

**CITY OF MORDEN**  
**Regular Meeting**  
**October 30, 2023**

Minutes of the Regular Meeting of the Council of the City of Morden held in Council Chambers at Morden, Manitoba this 30<sup>th</sup> of October, A.D. 2023 at 7:00 P.M.

**1.0 Present:** Deputy Mayor Gord Maddock, Councillors Doug Frost, Sheldon Friesen, Garry Hiebert, Nancy Penner City Manager Nicole Reidle, Deputy City Manager – Operations Santokh Randhawa, Director of Finance and Administration Edwin Barnuevo, Executive Assistant Ruziel Relatores.

**2.0** Agenda **ADDITIONS TO/APPROVAL OF AGENDA**  
**MOVED BY Councillor - Garry Hiebert**  
**SECONDED BY Councillor Sheldon Friesen**  
**BE IT RESOLVED** that the agenda for the meeting of October 30, 2023 is hereby adopted with the following additions:

- *Item 8.20 Date change for November 27<sup>th</sup> 2023 Council Meeting – Added*

(Carried)

**3.0 Public Hearing – Rezoning By-Law 13-2023 - 339 Mountain**

**3.1 MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Sheldon Friesen**  
**BE IT RESOLVED THAT** the regular meeting of Council of the City of Morden be closed, and hereby convenes as a Public Hearing for By-Law 13-2023 being an amendment to the City of Morden By-Law 08-2017 to rezone 339 Mountain Street N, Lot 56 Plan 23598, from “RS-L” Residential Single Family Large to “RM-M” Residential Multiple Family Medium.

(Carried)

**The hearing this evening is to hear representation regarding By-Law 13-2023 as submitted by Vince Sheppard for Lot 56 Plan 23598 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 by email and regular mail on September 27<sup>th</sup>, 2023, and to the surrounding property owners of the affected property by regular mail on October 12, 2023, and posted in the City of Morden Civic Center on September 27, 2023.

There were four (4) persons who appeared to be heard:

- Proponent/ Applicant: Vince Sheppard, Christine Suderman
- Opponent: Kirk Bishop

1. Kirk Bishop (785 Wardrop Street)

Attended the meeting and expressed his concerns and objections regarding the rezoning application and it's potential contradiction with the neighborhood's character, its possible negative impact on his property as well as the nearby park. He discussed about the rezoning's potential strain on parking, damage on trees and green spaces, issues on keeping the property well maintained and clean, and its possible negative impact on his property's value.

2. Vince Sheppard (8 Tulip Bay)

Emphasized that the proposed zoning change is intended specifically for the creation of multi-family housing units. He highlighted that it's rezoning doesn't mean a massive construction will be created, but that of just renaming the land. He stressed that rezoning to multiple family makes sense as the area has lots of opportunity, lots of rooms for housing and has great access to the park and main areas in the City. He further clarified concerns and considerations regarding the potential impact on the community such as traffic and parking and shed clean-up.

3. Christine Suderman (133 Connerhill Drive)

Clarified that plan is to initially prepare and clean-up the area, and not to build the infrastructure or change the property right away. She further pointed out that there is no plan of building a skyscraper but instead that of multi- family housing units that would adhere to and comply with construction standards.

**MOVED BY Councillor Doug Frost**

**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED THAT** public hearing for By-Law 13-2023 being an amendment for City of Morden Zoning By-Law 08-2017 amendment does now close to resume the Regular meeting of Council.

(Carried)

4.0 **Delegations/Presentations – N/A**

5.0  
September 25/2023  
Regular Meeting

**CONFIRMATION OF MINUTES**

**MOVED BY Councillor Doug Frost**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that the minutes of the Regular Council meeting held on the 25th day of September 2023 be adopted as presented.

(Carried)

5.2  
October 10/2023  
COW

**MOVED BY Councillor Garry Hiebert**

**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that the minutes of the Committee of the Whole held on the 10th day of October 2023 be adopted as presented.

(Carried)

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

- Citizens on Patrol – for volunteering and helping local law enforcement in preventing crime and creating safer community for the entire City of Morden
- City Staff Ruziel Relatores – Congratulations for recently obtaining Canadian Citizenship together with family

**7.0 Youth Member Report  
N/A**

**8.0 General Business**

8.1  
Accounts

**MOVED BY Councillor Garry Hiebert  
SECONDED BY Councillor Doug Frost**

**BE IT RESOLVED** that the accounts payable to September 30, 2023 be confirmed in the amount of \$ 8, 711, 095.30 which includes the following:

- \$ 8, 272, 561.52 - Cheque numbers (22641-22868)
- \$ 8, 502.49 - Credit Card Payments
- \$ 405, 082. 41 - Payroll
- \$ 18, 797.30 - Pembina Valley Water Cooperative
- \$ 6, 151.58 - Enterprise Fleet Management (Automobile Lease)

(Carried)

8.2  
By-law 14-2023  
to Close a  
Public Reserve  
2nd Reading

**MOVED BY Councillor Sheldon Friesen  
SECONDED BY Councillor Doug Frost**

**THEREFORE BE IT RESOLVED** that Council of the City of Morden give 2<sup>nd</sup> reading to By-Law 14-2023 being a By-law to close a Public Reserve in the City of Morden being Parcel A, Plan \_\_ MLTO (Deposit 1131/2020) in SE ¼ 7-3-5 WMP and shall be sold to Valley Fiber Limited.

(Carried)

8.3  
By-law 14-2023  
to Close a  
Public Reserve  
3rd Reading

**MOVED BY Councillor Garry Hiebert  
SECONDED BY Councillor Doug Frost**

**THEREFORE BE IT RESOLVED** that Council of the City of Morden give 3<sup>rd</sup> reading to By-Law 14-2023 being a By-law to close a Public Reserve in the City of Morden being Parcel A, Plan \_\_ MLTO (Deposit 1131/2020) in SE ¼ 7-3-5 WMP and shall be sold to Valley Fiber Limited.

Recorded Vote:  
For: Maddock, Frost, Garry, Sheldon  
Against: None

(Carried)

8.4  
8.4 Rezoning  
By-law 13-2023  
Mountain 2nd  
Reading

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden give 2<sup>nd</sup> reading to By-Law 13-2023 being a By-law to re-zone the subject property located at 339 Mountain Street North. Subject to Development Agreement being approved and registered on title.

From: 'RS-L Residential Single Family Large'  
To: "RM-M Residential – Multi Family Medium"

Recorded Vote:  
For: Maddock, Frost, Garry, Sheldon  
Against: None

(Carried)

8.5  
8.5 Rezoning  
By-law 13-2023  
Mountain 3<sup>rd</sup>  
Reading

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Doug Frost**

**BE IT RESOLVED** that Council of the City of Morden give 3<sup>rd</sup> reading to By-Law 13-2023 being a By-law to re-zone the subject property located at 339 Mountain Street North. Subject to Development Agreement being approved and registered on title.

From: 'RS-L Residential Single Family Large'  
To: "RM-M Residential – Multi Family Medium"

Recorded Vote:  
For: Maddock, Frost, Garry, Sheldon  
Against: None

(Carried)

8.6  
8.6 Street Light  
– Morden Grove

**MOVED BY Councillor Doug Frost**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden authorizes Manitoba Hydro to install three (3) 60 watt street lighting system in Wardrop Drive, between Dublin Drive and 19th Street.

**BE IT FURTHER RESOLVED** that annual energy charges will be an additional \$523.08 plus applicable taxes, to the City of Morden.

(Carried)

8.7 **MOVED BY Councillor Sheldon Friesen**

Zoning By-law  
08-2017  
Amendment 2<sup>nd</sup>  
Reading

**SECONDED BY Councillor Doug Frost**

**BE IT RESOLVED** that Council of the City of Morden give 2nd reading to By-law 12-2023 being a By-law to amend the City of Morden Zoning By-law 08-2017 to allow Industrial Bareland Condos and Industrial Multiplexes under Industrial Districts.

(Carried)

8.8  
Zoning By-law  
08-2017  
Amendment 3<sup>rd</sup>  
Reading

**MOVED BY Councillor Garry Hiebert**

**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that Council of the City of Morden give 3rd reading to By-law 12-2023 being a By-law to amend the City of Morden Zoning By-law 08-2017 to allow Industrial Bareland Condos and Industrial Multiplexes under Industrial Districts.

Recorded Vote:

For: Maddock, Frost, Garry, Sheldon

Against: None

(Carried)

8.9  
Economic  
Development  
Training  
Opportunity

**MOVED BY Councillor Doug Frost**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden approves the attendance of Councillor Sheldon Friesen as a delegate to the Central Region Economic Development Training Opportunity to be held on December 4 and 5, 2023 at the United Place Hall in Carman.

**AND BE IT FURTHER RESOLVED** that Council authorizes the purchase and reimbursement of the training registration at the cost of \$50 per day as well as the mileage and per diem for attendance.

(Carried)

8.10  
Transfer of  
Ownership –  
Hangar 14

**MOVED BY Councillor Doug Frost**

**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that Council of the City of Morden approve the Transfer of Ownership for Airport Hangar located on Lot 14 from Jeff P. Suderman to Tovah Lieb as requested.

(Carried)

8.11  
Morden – 2024  
Scotties  
Sponsorship  
Package

**MOVED BY Councillor Doug Frost**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council for the City of Morden approve the 2024 Scotties Sponsorship request in kind for facility usage.

(Carried)

8.12  
City of Morden  
Designated

**MOVED BY Councillor Doug Frost**

**SECONDED BY Councillor Sheldon Friesen**

Highway  
Section Limits

**WHEREAS** Council of the City of Morden recognizes that City has grown significantly over the past 10 years and there is a growing need for the City to be the traffic authority for the portion of the Highway # 3 and PR 432 within the City limits, to meet the transportation and access needs of our community.

**AND WHEREAS** the City is currently the traffic authority for the designated portion of Highway # 3 from West side of 1st Street to East side of PR 432 and designated portion of PR 432 from North side of Progressive Road to South side of Parkwood Street.

**AND WHEREAS** City has significantly outgrown the abovesaid limits of the designated portion of the Highway #3 and PR 432.

**THEREFORE, BE IT RESOLVED** that Council of the City of Morden supports the extension of limits of the designated portion of Highway # 3 and PR 432 as follows and authorize Deputy City Manager to submit the application to the Province for approval of the said extension:

1. PTH 3 (Thornhill St.) – from 1st Street to 200 meters east of La Verendrye Blvd on the East side and from PR 432 to Colert Road on the West side
2. PR 432 (Mountain St.) – from Parkwood St. to Road 14N on the North side and from Progressive Road to Willcocks Road on the South side.

(Carried)

8.13  
Property Tax –  
146 Falcon  
Drive

**MOVED BY Councillor Garry Hiebert**  
**SECONDED BY Councillor Doug Frost**

**WHEREAS** the City of Morden released a Public Notice for the 2023 Board of Revision indicating the procedure and requirements of appeals application related to property tax assessments as well as the deadline of submission which was the 3rd of October 2023.

**AND WHEREAS** the City received an appeal, submitted by Volodymr and Yanina Herasymiuk on the 10th of October 2023, which did not meet the statutory deadline for submission.

**AND WHEREAS** Council of the City of Morden has reviewed the circumstances of the late submission and has determined that no exceptional conditions were presented to justify the late filing.

**BE IT RESOLVED** that Council expresses its commitment to upholding the tax assessment and appeal process, ensuring fairness and consistency in taxation within the community.

**BE IT FURTHER RESOLVED** that the appeal submitted by Volodymr and Yanina Herasymiuk on the 10th of October 2023 is hereby approved.

(Defeated)

8.14 **MOVED BY Councillor Gary Hiebert**  
**SECONDED BY Councillor Sheldon Friesen**

Donation to  
Minnewasta  
Golf Course

**WHEREAS** donors have generously offered contributions to financially support the City of Morden.

**AND WHEREAS** based on the total general donations received from various donors to the City.

**BE IT RESOLVED** that Council of the City of Morden authorizes the amount of \$8,000.00 to be paid to Minnewasta Golf Course & Country Club.

(Carried)

8.15  
2024 Council  
Meeting Dates

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden adopt the 2024 Council & Committee Meetings schedule as presented.

(Carried)

8.16  
Access Credit  
Union Signing  
Authorities

**MOVED BY Councillor Garry Hiebert**

**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that Council of the City of Morden authorizes the removal of bank signing authority for Brandon Burley and Michelle Braun on all the City's bank accounts, including but not limited to the Access Credit Union Bank.

(Carried)

8.17  
Community  
Impact  
Assessment  
(DFA Program)

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Garry Hiebert**

**WHEREAS** the City of Morden has realized response and repair costs for the 2023 Spring Flooding Event specifically at the Mountain Street Bridge.

**AND WHEREAS** the Provincial Government announced a Disaster Financial Assistance Program in relation to the 2023 Spring Flooding Event.

**THEREFORE BE IT RESOLVED** that the City of Morden will participate in this program to aid in the recovery efforts following the 2023 Spring Flooding.

(Carried)

8.18  
Appointment of  
Municipal  
Auditor – 2023

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Garry Hiebert**

**BE IT RESOLVED** that Council of the City of Morden appoint Sensus CPA as the municipal auditor for the year 2023, at a cost of \$26,744.65 plus GST as per their proposal.

(Carried)

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

2022 Audited  
Financial  
Statement

**BE IT RESOLVED** that Council of the City of Morden approve the December 31st, 2022 Audited Financial Statements as presented.

(Carried)

8.20  
Change for  
November 27<sup>th</sup>  
Council  
Meeting

**MOVED BY Councillor Garry Hiebert**

**SECONDED BY Councillor Sheldon Friesen**

**BE IT RESOLVED** that the November 27<sup>th</sup> Council Meeting be moved to 8:00 AM instead of 7:00 PM.

(Carried)

9.0

**NEW BUSINESS**

*None*

10.0

**OTHER BUSINESS**

10.1 Altona - Central Manitoba Tourism Membership

10.2 Morden Area Foundation - Endow Manitoba

10.3 Resignation Letter – Councillor

10.4 Suncatch Plaza Survey Results 2023

- To be posted in the City of Morden Website

10.5

Increase Taxicab Licenses Report

- To be added in the next Committee of the Whole Meeting

11.0

**IN-CAMERA**

*None*

12.0

**ADJOURN**

**MOVED BY Councillor Sheldon Friesen**

**SECONDED BY Councillor Gary Hiebert**

**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 November 27<sup>th</sup>, 2023, at 8:00 AM.

**CITY OF MORDEN**

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**Deputy Mayor**



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**City Manager**