

CITY OF MORDEN
Regular Meeting
June 27, 2022

Minutes of the Regular Meeting of the Council of the City of Morden held in Council Chambers at Morden, Manitoba this 27th day of June, A.D. 2022 at 7:00 P.M.

- 1.0** **Present** **Present:** Mayor Brandon Burley (chair), Deputy Mayor Doug Frost, Councillors Gord Maddock, Hank Hildebrand, Nancy Penner, Jim Hunt, Garry Hiebert, City Manager Nicole Reidle, Director of Finance & Administration Ed Barnuevo, Executive Assistant Michelle Braun, and Youth Council Member Bijan Salimi.

- 2.0** **Agenda** **ADDITIONS TO/APPROVAL OF AGENDA**
MOVED BY Councillor Hank Hildebrand
SECONDED BY Councillor Nancy Penner
BE IT RESOLVED that the agenda for the meeting of June 27, 2022 is hereby adopted with the following addition:
11.1 Land (In-camera)

(Carried)

- Rescind approval of subdivision 8201 from May 30th Council meeting** **MOVED BY Councillor Hank Hildebrand**
SECONDED BY Councillor Gord Maddock
BE IT RESOLVED that resolution number 8.7, passed at the Council meeting held on May 30th, 2022 to approve subdivision 4433-22-8201, be rescinded due to a procedural error.

(Carried)

- 3.0** **PUBLIC HEARING**
3.1 **MOVED BY Councillor Hank Hildebrand**
SECONDED BY Councillor Doug Frost
BE IT RESOLVED that the regular meeting of Council of the City of Morden be closed, and hereby convenes as a public hearing for Subdivision 4433-22-8201.
230 19th St.

(Carried)

Present: Peter & Megan Cantelon were present on behalf of the applicants, as well as residents Bill Turner and Neil Hand appeared to be heard.

Megan Cantelon

- Read a prepared statement from Heather & James Francis, who were unable to attend the hearing. The statement summarized the details of the development.

Bill Turner (251 19th Street)

- Thought the development was going to be one-story – is not a fan of the three-story proposed buildings
- Feels it impacts the real estate values of homes in the area
- Concerned about wastewater management

Neil Hand (271 19th Street)

- Concerned about the proposed service road off Wardrop
- Concerned about the increased traffic at the 4-way stop intersection
- Lots of children in the area (sees it as a danger with the increase in traffic)
- Concerned about the wastewater capacity – Mayor Burley stated thanks to better water management we have capacity for these developments
- Questioned whether the new road could be made a 2-way instead of a 1-way lane – Santokh Randhawa, Deputy City Manager of Operations stated that if it is only a 1-way lane it is inefficient for the garbage trucks to get in and turn around

MOVED BY Councillor Nancy Penner

SECONDED BY Councillor Hank Hildebrand

BE IT RESOLVED that the public hearing for Subdivision 4433-22-8201 be closed to convene as public hearing for Variation Order 02-2022.

(Carried)

No persons appeared to be heard.

MOVED BY Councillor Doug Frost

SECONDED BY Councillor Hank Hildebrand

BE IT RESOLVED that the public hearing for Subdivision 4433-22-8201 hereby closes to resume the Regular meeting of Council.

(Carried)

4.0 DELEGATIONS/PRESENTATIONS

None

5.0 CONFIRMATION OF MINUTES

5.1
May 30/2022
Regular
Meeting

MOVED BY Councillor Hank Hildebrand

SECONDED BY Councillor Nancy Penner

BE IT RESOLVED that the minutes of the regular meeting of Council held on the 30th day of May 2022 be adopted as presented.

(Carried)

5.2
June 14/2022
Committee of
the Whole
Meeting

MOVED BY Councillor Doug Frost

SECONDED BY Councillor Hank Hildebrand

BE IT RESOLVED that the minutes of the Committee of the Whole meeting held on the 14th day of June 2022 be adopted as presented.

(Carried)

6.0 **Recognition of Individuals and/or Organizations Accomplishments in the Community**

- Councillor Hildebrand expressed congratulations on behalf of Council for all the 2022 High School Graduates, and Mayor Burley expressed congratulations on behalf of Council for the 12 Graduates of the 2022 Adult Education Centre program. Great job everyone!
- Mayor Burley also congratulated Councillor Doug Frost and Councillor Hank Hildebrand on reaching their 10-year milestones as members of Council of the City of Morden and presented them with a 10-year pin from the Association of Manitoba Municipalities (AMM). This milestone was reached in 2020, however due to Covid protocols at the time, their pins were not awarded at the AMM District meeting in-person, as per the usual procedure.

7.0 **Youth Member Report**

Mr. Salimi reported that he has received nothing but positive feedback on the new basketball court going in by the skatepark. He had received some suggestions for additions to the court, such as the installation of a water fountain, as well as a washroom facility or a porta-potty, and a light standard for the court and skatepark area.

8.0 **General Business**

8.1
Accounts

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Hank Hildebrand

BE IT RESOLVED that the accounts payable to May 31st, 2022 be confirmed in the amount of \$1,422,001.62 which includes the following:

- \$ 975,514.40 – cheque numbers 18226 to 18489
- \$ 23,893.69 – credit card payments
- \$ 392,754.60 – payroll
- \$ 29,838.93 – Pembina Valley Water Co-op

(Carried)

8.2
Subdivision
4433-22-8201

MOVED BY Councillor Jim Hunt

SECONDED BY Councillor Gord Maddock

WHEREAS a hearing was required prior to approval of application for Subdivision 4433-22-8201 due to said subdivision involving the creation of a new road;

AND WHEREAS said procedural requirement has now been successfully fulfilled;

THEREFORE BE IT RESOLVED that Council of the City of Morden approves subdivision 4433-22-8201, to subdivide the present holdings of +/- 4.22 acres into 21 lots, for the development of commercial developments and residential multi-family lots, with the following conditions:

1. Taxes on the land to be subdivided for the current year and any arrears have been paid.
2. Applicant obtains a zoning amendment to zoning bylaw 08-2017 to rezone the proposed 21 lots Mixed Use Node (MUN) Zoning District;

3. Applicant / owner enters into a Development Agreement with the City to address items including, but not limited to: a) an engineered road, sidewalk, water, sewer, street lighting and drainage plan and an easement plan for drainage to the satisfaction of City Engineer;
b) a landscape plan prepared by landscape Specialist to the satisfaction of Parks & Urban Forestry Manager;
c) construction of roads, drainage and installation and extension of municipal water and sewer system and landscaping;
d) requirement from Canada Post
e) letter of credit for servicing;
f) limiting the number of dwelling units that can be constructed to 20 dwelling units until a new wastewater treatment plant is constructed.
g) Capital Levies and Parkhill Trunk Sewer Levy
4. Applicant / owner submits written confirmation from Manitoba Hydro and Centra Gas that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval.
5. Applicant / owner submits written confirmation from BellMTS that an Easement Agreement has been entered into with BellMTS with respect to existing and / or future facilities associated with subdivision with the subdivision and a Plan of Easement, as required by The Real Property Act. Registration of this agreement will be included as a condition on the final Certificate of Approval.
6. Applicant / owner submits written confirmation from Valley Fiber that an Easement Agreement has been entered into with Valley Fiber with respect to existing and / or future facilities associated with subdivision and a Plan of Easement, as required by The Real Property Act. Registration of this agreement will be included as a condition on the final Certificate of Approval.
7. Applicant to provide confirmation form Environment Climate and Parks that an engineered drainage plan to their satisfaction has been submitted.
8. Applicant / owner submits written confirmation that approval from the Office of Drinking Water (Department of Environment Climate and Parks) has been acquired for the proposed subdivision.
9. Applicant/owner to provide a written confirmation from Manitoba Infrastructure that either drainage is not an issue or that the applicant had adequately addressed any potential drainage issues related to the highway drainage system
10. Applicant to provide Teranet-Survey Planning a Multi-Lot Plan of Subdivision and Public Reserve.
11. The City Planning and Engineering requires that the surveyor's drawing includes lot area and site width calculations, and that the applicant provides a georeferenced (UTM 14 NAD 83), digital plan of subdivision.
12. Applicant to provide a contribution towards the Fair Lane Road construction as determined by City of Morden.

(Carried)

8.3
Variation
Order 02-2022

MOVED BY Councillor Doug Frost
SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that Council of the City of Morden approve Variation Order 02-2022, to reduce the minimum side lot area from 4 feet to 3 feet in an "RS-L" Residential Single Family-Large zone, for the purpose of a garage expansion, provided that the design and material specification meet fire code as approved by MSTW.

(Defeated)

8.4 **MOVED BY Councillor Garry Hiebert**
By-law 09-2022 – 1st **SECONDED BY Councillor Doug Frost**
reading **BE IT RESOLVED** that Council of the City of Morden give 1st reading to By-law 09-2022, being a by-law to amend Morden Zoning By-law 08-2017, to rezone part of SE 7-3-5 WPM from “CR” Community Reserve to “RM-M” Multi-family Residential-Medium and “RT” Residential Two-Family Zones.

(Carried)

8.5 **MOVED BY Councillor Jim Hunt**
Subdivision **SECONDED BY Councillor Nancy Penner**
4190-22-8214 **BE IT RESOLVED** that Council of the City of Morden supports application for subdivision 4190-22-8214 in the Rural Municipality of Stanley, to subdivide the existing dwelling from the residual land, with the condition that there be a development agreement and caveat between the owner, the RM of Stanley and the City of Morden that restricts further buildings on the residual parcel of agricultural land.

(Carried)

8.6 **MOVED BY Councillor Garry Hiebert**
Policy G/A 001 **SECONDED BY Councillor Doug Frost**
BE IT RESOLVED that Council of the City of Morden revise Policy G/A 001 – Business Expenditures as presented.

(Carried)

8.7 **MOVED BY Councillor Gord Maddock**
PVWC **SECONDED BY Councillor Jim Hunt**
Water Supply **BE IT RESOLVED** that Council of the City of Morden authorize the Mayor and City Manager to sign the Water Supply Agreement with Pembina Valley Water Cooperative, as presented.
Agreement

(Defeated)

8.8 **MOVED BY Councillor Doug Frost**
Wastewater **SECONDED BY Councillor Garry Hiebert**
Treatment **BE IT RESOLVED** that Council of the City of Morden authorize the City
Feasibility **Manager to sign the Wastewater Treatment Feasibility Study submitted by**
Study **MAGNA Engineering Services Inc., as presented.**

(Carried)

8.9 **MOVED BY Councillor Doug Frost**
Parkhill Road **SECONDED BY Councillor Nancy Penner**
– School **BE IT RESOLVED** that Council of the City of Morden authorize the City
Portion **Manager to sign the Parkhill Road-School Portion Servicing Agreement**
Servicing **with 2117983 Manitoba Ltd. as presented.**
Agmt.

(Carried)

8.10
Prov. Of MB
Mitigation
Preparedness
Program for
Parkhill Bridge

MOVED BY Councillor Jim Hunt

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that Council of the City of Morden supports the submission of the proposal under the Manitoba Governments Mitigation and Preparedness Program for the Parkhill Bridge Project, and authorizes the City Manager to submit the proposal.

(Carried)

8.11
Sunny
Western
Farms –
Cancel
Purchase
Option Agmt.

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Jim Hunt

WHEREAS the City of Morden entered into an agreement with Sunny Western Farms in October 2021 for purposes of acquiring real property to set up a new location for its wastewater management;

AND WHEREAS a recent geotechnical investigation on the parcel in question has indicated that the land is not suitable for a clay-lined wastewater management site;

THEREFORE BE IT RESOLVED that Council of the City of Morden cancel the Purchase Option Agreement with Sunny Western Farms.

(Carried)

9.0 **NEW BUSINESS**

None

10.0 **OTHER BUSINESS**

- 10.1 Pembina Valley Water Cooperative – Sampling Program
- Received as information

11.0 **IN-CAMERA**

11.1-11.2

MOVED BY Councillor Jim Hunt

SECONDED BY Councillor Gord Maddock

BE IT RESOLVED that Council moves from the Regular Meeting to In-Camera to discuss land matters, as per *The Municipal Act*, Section 152(3).

(Carried)

MOVED BY Councillor Gord Maddock

SECONDED BY Councillor Nancy Penner

BE IT RESOLVED that Council move out of camera and resume the Regular Meeting of Council.

(Carried)

MOVED BY Councillor Doug Frost
SECONDED BY Councillor Hank Hildebrand
BE IT RESOLVED that Council accepts the recommendations of the in-camera discussion.

(Carried)

12.0

Adjourn at
9:05PM

ADJOURN
MOVED BY Councillor Garry Hiebert
SECONDED BY Councillor Jim Hunt
BE IT RESOLVED that we do now adjourn.

(Carried)

Next regular meeting of Council scheduled for June 27, 2022 at 7:00pm.

CITY OF MORDEN

Mayor

City Manager