

CITY OF MORDEN
Regular Meeting
June 21, 2021

Minutes of the Regular Meeting of the Council of the City of Morden held in Council Chambers at Morden, Manitoba this 21st day of June, A.D. 2021 at 7:00 P.M.

1.0 Present **Present:** Mayor Brandon Burley (chair), Deputy Mayor Gordon Maddock, Councillors Hank Hildebrand, Doug Frost, Jim Hunt, Nancy Penner, Garry Hiebert, City Manager Nicole Enns, Director of Finance & Administration Ed Barnuevo, Executive Assistant Michelle Braun.

2.0 Agenda **ADDITIONS TO/APPROVAL OF AGENDA**
MOVED BY Councillor Garry Hiebert
SECONDED BY Councillor Doug Frost
BE IT RESOLVED that the agenda for the meeting of June 21, 2021 is hereby adopted as distributed.

(Carried)

3.0 **PUBLIC HEARING**
3.1 **MOVED BY Councillor Doug Frost**
SECONDED BY Councillor Garry Hiebert
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 08-2021.

(Carried)

Proponent: Sam Berg of Glenberg Homes
Purpose: To amend Morden Zoning By-law 08-2017, to rezone 255 & 265 Thornhill and 212 6th Street, legally described as Lots 1-4, Block 14, Plan 863, from "RT" Residential Two Family to "RML" Residential Family Large
Opponents: None

Sam Berg

- Received good representation from neighbors
- Lots of support
- Those that opposed last years proposal have no issues with these new revised plans

3.2 **MOVED BY Councillor Gord Maddock**
SECONDED BY Councillor Nancy Penner
BE IT RESOLVED that the public hearing for By-law 08-2021 does now close, to convene as a public hearing for Variation Order 02-2021.

Proponent: Sam Berg of Glenberg Homes

Purpose: To reduce the minimum corner side yard from 15 feet to 5 feet, and to reduce the minimum interior side yard from 10 feet to 4 feet, for 255 & 265 Thornhill and 212 6th Street, legally described as Lots 1-4, Block 14, Plan 863.

Opponents: None

Sam Berg

- Project suits community

Councillor Hildebrand – has drainage plan been dealt with?

Sam Berg

- Drainage plan will be submitted

3.3

MOVED BY Councillor Jim Hunt

SECONDED BY Councillor Hank Hildebrand

BE IT RESOLVED that the public hearing for Variation Order 02-2021 does now close, to convene as a public hearing for Conditional Use Order 02-2021.

(Carried)

Proponent: Duane Falk of Habitat for Humanity

Purpose: To allow for the establishment of a two-family dwelling at 507 6th Street, legally described as Lot 5, Block 9, Plan 1868.

Opponents: 6 present (20 residents total in opposition, as per signatures and letter submitted to Council)

Duane Falk

- The lot was donated to them in 2018.
- 70 ft wide lot – the group felt it was wide enough for a duplex and wanted the opportunity to help two families instead of one

Linda Marek

- Appreciates the work that Habitat for Humanity does
- Concerned about a duplex vs. a single-family home.
- Seems that virtually all Habitat builds are single-family.
- Would have liked more community consultation ahead of time.

Ana Kurbatskaya

- Does not feel like it is a good fit for the neighbourhood.

- Feels like it will be too crowded.

Jen Thompson

- Lot is zoned as single-family, as is the rest of the neighbourhood.
- Two-family dwellings in a single-family dwelling neighbourhood could negatively affect resale value of their homes.
- Two-family dwellings are out of character for new developments being established in this area. There are other areas in Morden that are already zoned for two-family.
- Additional house on the street brings additional traffic. Concerned that a two-family dwelling has potential to significantly increase the need for street parking on an already busy street.
- Neighbours that live at 511 6th Street, directly north of the lot in question, will be so close to the property that they believe it has the potential to affect the foundation of their house. The proposed dwelling will use up the entirety of the width of the lot, resulting in the proposed dwelling being closer to the property line than it would be if it was a single-family dwelling.
- Underground infrastructure for this lot has already been installed to facilitate a single-family dwelling. In order to build a two-family dwelling, this infrastructure would require the addition of a second gas, electric and water service, which would result in significant additional construction requirements.

Iris Lutzek

- Traffic concerns with a duplex
- Feels that there are better locations for a duplex within the city.

Nuno Sousa

- Supports Habitat, just feels like it should be a single-family home instead of a duplex.

Duane Falk

- Glad to hear that there is just opposition to being a duplex, not opposition to being a Habitat home.
- After hearing these concerns, he will withdraw his application and just keep the development as a single-family home.
- They have enough fundraising for a single-family home already, so now they can start construction right away.

MOVED BY Councillor Garry Hiebert
SECONDED BY Councillor Doug Frost
BE IT RESOLVED that the public hearing for Conditional Use Order 02-2021 does now close to resume the Regular meeting of Council.

(Carried)

4.0 **DELEGATIONS/PRESENTATIONS**
None

5.0 **CONFIRMATION OF MINUTES**

5.1
May 25/2021
Regular
Meeting **MOVED BY Councillor Nancy Penner**
SECONDED BY Councillor Jim Hunt
BE IT RESOLVED that the minutes of the Regular Meeting of Council held on the 25th day of May 2021 be adopted as presented.

(Carried)

5.2
June 8/2021
CoW
Meeting **MOVED BY Councillor Jim Hunt**
SECONDED BY Councillor Nancy Penner
BE IT RESOLVED that the minutes of Committee of the Whole meeting held on the 8th day of June 2021 be adopted as presented.

(Carried)

5.3
June 9/2021
Special
Meeting **MOVED BY Councillor Doug Frost**
SECONDED BY Councillor Garry Hiebert
BE IT RESOLVED that the minutes of the Special meeting of Council held on the 9th day of June 2021 be adopted as presented.

(Carried)

5.4
June 14/2021
Public
Hearing **MOVED BY Councillor Hank Hildebrand**
SECONDED BY Councillor Gord Maddock
BE IT RESOLVED that the minutes of the Public Hearing for Conditional Use 05-2020 held on the 14th day of June 2021 be adopted as presented.

(Carried)

5.5
June 14/2021
Special
Meeting **MOVED BY Councillor Garry Hiebert**
SECONDED BY Councillor Doug Frost
BE IT RESOLVED that the minutes of the Public Hearing for Conditional Use 05-2020 held on the 14th day of June 2021 be adopted as presented.

(Carried)

6.0 Recognition of Individuals and/or Organizations Accomplishments in the Community
None

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 May 31, 2021 be confirmed.

(Carried)

8.2
By-law
08-2021, 2nd
reading **MOVED BY Councillor Garry Hiebert**
SECONDED BY Councillor Doug Frost
BE IT RESOLVED that Council of the City of Morden give 2nd reading to By-law 08-2021, being a by-law to amend Morden Zoning By-law 08-2017, to rezone 255 & 265 Thornhill and 212 6th Street, legally described as Lots 1-4, Block 14, Plan 863:

FROM: "RT" Residential Two Family
TO: "RML" Residential Family Large

(Carried)

8.2
By-law
08-2021, 3rd
reading **MOVED BY Councillor Doug Frost**
SECONDED BY Councillor Garry Hiebert
BE IT RESOLVED that Council of the City of Morden give 3rd reading to and pass By-law 08-2021, being a by-law to amend Morden Zoning By-law 08-2017, to rezone 255 & 265 Thornhill and 212 6th Street, legally described as Lots 1-4, Block 14, Plan 863:

FROM: "RT" Residential Two Family
TO: "RML" Residential Family Large

For: Mayor Burley, Councillors Maddock, Hildebrand, Penner, Hunt, Frost, Hiebert
Against: None

(Carried 7-0)

8.3
Variation
Order VO
02-2021 **MOVED BY Councillor Nancy Penner**
SECONDED BY Councillor Jim Hunt
BE IT RESOLVED that Council of the City of Morden approve Variation Order VO 02-2021, to reduce the minimum corner side yard:

FROM: 15 feet
TO: 5 feet

AND

To reduce the minimum interior side yard:

FROM: 10 feet
TO: 4 feet

For 255 & 265 Thornhill and 212 6th Street, legally described as Lots 1-4, Block 14, Plan 863.

(Carried)

8.4 Conditional Use CO 02-2021 – APPLICATION WITHDRAWN
CO 02-2021

8.5 **MOVED BY Councillor Gord Maddock**
Farmers **SECONDED BY Councillor Hank Hildebrand**
Market street **BE IT RESOLVED** that Council of the City of Morden authorize the
closures MDCC to use 4 City of Morden barricades for the closure of 8th Street
from Stephen Street to North Railway and the use of the parking lot
at the corner of Stephen and 8th, from June 24th – October 7th, both
inclusive, for the 2021 Farmer's Market.

(Carried)

8.6 **MOVED BY Councillor Doug Frost**
Valley Fiber **SECONDED BY Councillor Garry Hiebert**
agreement **BE IT RESOLVED** that Council of the City of Morden authorize the
Mayor and City Manager to sign the addendum to the Valley Fiber
agreement as presented.

(Carried)

8.7 **MOVED BY Councillor Jim Hunt**
3-digit **SECONDED BY Councillor Nancy Penner**
suicide and **WHEREAS** the Federal government has passed a motion to adopt
crisis hotline 988, a National three-digit suicide and crisis hotline;

AND WHEREAS the ongoing COVID-19 pandemic has increased
the demand for suicide prevention services by 200 per cent;

AND WHEREAS existing suicide prevention hotlines require the user
to remember a 10-digit number and go through directories or be
placed on hold;

AND WHEREAS in 2022 the United States will have in place a national 988 crisis hotline;

AND WHEREAS the City of Morden recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;

NOW THEREFORE BE IT RESOLVED THAT Council of the City of Morden endorses this 988 crisis line initiative, and that administration be directed to send a letter indicating such support to the local MP, MPP, Federal Minister of Health, the CRTC and local area municipalities to indicate our support.

(Carried)

8.8
Policy
COU001

MOVED BY Councillor Hank Hildebrand

SECONDED BY Councillor Gord Maddock

BE IT RESOLVED that Council of the City of Morden revise Policy COU001-Organization Chart as presented.

(Carried)

8.9
PER004 &
PER066

MOVED BY Councillor Doug Frost

SECONDED BY Councillor Garry Hiebert

BE IT RESOLVED that the job descriptions described under City of Morden policies PER004-Director of Public Works and PER066-Director of Planning & Engineering be adopted as presented;

AND BE IT FURTHER RESOLVED that the “Director of Public Works” be changed to “Director of Operations”.

(Carried)

8.10
By-law
09-2021, 1st
reading

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Doug Frost

BE IT RESOLVED that Council of the City of Morden give 1st reading to By-law 09-2021, being a by-law to provide for a designated officer to approve minor subdivisions.

(Carried)

8.11
New Phone
System

MOVED BY Councillor Garry Hiebert

SECONDED BY Councillor Doug Frost

BE IT RESOLVED that Council of the City of Morden authorize the purchase of a new city-owned land line phone system from Valley Fiber at a cost of \$21,660.00 plus tax.

8.12
Subdivision
4433-21-8059

MOVED BY Councillor Gord Maddock
SECONDED BY Councillor Hank Hildebrand

BE IT RESOLVED that Council of the City of Morden approve subdivision 4433-21-8059, to split the existing 13 lots, located at 20-44 Elam Street, to establish freehold lots for each of 26 proposed dwelling units in side-by-side townhouse form;

AND BE IT FURTHER RESOLVED that approval of this subdivision be subject to the signing of a development agreement.

(Carried)

8.13
Airport
Hangar fees

Letter of Concern
- Received as information

8.14
MGRA 2021
Nominations

MB Good Roads Association – 2021 Award Program
- Received as information

9.0 **NEW BUSINESS**
None

10.0 **OTHER BUSINESS**

10.1 Received as information – RM of Stanley – Public Hearing Notice re-Reinfeld Secondary Plan

10.2 Received as information – Many Hands Resource Centre grant request

11.0 **IN-CAMERA**
None

12.0 **ADJOURN**

Adjourn at
9:05PM

MOVED BY Councillor Gord Maddock
SECONDED BY Councillor Hank Hildebrand
BE IT RESOLVED that we do now adjourn.

(Carried)

Next regular meeting of Council scheduled for July 26, 2021 at 7:00pm.

CITY OF MORDEN

Mayor

City Manager