

COUNCIL/PLANNING MEETING December 18, 2018

WITHOUT PREJUDICE

There were 2 items added to the agenda, one being **Acceptance of the Resignation of CAO Russ Phillips** because the Reeve announced the municipal lawyer had suggested Council pass a resolution accepting it. The reason for his resignation was not mentioned but as one could expect, there are countless rumors flying around the municipality. As with all divorce, it could be cited as incompatibility on the part of the partners. As it may be some time before another CAO is recruited, this leaves **Council in control of the municipality including the administration and hiring and firing of its staff.** **Questions to Ask:** What precipitated the resignation? Is there a cost associated with it?

The second item added was Transfer Station Usage Agreement - Brokenhead and Beausejour. Because staff including the Director of Public Works, Finance and Waste and Water were all present at the meeting after regular business hours, the Reeve asked Council to move to item 7.1 2019 Interim Budget, the 7.2 Potable Water Tanker and 7.12 regarding the Transfer Station. **Questions to Ask:** Why are staff being required to attend evening meetings and at what cost when the Reeve clearly stated it was necessary to have afternoon Council meetings in order for staff to attend on business hours. In the new schedule, the 1:00 meetings are all Committee of the Whole meetings where no resolutions can be passed. If Staff are being required to bring reports to Council before resolutions are considered for approval, why are these Council meetings not being scheduled in the afternoon?

7.1 Interim Budget 2019 - Jody Thiessen gave a brief report. To cover expenses for the first 5 months of the year before the Financial Plan is adopted. Last year amount with a 2.5% increase - \$7,892,500.00. Resolution passed.

7.2 Potable Water Tanker - Blaine Moffat reported on this. Said when municipal water breakdown occurs, difficult to rent unit to supply water. Has been in discussion with Public Works staff at City of Winnipeg who have currently had 6 more units built to add to their fleet. PW was hoping to build their own but with retirement of staff mechanic, don't have expertise and time. 300 gallon tank with trailer and insulated shell and mixing component for disinfection. **Santokh said they need it but has not checked with other RMs to see if they have one that could be shared with other RMs.** Councillor Williams concerned with process. Cost **\$53,825.27**, only \$35,000 budgeted, remainder \$18,825.27 with come from Utility Reserve and plus applicable taxes. Ralke cited example of Anola boil water advisory and tank was provided. Moffat said that one came from City of Winnipeg but had to pull teeth to get it. Bredin asked how often required and Santokh replied once last year. Cost may go up, he said. If appears this is being said more and more often of late as a rationale. Resolution passed.

7.12 Transfer Station Usage Agreement - Beausejour and Brokenhead - Santokh reported made a few changes including different pricing according to the size of the bag and trailer size but the fees are not increasing as they increased 12% last time. \$2.25/tag. Resolution passed.

Then went back to the Planning Section of the Meeting and I will highlight a few that were discussed at length.

5.6 Conditional Use 18-52 Tejinder Singh Bharj - Pineridge Road just south of Hwy. #15 on east side of road. Mobile Auto Repair Service. A nearby resident spoke against the application with the following concerns: Two different businesses, auto glass and vehicle repair, zoned agriculture and rural residential, ?home industry, agricultural machinery on roads could conflict with customers coming there, delivery of parts, bringing in used cars for parts, cars repaired could be displayed on the highway for sale, half of the building used to be living quarters, could set precedent and give unfair tax advantage over ones in industrial area. No problem with mobile glass business but beyond that, he should find a place in properly zoned area. Councillor Fuhl challenged no affordable place in commercial area and there is rental places available. Bredin asked how temporary? Just moved from Toronto and can't work outside in winter and can't afford right now. Eadie is fine with glass replacement but not full blown auto repair business. First conditional use was given for 6 months. Approved for 2 years for Glass Repair only and Edie ok with that as long as all contained within the building. Mr. Bharj tried to have it changed to 1 year of glass only and the second year both glass and auto repair but the hearing was closed.

5.7 Application for Subdivision and Variance 4189-18-7420 H.C.L. Renovations Ltd. represented by Sue Sutherland - North side of Richland Road and West Side of Queens Valley Road. 2 lots being removed from each of the 80 acre parcels, 3 on the west title and one from the east. Zoned Agriculture General. Old yard site on one residual parcel. Active mining claim on both titles. Manitoba Agriculture was the main objector because the lot configuration creates a dense rural residential development in an area zoned for agricultural use. This clustering increases pressure for future infill development which could impact agricultural operations. There will be 10 rural residential properties on a 1.2 mile stretch of Richland Road. Sue Sutherland questioned the 10% land dedication or cash in lieu request for school division because school tax is currently being paid on the properties. Had concerns regarding swales for drainage and would require rows of trees being cut. The writer signed to speak in opposition and spoke to the amount of dust generated on that road being a concern of residents, this would increase the traffic on the road, lot of gravel extraction and truck traffic that generates complaints, opposition in the past regarding silo development in rural areas, road may require improving. Councillor Wilson wanted to know how it can be ensured that the two 70 acre residual parcels cannot further be subdivided and Doucet says it is prohibited under the current Development Agreement and Zoning Bylaw. Wilson wanted assurance it could not slip through the cracks and Doucet said records kept both at Provincial Planning and RM Planning offices. Sutherland again brought up the school dedication and Council compromised and reduced it to 5% which could still be changed by the Province. Sutherland asked if the person in opposition was directly affected by the subdivision and was there anything they could do in that regard and Reeve Fell answered on her behalf, No. Approved with amended condition regarding school tax. Councillor Wilson was opposed. Variance also approved.

Development Agreement - One of these involves a subdivision on River Road between Eastdale and Hwy #12 and once again the subject of drainage was raised as the property was a natural water retention area. In the previous subdivision application on Richland Road, this one was an example of how swaths of trees have to be razed to provide the swales necessary to allow residential development. Councillor Ralke said there were concerns of neighbours to the south but Doucet assured her the swales are designed to hold the water from draining on

neighbouring properties and the potential to increase drainage on the north side of the road has been considered. This would no doubt, in my opinion, involve significant drainage and road upgrades at the expense of taxpayers. Councillor Ralke was satisfied that as long as a drainage plan is in place, there will be no adverse affects. The second one also dealt with land drainage and flooding as a concern. There is a no building zone identified on the property and Councillor Wilson was concerned this is registered and Doucet said it would be a caveat on the land title.

Questions to Ask: Should the Council be approving subdivisions on low lying lands where draining and flooding are an issue? Are caveats always considered in decision making?

Doucet stated that for municipal purposes, land dedication kicks in when parcels being created are less than 9.something acres in size or smaller.

2018 Capital Projects Report as at November 30, 2018 - Finance Officer had left so CAO presented this and Reeve Fell asked for a resolution to accept it as information and if any Councillor reading it had questions, they could bring it to the next COW meeting for discussion.

Birds Hill Park Fire Agreement - Same as previously presented with exception of built in 2% cost increase. Discussion about water rescue capability in house will be tabled for the future.

Springfield Public Library Board Appointments - 1 year - Doreen Palidwor and Deanna Hay 2 year Carolyn Lintott and Jocelyn Howe.

Springfield Police Board Appointments - Anne Wowchuk, Chair, Greg Penner, Vice Chair, Michael Beward, and Councillor Peter Williams. Note: The writer applied in this competitive process and was interviewed but was not selected although she served on the previous Board from its inception in 2014 until election day, 2018 and was Chair for most of that period. She also prepared the Annual Report for 2018 up to the point of end of tenure. Two of the candidates selected also served on the Board for part of the 4 years.

The selection committee for the last two items was Tiffany Fell, Glen Fuhl, and Lynn Lemire, Human Resources Officer.

Winnipeg Metropolitan Region - Director of Corporation, John Q Public Inc. - Reeve Tiffany Fell - no alternate requested.

FCM Membership - based on formula \$3,368.57 and \$500. donation to Advocacy Fund which the CAO feels is intended to assist municipalities in "need" situation.

2019 Council Schedule - Resolution passed to accept January and February portion of the schedule.

January 8, 2019 - Committee of the Whole 1:00 p.m.
January 15, 2019 - Council Meeting 6:30 p.m.
January 22, 2019 - Committee of the Whole 1:00 p.m.
January 24, 2019 - Planning Meeting 6:00 p.m.

February 5, 2019 - Council Meeting 6:30 p.m.
February 12, 2019 - Committee of the Whole 1:00 p.m.
February 19, 2019 - Council Meeting 6:30 p.m.
February 26, 2019 - Committee of the Whole 1:00 p.m.
February 28, 2019 - Planning Meeting 6:00 p.m.

Note: This schedule is not in accordance with 10-26, the Procedural By-law currently in place. Further, no decisions can be made at Committee of the Whole meetings by resolution. These are discussion meetings.

Questions to Ask: Why is Council not following its own by-laws? Why are the Municipal Act and other Acts such as the Police Services Act not being followed? When are municipal by-laws going to be reviewed and updated with the departure of the CAO? Who will be responsible for running the RM?

Portable Water Tanker \$53,825.27



This is similar to the one ordered for \$477,498.69 which is being manufactured in Florida.