

RURAL MUNICIPALITY OF MORRIS

Minutes of a meeting of the R.M. of Morris held on Wednesday June 13th, 2007 commencing at 9:00 a.m. Reeve Martens, and Councillors Groening, Kornelsen, Neumann, Robert, Siemens and Wiens were present with Reeve Martens in the chair.

The CAO was asked to arrange a trip to St. Leon within the next month. The CAO was asked to send a resolution to the AMM regarding GPS and Surveying.

Council had a Variation Hearing at 9:00 a.m. regarding variation #4/2007. No persons appeared to be heard.

110/07 Sieg Neumann – Lionel Wiens

Resolved that the R.M. of Morris approve Variation 4/2007 for Rémi & Esther Courcelles, to reduce the required rear yard from 10 feet to 1 foot in the UR zone.

Carried

111/07 Lionel Wiens – Leo Kornelsen

Resolved that the minutes of the May 9th, 2007 council meeting be adopted as presented.

Carried

112/07 Sieg Neumann – Ralph Groening

Resolved that the minutes of the May 11th, 2007 council meeting be adopted as presented.

Carried

113/07 Stan Siemens – Ralph Groening

Resolved that the minutes of the May 31st, 2007 council meeting be adopted as presented.

Carried

114/07 Ralph Groening – Leo Kornelsen

Resolved that the Agenda be adopted as presented and may be amended

Carried

Council held a Conditional Use hearing at 9:30 a.m. regarding an application from Lowe Farm Co-op. Lowe Farm Co-op has applied for a Conditional Use to install a Card Lock Gas and Diesel Fuel filling station. A total of 31 persons attended the hearing.

Councillor Groening declared a conflict of interest due to also being on the Board of Directors for the Lowe Farm Co-op, and left the meeting with no further discussion. Councillor Lionel Wiens declared a conflict of interest due to his wife being employed by the Lowe Farm Co-op, and left the meeting with no further comment. Reeve Martens called meeting to order and advised the proponent would have ten minutes to make their presentation, and all other persons would be allowed five minutes. He requested that everyone behave in an orderly fashion.

Mr. John Norman, the General Manager for the Lowe Farm Co-op, advised the meeting that it was proposed to have this facility West of the existing Co-op building. This will not be a truck stop, but will be a card lock facility for members. They plan to sell both Amber and Marked fuel. This card lock is required as a result of the Lowe Farm Co-op decommissioning their bulk plant. They intend to install 8' fence on the North side of their property next to the back lane in order to provide minimal residential disruption. The site will be well lit. They are not anticipating a large increase in traffic. The existing pumps will be removed and the front of the existing store will renovated to a more modern appearance.

Tina Laundry advised that she lives across the back lane from the Co-op to the North. She is looking forward to not seeing the back of the Co-op store, and would like to have access to fuel on a 24 hour per day, seven day per week basis.

Mr. Wilfred Harder mentioned the petition, and advised that this was really a community issue. It is his understanding that this would be a shared project with Federated Co-op and would cost approximately \$700,000. It is his understanding that Federated would pay for approximately one half of this cost. Mr. Harder stated that no one would want to live in Lowe Farm if it wasn't for the Co-op. He believes that this is good for the Municipality and that everyone should welcome this project. Mr. Harder also stated that he was not a big supporter of the Hog Barns, but now he has gravel roads in three areas where he did not have before. Mr. Harder also stated that the Co-op should have had an information meeting before the Public Hearing. He also stated the project should be approved.

Mr. Rick Giesbrecht advised that he in support of this project. He believes that the petition obtained their signatures by using coercion.

Mr. Steve Hildebrandt advised that he signed the petition and now would like to withdraw because he was not clear on what he was signing, when he signed.

Mr. Marv Gerbrandt advised that a lot of feelings had been expressed. If someone wants to invest \$750,000 they will have done their homework and the project will be feasible. He stated that the Co-op has been generous and gracious to the local coffee shop. He believes that the problem here was similar to division in the family and that some people needed to re-think their position. Mr. Gerbrandt hopes that everyone can get through this and get back together again as one community.

Mr. Terry Brown advised that he is against this project. He advised that the petition is not against the proposal, but is opposed to the location. He believes that this project will negatively affect property values, and will result in fumes being drawn in to the restaurant and private residences. Mr. Brown is also concerned that the septic tank will not last. He advised that there is a debate over who owns the restaurant and that the restaurant belongs to the community. Mr. Brown also stated that the RM gave tax receipts for the donations at the time the restaurant was built.

Mr. George Wiebe presented Council with a petition containing forty six names and advised that these signatures are not against the card lock, and that they are not anti-business or anti-growth. Mr. Wiebe believes that this is the wrong place for this project. He stated that space is too tight and that there is no room at this location to grow. Mr. Wiebe feels that the Co-op should look for another location. His main concerns are safety, noise, odour and shortage of room. Mr. Wiebe questioned whether the Co-op could not have got everyone on side. There are twenty six children in this neighborhood, and Mr. Wiebe believes that the value of his property and the ability to sell will be negatively impacted. Mr. Wiebe thinks that the Co-op should reconsider.

Mary Sawatsky stated that the card lock should be in another location.

Mr. Corny Paetkau, the chairman of the café, advised that he is in favor of a card lock. He believes that we should look for a card lock, but is opposed to the location. Mr. Paetkau made three points of concerns:

- 1) The septic tank. He is concerned that Super B's go over curbs and the septic tank could be hurt.
- 2) The fresh air intake for the restaurant. Diesel's idling outside would hurt the air in the restaurant.
- 3) Could reduce available parking on the West side for the restaurant. This means that customers might not be able to park next to the restaurant.

Mr. Paul Joyal attended the meeting and advised that the majority of people are not opposed to the card lock but are opposed to the location. The Co-op Board did not keep the community very informed. Mr. Joyal also advised that the share holders have not been informed of the board's plans.

Mr. Henry Rose advised that for and against is misleading. No one is against this project, they just don't like the location. Mr. Rose suggested that there is lots of room available on the other side of the railway track.

Mr. Harry Penner advised that he was in favor of the card lock but not at this location. He suggested that it should be moved across the Highway to avoid the smell. Mr. Penner also expressed concern about the children in the neighborhood.

There were no further presentations, and Reeve Herm Martens opened the meeting for questions. In response to questions John Norman advised he has been there for 8 months and that no feasibility study had been done before that. If the septic tank is an issue it can be moved. Mr. Norman also advised that fumes would depend on wind direction. The Co-op has only looked at the financial feasibility. The Department of Highways is holding a hearing on July 3rd for safety. The Co-op has to put in new tanks.

Mr. Norman also responded that with the ownership of the railway property, even though it is being torn up, it could be two to ten years before anything happens.

Rikki Brown asked why the project had to be done now. Mr. Norman replied that the existing fuel system is antiquated.

There was a question concerning using a former service station at the West end of town. Mr. Norman was concerned that this site was probably contaminated.

Mr. Wilf Harder asked if the opponents had met with the manager and also if they had met with the Co-op Board. The answer received was no.

There was a question regarding the fence and how this would prevent danger to small children. Mr. Norman believes that having a fence will stop children from running on to the Co-op property.

There was a question on why this proposal was not brought up at the Annual General meeting and Mr. Norman replied that the card lock was brought up but he would have to check up the minutes to see if a location was mentioned.

Mr. Norman also advised that there would be much more red tape and cost for a different location. This project cannot be moved East because there is not enough room.

There was a question on whether upgrading would be required of this street to handle the extra traffic. Reeve Martens replied that any extra overlay would be the Co-op responsibility. The operator of the coffee shop was in favor of this proposal.

There was a question on why more thought had not been given to safety and community concerns. Mr. Norman replied that the Co-op had intended to install fencing and also to have the site well lit for safety.

There was a question about traffic flow in one direction only and Mr. Norman replied probably yes. Mr. Norman also suggested that children are the responsibility of parents.

There being no further presentation or questions the hearing was then adjourned.

Mr. Ken Friesen attended the meeting at 10:45 a.m. Council asked whether he would be willing to consider bi-weekly or other type of recycling pick up at a lower cost. Mr. Friesen replied that his recycling equipment is now going five days per week and there would be no extra time. This means he would have to purchase more equipment. If there was a greater population involved that would make a difference. Mr. Friesen advised that his quoted price of \$1,300 per month would be weekly pick up for Rosenort, Lowe Farm and Sperling. Picking up garbage only would cost \$600.00 per month. Mr. Friesen advised that his price was based on a weekly pick up of fifty homes plus two businesses, plus two community bins. He delivers all his recycling material to Eastman Recycling. Eastman Recycling just needs the glass separated, and it is nice if cardboard can be separated. Mr. Friesen advised that it would be nice if the Co-op in Rosenort would consider baling their cardboard. Mr. Friesen will get back to council after considering the possibility of using stationary trailers in one central location.

Mr. Don Harder the Public Works Foreman attended the meeting at 11:15 a.m. He gave council his report for the previous month.

The CAO was instructed to check into a complaint with a plumber concerning a certain resident in Lowe Farm. The CAO was also asked to invite Fred Peters for the sod turning and to invite the Carillon also. The CAO was also asked to contact Barb Shewchuk for council pictures.

The CAO was asked to check into certain accounts, with late charges.

115/07 Sieg Neumann – Lionel Wiens

Resolved that the R.M of Morris approve the accounts as presented from cheque number's 20070544 to 20070732 totalling \$ 378,683.09

Carried

116/07 Leo Kornelsen – Stan Siemens

Resolved that the RM of Morris approve checks # 20070733 to 20070778 totalling \$264,812.13

Carried

Mr. Ed Penner attended the meeting at 1:45 p.m. He discussed several items with council resulting from the fly over that was done of the Conditional Use permits. These questions were:

- 1) is there a standard fine amount for farms
- 2) tarp cover versus straw
- 3) are both cells to be covered
- 4) is the airway system acceptable

Reeve Herm Martens replied that he will demonstrate the air way system for council so that it can be monitored. The CAO was asked to prepare a list of all the Conditional Use's that are required to have a tarp.

The CAO was asked to provide the Building Committee with copies of the Building Inspector's monthly report when it is received. Council would also like to have a list showing the value of all buildings that were approved, plus the activity list from the Building Inspector. Council does not need to have the roll number.

Council reviewed the rural water list and determined that there are nine persons to be hooked up this year.

117/07 Leo Kornelsen – Sieg Neumann

Resolved that the RM of Morris withdraw from the SEMBI Board effective immediately.

Carried

There being no further business the meeting was then adjourned at 3:00 p.m.

REEVE

CAO