenneth & Cheryl Heinrichs, on the SE 6-7-6EPM.

Unanimously Carried.

C. Bakx – S. Peters

7. BE IT RESOLVED that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2009-4995, Cornelius Martens, on the SW 21-6-6EPM with the following conditions:
- a) That the applicant pay the applicable Lot Development fees to the Municipality.
  - b) That the applicant obtains a Building Location Certificate for all existing buildings on the property, along with the location of existing onsite wastewater facilities and submits a copy to the Municipality.
  - c) That the applicant obtains any required Variances related to the Building Location Certificate and related to the minimum of the site areas.

Unanimously Carried.

B. Stahn – P. Perreault

8. WHEREAS the Council of the Rural Municipality of Hanover held a public meeting regarding subdivision application #4135-2007-3970 including the proposed road requirements to service the lots on February 24, 2010.

8. **con't BE IT RESOLVED** that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2007-3970, John & Marie Stahn, on the NW 31-6-6EPM with the following conditions:
- a) That the applicant pay the applicable Lot Development fees to the Municipality.
  - b) That the developer reconfigure Lots 8 and 9 so Lot 9 gains access from the internal road system only.
  - c) That the proposal be modified so that the back lane along the Easterly limits of the affected area be changed to a Public Reserve.
  - d) That the proposal be modified so that the public reserve on the West side of the development be increased from 15 feet to 20 feet.
  - e) That the public walkway indeed line up between Lots 11 and 12 and with the road allowance to the middle bay.
  - f) That the developer enter into a Development Agreement with the Municipality to address roads, drainage, lot accesses from interior road systems, sewer servicing and other utility services.
  - g) That the applicant obtains a Building Location Certificate for all existing buildings on the property, recognizing that any onsite wastewater facilities would have to be decommissioned and connected to the Mitchell sewer system.
  - h) That the applicant obtains any required Variances related to the Building Location Certificate and related to the minimum of the site areas.

Unanimously Carried.

B. Stahn – P. Perreault

9. **WHEREAS** the Council of the Rural Municipality of Hanover held a public meeting regarding subdivision application #4135-2009-4996 including the proposed road requirements to service the lots on February 24, 2010.

**BE IT RESOLVED** that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2009-4996, Solomon Budala Holdings Inc., on the E1/2 29-6-6EPM with the following conditions:

- a) That the applicant pay the applicable Lot Development fees to the Municipality.
- b) That the developer enter into a Development Agreement with the Municipality.
- c) That the applicant provides the site widths and areas, calculated by a Manitoba Land Surveyor, for all lots in the affected area. If required, variances be obtained.

Unanimously Carried.

B. Stahn – C. Bakx

10. **BE IT RESOLVED** that the Council of the Rural Municipality of Hanover voice no concerns regarding RM of Tache By-Law 17-2009.

Unanimously Carried.

P. Perreault – S. Peters

11. **BE IT RESOLVED** that the Council of the Rural Municipality of Hanover voice no concerns regarding RM of Tache By-Law 4-2010.

Unanimously Carried.

B. Brandt – S. Peters

12. **BE IT RESOLVED** that the Council of the Rural Municipality of Hanover voice no concerns regarding RM of Tache By-Law 5-2010.

Unanimously Carried

- B. Stahn – S. Peters
13. BE IT RESOLVED that the Council of the Rural Municipality of Hanover receive the Planning and Economic Development Committee meeting minutes dated February 26, 2010 and adopt the recommendations therein, excepting item no. 4 therein.

Unanimously Carried

- d) Hanville Industrial Park
- e) Steinbach- Hanover Joint Action Committee
- f) LUD Minutes - Mitchell
  - Blumenort
  - Grunthal
- h) Triple R. Community Futures –
- i) Red River Basin
- j) Seine Rat River Conservation District
- k) Sub-committee's of Hanover -

#### **IX. Correspondence**

#### **X. By-laws**

- a. By-law no. 2213 – for the purpose of controlling traffic within the boundaries of the R.M. of Hanover – 2<sup>nd</sup> and 3<sup>rd</sup> reading

B. Brandt – C. Bakx

14. BE IT RESOLVED that the Council of the Rural Municipality of Hanover give second reading as amended to By-law no. 2213 being a by-law for the purpose of controlling traffic within the boundaries of the R. M. of Hanover.

Unanimously Carried

P. Perreault – B. Stahn

15. BE IT RESOLVED that the Council of the Rural Municipality of Hanover give third reading to By-law no. 2213 being a by-law for the purpose of controlling traffic within the boundaries of the R. M. of Hanover.

AND FURTHER that the Reeve and CAO be authorized to sign the said By-Law and declare the By-Law passed.

In Favour: S. Toews, S. Peters, B. Stahn, B. Brandt, P. Perreault, and C. Bakx

Against:

Unanimously Carried

- b. By-law no. 2235 – to regulate the licencing and establishing of Septic Haulers – 2<sup>nd</sup> and 3<sup>rd</sup> reading.

B. Brandt – S. Peters

16. BE IT RESOLVED that the Council of the Rural Municipality of Hanover give second reading as amended to By-law no. 2235 being a by-law to regulate the licencing and establishing of Septic Haulers.

Unanimously Carried

**XI. Other Business**

- a. AMM – 6<sup>th</sup> Annual Municipal Excellence Award – noted to Council
  - b. Willowplains District Schools Heritage Association – 2 resolutions
    - one of the community events supported by Hanover for 2010
- P. Perreault – C. Bakx

17. BE IT RESOLVED that the Council of the Rural Municipality of Hanover declare the Willowplains District Schools Heritage Association event to be held on July 23-25, 2010 as one of two Community Events for the Rural Municipality of Hanover for the year 2010.

Unanimously Carried

- Ward IV financial contribution & Council attendance for breakfast on Sunday July 25, 2010.

P. Perreault – B. Stahn

18. BE IT RESOLVED that the Council of the Rural Municipality of Hanover authorize supporting the Willowplains District Schools Heritage Association event held on July 25, 2010 with a grant of \$1,500.00 toward the Sunday breakfast along with the support of Council to attend and work at the breakfast.

Unanimously Carried

- a. 2010 Hanover Master Drainage List

S. Peters – C. Bakx

19. BE IT RESOLVED that the Council of the Rural Municipality of Hanover adopt the 2010 Hanover Master Drainage list.

Unanimously Carried

- b. Manitoba Weed Supervisors Association – Council members – March 17, 2010 mtg.- noted to Council.
- c. Manitoba Conservation District Assoc. – information forum – March 24, 2010 – Noted to Council.
- d. South Eastman Health – community members
- e. Mitchell Fun Day – Councillor B. Stahn

B. Stahn – P. Perreault

20. BE IT RESOLVED that the Council of the Rural Municipality of Hanover authorize supporting the 2010 Mitchell Fun Day event to be held on July 10, 2010 with a grant of \$1,500.00 along with the support of Council to attend and work at the breakfast.

Unanimously Carried

- f. Broadband Internet and Cell phone service – Reeve S. Toews – email – noted to Council

P. Perreault – S. Peters

21. WHEREAS the Southeast portion of Manitoba has many underserved areas, where residents have been calling for cellular and broadband service for many years; and WHEREAS Rural communities are at competitive disadvantage compared to urban areas, broadband and cellular access would significantly increase the business prospects of all communities; and

21. WHEREAS cellular service would greatly assist in safety issues in rural life and broadband would help create new opportunities for residents.  
THEREFORE BE IT RESOLVED that the Rural Municipality of Hanover which is located in the Southeast portion of Manitoba fully supports the expansion of cell and broadband networks into our community.

Unanimously Carried

## VII. Public Hearings

g. 11:00 a.m. – C.U. 10-01 – City of Steinbach – to allow the removal of topsoil or any surplus material from the affected parcels related to planned 2010 lagoon expansion or any required future expansions or upgrades. Pursuant to By-law no. 1204 Pt. 8-7-6E and S ½ 17-7-6E

- Present is Phil Kalyta, Engineer on behalf of the City of Steinbach to answer any questions. Mr. Kalyta indicates the topsoil will be used on City property or for City projects.
- Reeve S. Toews closes the hearing

B. Brandt – C. Bakx

22. BE IT RESOLVED that the Council of the Rural Municipality of Hanover approve C.U. 10-01 on behalf of the City of Steinbach to allow the removal of topsoil or any surplus material from the affected parcels related to planned 2010 lagoon expansion or any required future expansions or upgrades, pursuant to By-law no. 1204 and legally described as part 8-7-6E and S ½ 17-7-6E subject to the following conditions:

- a. That this approval is only for existing stockpiles of topsoil and those created from the 2010 lagoon expansion. Future expansions creating surplus topsoil will require approval of Council at that time.
- b. The applicant arrange the planned routes, indicating quantities and timing with the R.M. of Hanover Public Works and if a Haul Route is required, arrange for repairs to be made to the Municipality's satisfaction.

Unanimously Carried

h. 11:02 a.m. – C.U. 10-02 – Twin Creek Woodcraft Inc./Beckon Manufacturing Ltd. – to allow a proposed light manufacturing business, namely door and window prefabrication in an existing building in the “C” Commercial Zone – SE 29-6-5E 11 Main Street, Kleefeld.

- Present is Andy Cornell; on behalf of the application to answer any questions of Council.
- Reeve S. Toews closes the hearing

B. Stahn – C. Bakx

23. BE IT RESOLVED that the Council of the Rural Municipality of Hanover approve C.U. 10-02 on behalf of Twin Creek Woodcraft Inc. /Beckon Manufacturing Ltd. to allow a proposed light manufacturing business, namely door and window prefabrication in an existing building in the “C” Commercial Zone on property legally described as SE 29-6-5E, 11 Main Street, Kleefeld.

Unanimously Carried

- B. Stahn – P. Perreault
24. BE IT RESOLVED that the Council of the Rural Municipality of Hanover move to an “in camera”, session Committee of the Whole to discuss legal and personnel matters.  
Unanimously Carried

- C. Bakx – S. Peters
25. BE IT RESOLVED that the Council of the Rural Municipality of Hanover move back to regular session of Council.  
Unanimously Carried

- Kleefeld Band Boosters – discretionary grant - \$4,000.00
- C. Bakx – P. Perreault
26. BE IT RESOLVED that the Council of the Rural Municipality of Hanover authorize supporting the Kleefeld Band Boosters with a grant of \$4,000.00 from ward five discretionary grants.  
Unanimously Carried

- B. Brandt – C. Bakx
27. BE IT RESOLVED that the Council of the Rural Municipality of Hanover adopt resolution no. 6 from the Finance Committee meeting minutes dated March 9, 2010.  
Unanimously Carried

**XII. Notice of Motion**

**XIII. Adjourn**

- B. Stahn
28. BE IT RESOLVED that this meeting adjourn at 12:00 p.m.  
Unanimously Carried

RURAL MUNICIPALITY OF HANOVER

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REEVE

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CAO

**Planning Committee Meeting  
Minutes**

February 26, 2010  
8:00 a.m.

A Meeting of the Rural Municipality of Hanover Planning Committee was held at the Council Chambers of the Rural Municipality of Hanover Office, 28 Westland Drive on Friday, February 26th, 2010 commencing at 8:00 a.m.

Members of Council Present: Councillor Paul Perreault; Reeve S. Toews  
Planning Officer Jeremy Neufeld and CAO Douglas E. Cavers attended the meeting.

**I) Minutes**

February 12, 2010

S. Toews

1. That the Minutes of the February 12<sup>th</sup>, 2010 Planning Committee be adopted as read.  
Carried.

**II) Adoption of the Agenda**

P. Perreault

2. That the Agenda be adopted as presented.  
Carried.

**III) Matters for Discussion**

Subdivisions Outstanding

- i 4993749 Manitoba Ltd/Doug & Justin Dyck – 4135-2009-4847 –  
NW32-7-4E

The committee reviewed comments coming from the Town of Niverville. The developer is proposing contractor establishment type of business.

B. Stahn

3. That the Planning Committee recommend that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2009-4847, 4993749 Manitoba Ltd./Doug & Justin Dyck on the NW 32-7-4EPM with the following conditions:
  - a) That the applicant pay the applicable Lot Development fees to the Municipality.
  - b) That the developer provide suitable barrier fencing of all exterior storage.
  - c) That the applicant obtains a Building Location Certificate for all existing buildings on the property
  - d) That the applicant obtains any required Variances related to the Building Location Certificate and related to the minimum of the site areas.  
Carried.

- ii Luke & Tiphonie Wiebe/Kathy Wiebe – 4135-2009-5000 - NW27-7-6E

B. Stahn

4. That the Planning Committee recommend that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2009-5000, Luke & Tiphonie Wiebe/Kathy Wiebe on the NW 27-7-6EPM with the following conditions:
  - a) That the applicant pay the applicable Lot Development fees to the Municipality.

- b) That the applicant obtains a Building Location Certificate for all existing buildings on the property after the relocation of the garage.
- c) That the applicant obtains any required Variances related to the Building Location Certificate and related to the minimum of the site areas.
- d) That the applicant obtains a Conditional Use Order for the multiple family dwelling on proposed lot 2.

Carried.

iii Kenneth & Cheryl Heinrichs – 4135-2010-5012 – SE6-7-6E

P. Perreault

- 5. That the Planning Committee recommend that the Council of the Rural Municipality of Hanover deny subdivision application #4135-2010-5012, Kenneth & Cheryl Heinrichs, on the SE 6-7-6EPM.

Carried.

iv Cornelius Martens – 4135-2009-4995 – SE21-6-6E

S. Toews

- 6. That the Planning Committee recommend that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2009-4995, Cornelius Martens, on the SW 21-6-6EPM with the following conditions:
  - a) That the applicant pay the applicable Lot Development fees to the Municipality.
  - b) That the applicant obtains a Building Location Certificate for all existing buildings on the property, along with the location of existing onsite wastewater facilities and submits a copy to the Municipality.
  - c) That the applicant obtains any required Variances related to the Building Location Certificate and related to the minimum of the site areas.

Carried.

v John & Marie Stahn – 4135-2007-3970 – NW31-6-6E

S. Toews

- 7. Whereas the Council of the Rural Municipality of Hanover held a public meeting regarding subdivision application #4135-2007-3970 including the proposed road requirements to service the lots on February 24, 2010.  
That the Planning Committee recommend that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2007-3970, John & Marie Stahn, on the NW 31-6-6EPM with the following conditions:
  - a) That the applicant pay the applicable Lot Development fees to the Municipality.
  - b) That the developer reconfigure Lots 8 and 9 so Lot 9 gains access from the internal road system only.
  - c) That the proposal be modified so that the back lane along the Easterly limits of the affected area be changed to a Public Reserve.
  - d) That the proposal be modified so that the public reserve on the West side of the development be increased from 15 feet to 20 feet.

- e) That the public walkway indeed line up between Lots 11 and 12 and with the road allowance to the middle bay.
- f) That the developer enter into a Development Agreement with the Municipality to address roads, drainage, lot accesses from interior road systems, sewer servicing and other utility services.
- g) That the applicant obtains a Building Location Certificate for all existing buildings on the property, recognizing that any onsite wastewater facilities would have to be decommissioned and connected to the Mitchell sewer system.
- h) That the applicant obtains any required Variances related to the Building Location Certificate and related to the minimum of the site areas.

Carried.

vi Solomon Budala Holdings Inc – 4135-2009-4996 – E1/2 29-6-6E

P. Perreault

8. Whereas the Council of the Rural Municipality of Hanover held a public meeting regarding subdivision application #4135-2009-4996 including the proposed road requirements to service the lots on February 24, 2010.

That the Planning Committee recommend that the Council of the Rural Municipality of Hanover approve subdivision application #4135-2009-4996, Solomon Budala Holdings Inc., on the E1/2 29-6-6EPM with the following conditions:

- a) That the applicant pay the applicable Lot Development fees to the Municipality.
- b) That the developer enter into a Development Agreement with the Municipality.
- c) That the applicant provides the site widths and areas, calculated by a Manitoba Land Surveyor, for all lots in the affected area. If required, variances be obtained.

Carried.

#### IV) Other Business

##### a) Notices

- i RM of Tache
  - By-Law 17-2009

B. Stahn

9. That the Planning Committee recommend that the Council of the Rural Municipality of Hanover voice no concerns regarding RM of Tache By-Law 17-2009.

Carried.

##### 1. By-Law 4-2010

P. Perreault

10. That the Planning Committee recommend that the Council of the Rural Municipality of Hanover voice no concerns regarding RM of Tache By-Law 4-2010.

Carried.

##### 1. By-Law 5-2010

S. Toews

11. That the Planning Committee recommend that the Council of the Rural Municipality of Hanover voice no concerns regarding RM of Tache By-Law 5-2010.

Carried.

a. Delegations

i. Doug Wiens – 9:00am

The Committee met with Mr. Wiens to discuss the LUD of Grunthal boundaries and the possibility of extending the boundaries to allow for future development. Mr. Wiens noted that on the East side of town, there are many owners and the gravel pit. To the West, would be going toward the lagoon. To the North and North East, the land is lower with a high groundwater table. To the south would allow for the most reasonable access into existing or future planned utility infrastructure. Mr. Wiens clearly identified that he owns the NE ¼ section directly South of Wiens Road and he would be willing to have his land redesignated. He does not have any livestock on this land. The Committee noted that they would be most willing to see the designated LUD area move to the N1/4 mile line, which would affect approximately five property owners, including Mr. Wiens. The next steps through this process were discussed, with the LUD views being the first step, approaching the five property owners to see who would be in favour of including their land in the boundary adjustment and then having Council pass the necessary resolution to go to the Minister requesting the boundary change. The matter will receive further discussion at the LUD of Grunthal Committee level.

ii. Dave Neufeld – 9:30am

At 9:30 a.m., Mr. Dave Neufeld attended the meeting to discuss his subdivision proposal. The Committee questioned Mr. Neufeld about access to his residual parcel South of the creek. Mr. Neufeld noted that it could be accessed via the road allowance South of the parcel, but basically it would be left in a natural state. Concerns that were raised at the public hearing were brought forward and discussed with Mr. Neufeld.

**V) Adjournment**

P. Perreault

12. That the meeting be adjourned at 10:15 a.m.

Carried.

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Chair

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CAO