

**CITY OF MORDEN  
PUBLIC HEARING  
MINUTES  
June 14, 2021 – 10:00 A.M.**

The Public Hearing for the City of Morden Conditional Use Order CO 05-2020 held June 14, 2021 at 10:00AM in the City of Morden Council Chambers.

**Present:** Mayor Brandon Burley (chair), Deputy Mayor Gord Maddock, Councillors Doug Frost, Garry Hiebert, Jim Hunt, Nancy Penner, Hank Hildebrand, City Manager Nicole Enns, City Planner Martin Sandhurst, Executive Assistant Michelle Braun.

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

**BE IT RESOLVED** that the public hearing for Conditional Use Order 05-2020 be opened.

(Carried)

Proponent: Dennis Thiessen of Novva Builders

Purpose: To split existing Lots 13-25, Plan 64784 (20-44 Elam Street) into 26 lots for duplex development.

Opponents: None

Dennis Thiessen

- Affordable, aesthetically pleasing
- Premium duplex
- Needed to make it appealing and affordable
- Single family, detached homes for same dollar value would be smaller with only 1 garage – by moving to a duplex development, property can afford to go with more premium finishes
- Trying to encourage driveway parking

Councillor Hildebrand

- Concerns with congestion and street parking

D. Thiessen

- If there had been single family homes constructed, street parking would have been the same
- Between one driveway to another there would be the same distance, no matter if it was single family or duplexes
- There will be a temporary vehicle turn-around until such time as Cheval connects with 1<sup>st</sup> Street or Burwalde Drive connects with a portion of Cheval and Elam.

Martin Sandhurst

- Street will dead-end on north side – it will not be a through-street
- Will have to ban parking on one side of the street

Councillor Hildebrand

- Could vacant lot at the end, which is to be the temporary turn-around, be designated as temporary parking?

M. Sandhurst

- May be possible through development agreement if developer agrees

**MOVED BY Councillor Gord Maddock**

**SECONDED BY Councillor Hank Hildebrand**

**BE IT RESOLVED** that the public hearing for Conditional Use Order 05-2020 be closed.

(Carried)

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Mayor

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City Manager

