

**CITY OF MORDEN**  
**Regular Meeting**  
**March 25, 2024**

Minutes of the Regular Meeting of the Council of the City of Morden held in Council Chambers at Morden, Manitoba this 25<sup>th</sup> of March, A.D. 2024 at 7:00 PM.

- 1.0 Present:** Mayor Nancy Penner (via Zoom), Deputy Mayor Gord Maddock, Councillors Garry Hiebert, Sheldon Friesen, Brenda Klassen, Tracey Krause, Youth Councillor Jaxon Forster (via Zoom), City Manager Nicole Reidle, Deputy City Manager Santokh Randhawa, Director of Finance Edwin Barnuevo, and Executive Assistant Ruziel Relatores.

**Absent with regrets:** Councillor Doug Frost

**2.0**      Agenda      **ADDITIONS TO/APPROVAL OF AGENDA**

**MOVED BY Councillor Brenda Klassen**  
**SECONDED BY Councillor Tracey Krause**

**BE IT RESOLVED** that the agenda for the meeting of March 25, 2024 is hereby adopted with the following amendment:

*Item 8.17 Added - MWSB Standpipe*

(Carried)

**3.0**      **PUBLIC HEARINGS**

3.1  
By-Law 04-2024 to  
Rezone Corner  
Willcocks Rd and  
Rd 28 W

**MOVED BY Councillor Sheldon Friesen**  
**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that the Regular Meeting of Council of the City of Morden be closed, and hereby convene as a Public Hearing for By-Law 04-2024 being a by-law to Rezone Corner Willcocks Rd and Rd 28 W from "CR" Community Reserve to "MB" Industrial Business for the development of the new Industrial Park area.

(Carried)

The hearing this evening is to hear representation regarding By-Law 04-2024 as submitted by The City of Morden for Lot B, Plan 45801 and Lot 4 Plan 50249 MLTO, the corner of Willcocks Rd and Road 28 W in the City of Morden.

The proposal as outlined in the Notice of Public Hearing was mailed to the surrounding property owners of the affected property by regular mail and posted in the City of Morden Civic Center on March 1<sup>st</sup> 2024.

1 (one) person appeared to be heard:

- Henry Harder

A discussion began about property zoning and potential road developments. Mr. Harder attended the meeting and expressed his concerns about the impact on their property and inquired about future plans for the area. Questions arose about rezoning and the process for applying for changes. The conversation also touched on the possibility of selling the land to the City and the timeline for development.

3.2  
By-Law 06-2024 to  
Rezone Southeast  
Corner of Lot 3  
Plan 23224 in N1/2  
8-3 5WPM

**MOVED BY Councillor Brenda Klassen**  
**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Public Hearing for By-Law 04-2024 is hereby closed to convene as a Public Hearing for By-Law 06-2024 being a by-law to Rezone Southeast Corner of Lot 3 Plan 23224 in N1/2 8-3 5WPM from “CR” Community Reserve to “RML” Residential Multi Family Large to provide new area for multi-family housing growth.

(Carried)

The hearing this evening is to hear representation regarding By-Law 06-2024 as submitted by the City of Morden for the Southeast corner of Lot 3 Plan 23224 in N1/2 8-3 5WPM in the City of Morden.

The proposal as outlined in the Notice of Public Hearing was mailed to the surrounding property owners of the affected property by regular mail and posted in the City of Morden Civic Center on March 1<sup>st</sup> 2024.

The administration office *has not* received any representation either for or against the By-Law.

3.3  
Conditional  
Use 01-2024  
(451 Jefferson  
Street)

**MOVED BY Councillor Tracey Krause**  
**SECONDED BY Councillor Brenda Klassen**

**BE IT RESOLVED** that Public Hearing for By-Law 06-2024 is hereby closed to convene as a Public Hearing for Conditional Use 01-2024 to allow conditional use for the construction of Industrial Multiplex to establish 4 (four) bare land industrial condos at 451 Jefferson Street.

(Carried)

The hearing this evening is to hear representation regarding Conditional Use Order 01-2024 as submitted by Wall Street Xpress Inc. for 451 Jefferson St., Lot 2, Plan 54187 MLTO in the City of Morden.

The proposal as outlined in the Notice of Public Hearing was mailed as required by Section 169 of the Planning Act to the applicant and to the surrounding property owners of the affected property by regular mail on March 7<sup>th</sup>, 2024 and posted in the City of Morden Civic Center on March 7<sup>th</sup>, 2024.

The administration office *has not* received any representation either for or against the By-Law.

3.3  
Conditional Use  
02-2024 (426  
Jefferson Street)

**MOVED BY Councillor Brenda Klassen  
SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that Public Hearing for Conditional Use 01-2024 is hereby closed to convene as a Public Hearing for Conditional Use 02-2024 to allow conditional use for the construction of Industrial Multiplex to establish 30 bare land industrial condos at 426 Jefferson Street.

(Carried)

The hearing this evening is to hear representation regarding Conditional Use Order 02-2024 as submitted by 10135289 Manitoba Ltd. for 426 Jefferson St., Lot 18, Plan 54187 MLTO in the City of Morden.

The proposal as outlined in the Notice of Public Hearing was mailed as required by Section 169 of the Planning Act to the applicant and to the surrounding property owners of the affected property by regular mail on March 7<sup>th</sup>, 2024 and posted in the City of Morden Civic Center on March 7<sup>th</sup>, 2024.

The administration office has not received any representation either for or against the By-Law.

**MOVED BY Councillor Tracey Krause  
SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Public Hearing for Conditional Use 02-2024 is hereby closed to convene the Regular Meeting of Council.

(Carried)

4.0 **DELEGATIONS/PRESENTATIONS**  
*None.*

5.0 **CONFIRMATION OF MINUTES**

5.1  
February 26, 2024 -  
Regular Council  
Meeting

**MOVED BY Councillor Sheldon Friesen  
SECONDED BY Councillor Brenda Klassen**

**BE IT RESOLVED** that the minutes of the Regular Meeting held on 26th of February 2024 be adopted as presented.

(Carried)

5.2  
March 8, 2024 -  
Special Meeting

**MOVED BY Councillor Brenda Klassen  
SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that the minutes of the Special Meeting held on 8th of March 2024 be adopted as presented.

5.3  
March 22, 2024 -  
Special Meeting

**MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Tracey Krause**  
**BE IT RESOLVED** that the minutes of the Special Meeting held on 22nd of March 2024 be adopted as presented.

(Carried)

March 12, 2024 -  
Committee of the  
Whole Meeting

**MOVED BY Councillor Sheldon Friesen**  
**SECONDED BY Councillor Brenda Klassen**  
**BE IT RESOLVED** that the minutes of the Committee of the Whole Meeting held on the 12th of March 2024 be adopted as presented.

6.0 **RECOGNITION OF INDIVIDUALS AND/OR ORGANIZATION  
ACCOMPLISHMENTS IN THE COMMUNITY**

7.0 **YOUTH MEMBER REPORT**

Jaxon to meet with Fire Chief and discuss about electricity matters specifically in lighting up and the Valley fiber court.

8.0 **GENERAL BUSINESS**

8.1  
Accounts

**MOVED BY Councillor Trace Krause**  
**SECONDED BY Councillor Garry Hiebert**  
**BE IT RESOLVED** that the accounts payable to January 30, 2024 be confirmed in the amount of \$ 1, 432, 980. 31 which includes the following:

- \$ 970, 232.82 - Cheque numbers (#23999 - #24268)
- \$ 16, 264.69- Credit Card Payments
- \$ 405, 938.16 - Payroll
- \$ 31, 360.32 - Pembina Valley Water Cooperative
- \$ 6, 157.25 - Enterprise Fleet Management (Automobile Lease)
- \$ 953.41- Manitoba Liquor & Lottery (Access Event Center Bar Use)
- \$ 2, 073.66- Manitoba Finance (PST Remittance)

(Carried)

8.2  
MWSB Funding  
for WTP

**MOVED BY Councillor Sheldon Friesen**  
**SECONDED BY Councillor Garry Hiebert**  
**BE IT RESOLVED** that Council of the City of Morden request MWSB to provide funding for WTP upgrades (distribution pumps replacement, flow meters replacement, soda ash slurry tank replacement, separate feed system for both clarifiers, sand filters valves and actuators and related electrical and SCADA

upgrades), Ultrasonic Algae control at Lake Minnewasta and 6th Street watermain renewal.

**BE IT FURTHER RESOLVED** that Council of City of Morden undertake to fund the municipal share should the funding be approved by MWSB.

(Carried)

8.3  
By-Law 04-2024  
to Rezone  
Corner  
Willcocks Rd  
and Rd 28 W -  
2nd Reading

**MOVED BY Councillor Brenda Klassen**

**SECONDED BY Councillor Tracey Krause**

**BE IT RESOLVED** that Council of the City of Morden give 2nd reading to By-Law 04-2024 to Rezone Corner Willcocks Rd and Rd 28 W.

From: "CR" Community Reserve

To: "MB" Industrial Business

(Carried)

8.4  
By-Law 04-2024  
to Rezone  
Corner  
Willcocks Rd  
and Rd 28 W -  
3rd Reading

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden give 3<sup>rd</sup> reading to By-Law 04-2024 to Rezone Corner Willcocks Rd and Rd 28 W.

From: "CR" Community Reserve

To: "MB" Industrial Business

**Recorded Vote:**

For: Friesen, Hiebert, Penner, Maddock, Klassen, Krause

Against: None

(Carried)

8.5  
By-Law 06-2024  
to Rezone  
Southeast  
Corner of Lot 3  
Plan 23224 in  
N1/2 8-3 5WPM  
- 2nd Reading

**MOVED BY Councillor Garry Hiebert**

**SECONDED BY Councillor Brenda Klassen**

**BE IT RESOLVED** that Council of the City of Morden give 2nd reading to By-Law 06-2024 to Rezone Southeast Corner of Lot 3 Plan 23224 in N1/2 8-3 5WPM.

From "CR" Community Reserve

To "RML" Residential Multi Family Large

(Carried)

8.6  
By-Law 06-2024  
to Rezone  
Southeast  
Corner of Lot 3  
Plan 23224 in  
N1/2 8-3 5WPM  
- 3rd Reading

**MOVED BY Councillor Brenda Klassen**

**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that Council of the City of Morden give 3rd reading to By-Law 06-2024 to Rezone Southeast Corner of Lot 3 Plan 23224 in N1/2 8-3 5WPM.

From "CR" Community Reserve

To "RML" Residential Multi Family Large

**Recorded Vote:**

For: Friesen, Hiebert, Penner, Maddock, Klassen, Krause

Against: None

(Carried)

8.7  
Weed Inspector

**MOVED BY Councillor Tracey Krause**

**SECONDED BY Councillor Brenda Klassen**

**BE IT RESOLVED** Council for the City of Morden appoint Director of Parks and Urban Forestry, Shawn Dias, as Weed Inspector as per the Noxious Weeds Act.

(Carried)

8.8  
Fire  
Department  
SCBA Units

**MOVED BY Councillor Tracey Krause**

**SECONDED BY Councillor Sheldon Friesen**

**WHEREAS** the current firefighting breathing apparatuses require replacement due to the equipment losing their certification from NIOSH (National Institute for Occupational Safety & Health);

**AND WHEREAS**, the Morden Fire Department has determined that the acquisition of fire breathing apparatuses is significantly crucial for the safety and protection of all personnel involved in firefighting operations;

**BE IT RESOLVED**, that Council of the City of Morden hereby approves the purchase of MSA fire breathing equipment for the Morden Fire Department thru Reliant Action Real Safety Solutions amounting to \$ 189, 052.50 being an approved vendor thru the Canoe Procurement Group.

(Carried)

8.9  
Curbside  
Services - By-  
law 14-2020  
Schedule "B"  
Amendment

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Brenda Klassen**

**WHEREAS** each year the number of household units considered rateable under By-law 14-2020 changes due to new construction and/or demolitions;

**THEREFORE BE IT RESOLVED** that Council of the City of Morden approves the amendments to Schedule B for By-law 14-2020, being a schedule that lists all properties considered rateable for the collection of solid waste, compost and recycling services within the City, as presented.

(Carried)

8.10  
Back 40 Folk  
Festival 2024

**MOVED BY Councillor Brenda Klassen**

**SECONDED BY Councillor Tracey Krause**

**BE IT RESOLVED** that Council of the City of Morden approves the request for the in-kind funding for the Back 40 Festival for the use of equipment utilized from the Community Services Department for the annual festival to be held June 2, 2024.

(Carried)

8.11  
By-Law 16-2023  
(Development of  
Pembina  
Connection) -  
2nd Reading

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden give 2nd reading to By-Law 16-2023 being a by-law to provide cost recovery to the City of Morden General Operating Fund for the infrastructure costs associated with the development of the Pembina Connection as per Municipal Board Order No. E-05-100 & E-06-017 as amended.

8.12  
By-Law 16-2023  
(Development  
of Pembina  
Connection) -  
3rd Reading

**MOVED BY Councillor Garry Hiebert**

**SECONDED BY Councillor Tracey Krause**

**BE IT RESOLVED** that Council of the City of Morden give 3rd reading to By-Law 16-2023 being a by-law to provide cost recovery to the City of Morden General Operating Fund for the infrastructure costs associated with the development of the Pembina Connection as per Municipal Board Order No. E-05-100 & E-06-017.

**Recorded Vote:**

For: Friesen, Hiebert, Penner, Maddock, Klassen, Krause

Against: None

(Carried)

8.13  
Canada  
Community  
Building Fund

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Garry Hiebert**

**WHEREAS**, Canada is experiencing record population growth, having welcomed 1.25 million new Canadians last year alone; and

**WHEREAS**, According to the Canada Mortgage and Housing Corporation (CMHC) we need to build at least 3.5 million additional homes by 2030, and municipalities need to build or expand the infrastructure to accommodate this growth; and

**WHEREAS**, FCM has estimated that the cost of the municipal infrastructure required support housing development is, on average, in the range of \$107,000 per unit; and

**WHEREAS**, According to Statistics Canada the cost of upgrade existing municipal infrastructure so that it is in a state of good repair is in the range of \$170 billion; and

**WHEREAS**, Non-residential construction price inflation has risen by 29% since the end of 2020 and municipalities are facing soaring costs for infrastructure project without a corresponding growth in revenue; and

**WHEREAS**, Unlike federal and provincial revenue, municipal tax revenue has not increased in recent years along with inflation, economic growth or population growth; and

**WHEREAS**, Municipalities are facing a gap in federal infrastructure funding as the 10-year Investing in Canada Infrastructure Program has come to an end, the Canada Community-Building Fund is being renegotiated and the Permanent Public Transit Fund is set to start in 2026;

**WHEREAS**, The Canada Community-Building Fund (CCBF), which was formerly known as the federal Gas Tax Fund, provides more than \$2.4 billion in annual capital funding directly to municipalities through a predictable allocation mechanism, and municipalities of all sizes use the CCBF to deliver direct results for Canadians by building and renewing critical core public infrastructure, including water infrastructure, local roads, public transit and community, and cultural and recreational facilities; now therefore be it

**RESOLVED**, That the federal government work with agreement signatories and municipalities to maintain the CCBF as a source of direct, predictable, long-term funding for local infrastructure priorities; and be it further

**RESOLVED**, That the federal government commit, in Budget 2024, to the next generation of infrastructure programs, including a new program for water and wastewater infrastructure and an increase to the Disaster Mitigation and Adaptation Fund; and be it further

**RESOLVED**, That the federal government convene provinces, territories and municipalities to negotiate a “Municipal Growth Framework” to modernize the way that municipalities are funded in order to enable Canada’s long-term growth.

(Carried)

8.14  
FCM Board  
Nomination

**MOVED BY Councillor Brenda Klassen**

**SECONDED BY Councillor Garry Hiebert**

**WHEREAS** the Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction;

**WHEREAS** FCM’s Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government; and

**WHEREAS** FCM’s Annual General Meeting (AGM) will be held in conjunction with the Annual Conference and Trade Show, June 6 to 9, 2024, followed by the election of FCM’s Board of Directors;

**BE IT RESOLVED** that Council of the City of Morden endorse Councillor Sheldon Friesen to stand for election on FCM’s Board of Directors for the period starting in June 2024 and ending until June 2025 (minimum end date); and

**BE IT FURTHER RESOLVED** that Council assumes all costs associated with Councillor Friesen’s attending FCM’s Board of Directors meetings.

(Carried)

8.15  
Conditional Use  
01-2024

**MOVED BY Councillor Garry Hiebert**

**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that Council of the City of Morden approves Conditional Use 01-2024 for 451 Jefferson Street.

(Carried)

8.16  
Conditional Use  
02-2024

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden approves Conditional Use 02-2024 for 426 Jefferson Street.

(Carried)



8.17  
MWSB  
Standpipe

**MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Sheldon Friesen**

**WHEREAS** the City of Morden owns and operate a standpipe for the Morden WTP;

**AND WHEREAS** the standpipe has outlived it's useful life;

**BE IT RESOLVED** that the Council of the City of Morden requests the MSWB for funding of the standpipe;

**AND FURTHER BE IT RESOLVED** that Council of the City of Morden commits to provide the Municipal share to be funded should the MWSB approve the funding.

(Carried)

**9.0**            **NEW BUSINESS**  
*None*

**10.0**           **OTHER BUSINESS**  
*None*

**11.0**           **IN-CAMERA**  
*None*

**12.0**           **ADJOURN**

**MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that the regular meeting of Council of the City of Morden does now adjourn.

(Carried)

Next regular meeting of Council scheduled for April 22<sup>nd</sup>, 2024, at 7:00 PM.

**CITY OF MORDEN**

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**Mayor**

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**City Manager**