

RURAL MUNICIPALITY OF MORRIS

Minutes of a meeting of the council of the RM of Morris held on Tuesday July 3rd, 2007 commencing at 9:00 a.m. Reeve Martens and Councillors Kornelsen, Neumann, Robert and Siemens were present with Reeve Martens in the chair. This meeting had been called to continue a hearing for conditional use number 3/2007 for the Lowe Farm Co-op. The Lowe Farm Co-op had applied for a Conditional Use to install a card lock facility on their property in Lowe Farm. The original meeting was held on June 19th, 2007. This continuation was called because one person had not been able to be heard at the first meeting due to not speaking english.

Thirteen persons attended at this hearing. Reeve Martens outlined the procedure, advising the council would listen to any new information. Council did not want to hear a rehash of everything that had been stated before.

Mr. Harold Zacharias addressed the meeting in Low German, using Terry Wiebe as an interpreter. Mr. Zacharias advised that he has lots of small children. He would be willing to sell his property to the Co-op if they are willing to purchase it, so that he could move. He does not know who would buy his property if the Co-op did not.

Mr. Harry Penner advised that he was in favor of a card lock but not at this location. He reported that lots of people in Lowe Farm go walking. He felt that the best alternative location would be across the railway tracks on the South side. Mr. Penner is concerned that the property values will go down. He also feels that it is very unfair what the Co-op is trying to do to Mr. and Mrs. Zacharias.

Terry Brown advised that the first proposal was for one way traffic and now it looks like a two way traffic. Mr. Brown also stated that the highway traffic board application says that the traffic would travel onto Fourth Street and across to Fifth street with only two accesses. Mr. Brown also stated there seems to be more talk about convenience then about safety.

Helen Brown advised that she lives across the street for where this proposal would be. She is concerned about trucks turning onto Fifth Street. She stated that there will be an accident. Mrs. Brown asked if the Co-op could not hire an extra person to put this card lock facility on the West end of town. If the site on the West side of town is contaminated then the present site must be more contaminated because there has been a fuel station for more years at this location. The West end location would also be at two crossroads which would be an ideal place. Ms. Brown stated that Co-op is member owned and the Co-op should have called a meeting to let members know their plans. The RCMP have been knocking on doors in Lowe Farm advising people to keep their doors locked due to the number of transients going through. Ms. Brown is convinced that a card lock facility would result in more transients.

Councillor Kornelsen questioned whether Zacharias' property would be saleable without a card lock. Mr. Zacharias believes that it would be.

Councillor Robert questioned what Zacharias' property would be worth now and Mr. Zacharias replied that he is not sure what it would be worth now, but is sure that it would be worth less if a card lock was set up.

Mr. Paul Joyal asked if there was a by-law regulating truck traffic and Reeve Martens replied that there was no by-law. Mr. Joyal was concerned about heavy truck traffic in residential streets. Mr. Ed Landry replied that he drives a truck and that the corners are too tight for trucks to go across a lot of residential streets. This would cause the trucks unnecessary sharp turns.

Mr. Harry Penner stated that trucks have been driving on the streets all winter long.

Terry Wiebe questioned whether the Co-op will be upgrading Fifth Street. Paul Joyal asked if there was a by-law in place then who would be enforcing it. Mr. Ed Landry replied that the road will be build up at Co-op expense.

There being no further presentations or questions the hearing was then adjourned at 9:30 a.m.

Council discussed the proposal and all the evidence that had been heard.

130/07 Leo Kornelsen – Sieg Neumann

Resolved that the RM of Morris approve conditional use # 3/2007 for the Lowe Farm Co-op on Lots 1/10 Block 5 Plan 522 with the following condition:

1. A fence be built at the rear of the property.
2. An extra 2" lift of asphalt be installed on Fifth Street from the lane to PTH 23 to accommodate extra traffic.

Carried

Councillor Groening attended the meeting at 9:50 a.m.

Mr. Don Harder attended the meeting at 10:00 a.m. He advised that the Fire Commissioner requires the Public Works garage to be 100 feet away from the West side of the property, or else have a fire guard and be a minimum of 35 feet away. The RM could also consider having an easement for the 35 foot strip. The estimated cost of installing a fire guard would be \$2,500.00. Mr. Harder will meet with Henry Thiessen, the adjoining owner to see if an agreement can be reached.

Councillor Neumann left the meeting at 10:05 a.m.

Mr. Dalton Duerksen, the Fire Chief from Rosenort, and Mr. Lyle Rance the Fire Chief from Sperling attended the meeting at 10:15 a.m. Leo Kornelsen assumed the Chair for a protection committee meeting.

Lyle Rance thinks that their garage can accommodate the truck the RM purchased by tender. Mr. Rance did point out that at least one truck must be fifteen years old or newer. Rosenort has a 1992 and a 1988 truck. Lowe Farm's newest truck is 1992. Sperling has a 1996 and a 1966 truck.

Councillor Robert reported that most fire trucks are under powered because they are made for in the city. He advised that the RM needs a fire truck with a strong diesel engine.

There was some discussion concerning putting taxes for fire protection on buildings only in the RM.

The Committee decided that the newly purchased fire truck will be stationed at Sperling assuming it fits in their fire hall. The old Sperling truck will be advertised as for sale by tender.

Dalton Duerksen and Lyle Rance left the meeting at 11:10 a.m. The Protection Committee meeting was then adjourned.

Mr. Don Harder attended the meeting at 11:10 a.m. and advised that Mr. Thiessen will work with RM. He already has a 15 foot caveat on his property for a future roadway, and is willing to trade a 20 foot piece of property in exchange for property at the rear of his existing land. Mr. Thiessen would like to square off his existing property. The CAO was asked to do a subdivision application for a twenty foot strip and to square off Mr. Thiessen's property.

There being no further business the meeting was then adjourned at 11:15 am.