

**MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY SEPTEMBER 3, 2019 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB**

Present: Mayor McCutcheon, Deputy Mayor Hedley, Councillors Gerrard, Kostenchuk, Nadeau, Parrott & Pudlo, CAO Colleen Synchysyn, ACAO Jodi Baker, Development Officer Jeff Braun

Guests: Jeremy Vogt & Liway Cabrera - NACTV, Eoin Devereux – Neepawa Banner & Press, Darlene Gillies, Troy Brister, Harris Lowe, Grant Lukin, Arleigh Wilson

**1. Approval of Agenda**

**Resolution No: 2019-183**

**Parrott/Pudlo**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve the Regular Meeting agenda for Tuesday, September 3, 2019.

**CARRIED**

Regular meeting recessed for public hearing purposes.

**2. Public Hearings (separate minutes – resolutions 184-193)**

- **7:05 p.m. Amend Zoning - Lots 1-3, Plan 53506 - "RS-U" to "RS" (Blanchard - Commerce St.)**
- **7:08 p.m. Variance Application V-02-2019, Lots 1-3, BI 118, Plan 256 (Blanchard - Commerce St.)**
- **7:15 p.m. Conditional Use/Variance Application CU-V-01-2019, Lots 3-6, BI 118, Plan 256 (Kinsmen)**
- **7:20 p.m. Variance Application V-04-2019, Lots A-D, Plan 63062 (Foresight Real Estate Ltd.)**
- **7:26 p.m. Conditional Use Application CU-01-2019, Lots 12 & 13, BI 83, Plan 256, 327 Main St. E. (Touchwood Park Association Inc.)**

**3. Approval of Minutes**

**Resolution No: 2019-194**

**Kostenchuk/Pudlo**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve the minutes of the Regular Meeting and Public Hearing held August 13, 2019 as circulated, posted and attached.

**CARRIED**

**4. Council Reports**

**4.1 Public Works & Infrastructure – Councillor Parrott**

- Staff have been seeking a quality source of clay to complete the construction of the lagoon cell and are currently awaiting the results of some test holes that were dug last week.

**5. Other Council Reports (Boards, Committee, etc.)**

**5.1 Various – Councillor Parrott**

- Attended a Yellowhead Economic Development Corridor meeting in Russell. The committee pursues a regional approach for encouraging economic development along PTH 16. Neepawa, Russell, Shoal Lake, and Minnedosa are partners at the table.
- The parking lines have now been completed within the parking lot at the clinic.

**5.2 Regional Recreation Steering Committee – Councillor Gerrard**

- Reported on the progress of the committee in finalizing a Recreation Master Plan for the region and the commitment of the municipal partners to improve the recreation delivery system.
- The findings and recommendations within the Master Plan were based on interviews with 36 local organizations, as well as a public consultation process that resulted in the return of 287 surveys. Analysis

of the survey respondents indicated that the information served as a good representation of the residents across the region from all demographics.

- Recreation Services at 45.2% topped the list when respondents were asked about matters that were important for quality of life. Low Crime and Safety was next at 28.6% and Healthcare Services at 21.2%.
- Insofar as activities people enjoy, walking took the top spot at 36.4%, followed by swimming at 17.6% and basketball at 15.1%
- 92.4% of respondents indicated that new, improved or expanded recreation and park facilities were needed in the region.
- Within the Master Plan, the top three items identified on an outdoor facility wish list were:
  - Basketball, Tennis and Pickleball Courts;
  - Walking, Cycling Paths and Trails; and
  - Improved Swimming Pool
- The committee is pleased to report that they are listening and responding to the public, and in 2019 are beginning to address the wish list as follows:
  - Improvements at Hillcrest to feature volleyball and basketball, etc.;
  - Improved signage for The Great Trail;
  - The creation of an all-season multi-use trail park to feature walking, biking, skiing, snowshoeing, tobogganing, nature activities, etc.;
  - Linking the proposed multi-use trail park as a loop to The Great Trail;
  - Replacing the membrane at the swimming pool; and
  - Securing land in preparation for the provision of court sports.
- Appreciation extended to the committee for the work completed to date...with keen interest in moving forward with a regional approach to recreation when meetings resume this fall.

## **6. Department Reports**

### **6.1 Chief Administrative Officer Colleen Synchyshyn**

- Provided an update on Subdivision 4437-16-7679 (CN Property).
- Met all of the subdivision requirements in June, however once the plans were filed for registration, further information was required by The Property Registry.
- Over the last few months Administration and Taylor Law office, have been pursuing the discharge of encumbrances by CN Railway and Crop Production Services (CPS) in relation to their respective use of the property previous to coming under ownership of the Town.
- CN has consented to the discharge and we will continue to pursue the one from CPS.
- Once the discharges are approved, the documents will be forwarded to The Property Registry to complete the registration requirements and the Town should be able to obtain the titles for the various parcels put forth in the subdivision application.
- Once the Town has titles in their name, Taylor Law Office will proceed with the sale and transfer of those titles applicable to parcels already under agreement for sale.
- The process was extremely lengthy and complicated and we would like to thank all those individuals and developers who have persevered with the Town throughout the process. Some of whom took the chance at early onset to proceed to certain stages of development under the terms of a lease agreement, as well as those who preferred to wait until title could be transferred.
- We anticipate the final registration of the subdivision within the next few weeks.

## **7. Correspondence**

### **7.1 Manitoba Youth Job Centre**

- Thank you received from Kassia Hollier (Youth Engagement Leader) to the Town of Neepawa for sponsoring the Neepawa Office again this summer.

### **7.2 RCMP Quarterly Report April – June 2019**

- Charged one impaired driver and issued 6 cell phone tickets

- Issued 441 traffic tickets of which 70 were written warnings.
- The unmarked police SUV has proven to be a good deterrent for local drivers.
- Out of 15 property claims, only one break, enter and theft was reported.
- COPP patrols were made on 13 days this quarter and has assisted with information to prevent crimes.

## **8. Finance**

### **8.1 Accounts – August 2019**

**Resolution No: 2019-195**

**Kostenchuk/Nadeau**

BE IT RESOLVED THAT the Council for the Town of Neepawa approve the accounts for August totaling \$2,100,701.22, as reviewed and representing cheques #201901690 to #201901944, but excluding #201901856, #201901857.

**CARRIED**

Deputy Mayor Hedley & Councillor Gerrard declared a conflict for the following resolution; vacated the room; returning at the close of discussion and debate.

### **8.2 Accounts – August 2019 (HH & Co-op)**

**Resolution No: 2019-196**

**Parrott/Kostenchuk**

BE IT RESOLVED THAT the Council for the Town of Neepawa approve cheque #201901856 and #201901857 for August to Home Hardware and Neepawa Gladstone Co-op totalling \$5,927.53.

**CARRIED**

### **8.3 July 2019 Financial Statement**

**Resolution No: 2019-197**

**Kostenchuk/Parrott**

BE IT RESOLVED THAT the Council for the Town or Neepawa approve the Financial Statement for the month ended July 31<sup>st</sup>, 2019

**CARRIED**

## **9. By-Laws**

### **9.1 By-Law 3194-19 Amend Zoning – Lots 1 – 3, Plan 53506 “RS-U” to “RS” - 2<sup>nd</sup> Reading**

**Resolution No: 2019-198**

**Gerrard/Hedley**

BE IT RESOLVED THAT By-Law No. 3194-19, being a By-Law of the Town of Neepawa to amend the zoning of Lots 1 – 3, Plan 53506 from "Residential Single-Unit Unserviced Zone" to "Residential Single-Unit Zone", be now read for a second time.

**CARRIED**

### **9.2 By-Law 3194-19 Amend Zoning – Lots 1 – 3, Plan 53506 “RS-U” to “RS” – 3<sup>rd</sup> Reading**

**Resolution No: 2019-199**

**Parrott/Pudlo**

BE IT RESOLVED THAT By-Law No. 3194-19, being a By-Law of the Town of Neepawa to amend the zoning of Lots 1 – 3, Plan 53506 from "Residential Single-Unit Unserviced Zone" to "Residential Single-Unit Zone", be now read for a third time and passed.

For: All; Against/Abstain: Nil

**CARRIED**

## **10. New Business**

### **10.1 Variation Application V-02-2019, Lots 1-3, Bl 118, Plan 256, Commerce St. (Blanchard Construction Ltd.)**

**Resolution No: 2019-200**

**Kostenchuk/Nadeau**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve Variation Application V-02-2019 of Blanchard Construction Ltd. to vary the front site width of the proposed Lots 1 & 5 from 50 feet to 18.2 feet as required for Subdivision Application 4437-19-8057.

**CARRIED**

**11.2 Conditional Use/Variance Application CU-V-01-2019, Lots 3-6, Block 118, Plan 256 (Neepawa Kinsmen)**

**Resolution No: 2019-201**

**Kostenchuk/Pudlo**

BE IT RESOLVED THAT the Council of the Town of Neepawa approve Conditional Use/Variation Order #CU-V-01-2019 of Neepawa Senior Citizens Housing Inc. to allow for the location of a moderate density multiple unit dwelling within a commercial central zone. Variation requirements approved as follows:

- Front yard setback of 25 feet to be reduced to 1 feet.
- West yard setback of 30 feet to be reduced to 8 feet.
- East yard setback of 30 feet to be reduced to 6 feet.
- Maximum height of building to be increased from 45 feet to the proposed 60 feet.
- Parking requirements be decreased from 1.5 stalls per unit to 0.5 stalls per unit, equating to 24 stalls, 4 of which shall be accommodated directly on the noted site, with the remainder to be subsequently approved by Council at an alternate location in reasonable proximity.

**CARRIED**

**11.3 Variation Application V-04-2019, Lots A-D, Plan 63062, 361 Mountain Ave. (Foresight Real Estate Ltd.)**

**Resolution No: 2019-202**

**Kostenchuk/Gerrard**

BE IT RESOLVED THAT we approve Variation Application V-04-2019 of Foresight Real Estate Ltd. (Andrew Aiken) to vary the rear yard setback of Lots A-D, Plan 63062 (Roll 66900) from the required 25 feet to 10 feet to accommodate the construction of a new commercial building with an accessory use of 3 residential dwelling units in the rear portion of the building.

**CARRIED**

**11.4 Conditional Use Application CU-01-2019, Lots 12/13, Bl 83, Plan 256, 327 Main St. E. (Touchwood Park)**

**Resolution No: 2019-203**

**Parrott/Kostenchuk**

BE IT RESOLVED THAT we approve Conditional Use Application CU-01-2019 of Touchwood Park Association Inc. to allow for the location of a Residential Care Facility for 4 or fewer persons within the RT- Residential Two Unit Zone on Lots 12 & 13, Block 83, Plan 256, @ 327 Main St. E.

**CARRIED**

**11.5 Lagoon Phase II - Request for Assistance from Manitoba Water Services Board**

**Resolution No: 2019-204**

**Parrott/Hedley**

WHEREAS the Manitoba Water Services Board has been instrumental in assisting the Town of Neepawa with Phase I of the lagoon upgrade and expansion project;  
AND WHEREAS once Phase I concludes, the Town desires to move forward into Phase II with the continued technical and professional support of the Manitoba Water Services Board;  
AND WHEREAS the Town of Neepawa has secured the required funding for Phase II by way of borrowing under By-Law 3185-19 and Municipal Board Order No. E-19-078;  
THEREFORE BE IT RESOLVED THAT to ensure that the entire project is completed efficiently and effectively, the Town of Neepawa request technical and financial assistance through the Manitoba Water Services Board for Phase II of the project.

**CARRIED**

### 11.6 Property Purchase - Lots 21 & 22, Bl 133, Plan 348 (Roll 89700)

- Since the removal of the tennis courts to make way for the construction of a new middle school and daycare, the Town has been investigating locations for new courts. We are pleased to report that we have come to an agreement for the purchase of a piece of proper northeast of The Flats. Once title is obtained, we will be able to establish a plan for moving forward in the short term.

**Resolution No: 2019-205**

**Pudlo/Nadeau**

BE IT RESOLVED THAT we approve the capital purchase of Lots 21 & 22, Block, 133, Plan 348, being Roll 89700 from Randolph Spence for a purchase price of twelve thousand dollars (\$12,000), with all associated legal costs borne by the Town;

AND FURTHER BE IT RESOLVED THAT if insufficient funding is available in the 2019 general operating budget, the purchase be funded by the Recreation and Culture Reserve.

**CARRIED**

### 11.7 Neepawa Swimming Pool - PVC Membrane Replacement

**Resolution No: 2019-206**

**Pudlo/Gerrard**

WHEREAS the Council of the Town of Neepawa has identified the necessity to replace the PVC membrane at the Neepawa Swimming Pool and as a result have pre-booked with Western Recreation and Development Inc. for this project to occur in the year 2020;

AND WHEREAS due to a cancellation, Neepawa has been offered the opportunity to expedite the membrane replacement at soon as the facility has closed for the 2019 season, at a significant price reduction;

THEREFORE BE IT RESOLVED THAT the Council of the Town of Neepawa approve the updated quotation of Western Recreation and Development Inc. to replace the PVC membrane for the lap section at the Neepawa Swimming Pool for \$119,000 plus applicable taxes;

AND FURTHER BE IT RESOLVED THAT to cover the associated costs, the intended concrete deck replacement at the pool projected at a cost of \$75,000 be postponed until 2020 with the balance of funding for the membrane replacement, if necessary, to be borne by way of transfer from the Recreation & Culture Reserve.

**CARRIED**

### 11.8 Investing in Canada Infrastructure Program

**Resolution No: 2019-207**

**Parrott/Kostenchuk**

BE IT RESOLVED THAT the Town of Neepawa submit the project titled "Multi-Use Trail Park" for grant funding through the Investing In Canada Infrastructure Program - Community, Culture and Recreation Infrastructure Steam; and

FURTHER BE IT RESOLVED THAT Council supports the project and commits to provide its required share of cash and in-kind towards the project in amount of \$231,095.55.

*ICIP Project Submission Number: CCRIS-29791051*

**CARRIED**

### 12. Adjournment

**Resolution No: 2019-208**

**Pudlo/Kostenchuk**

BE IT RESOLVED THAT The Council of the Town of Neepawa do now adjourn this Regular Meeting of Council at 8:05 p.m.

**CARRIED**

  
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Mayor – Blake McCutcheon

  
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CAO – Colleen Sychyshyn