

XVI Minutes of the Regular Meeting of Council of the City of Winkler held Tuesday, August 28th, 2012, commencing at 6:30 PM in the Winkler Council Chambers. Present were Mayor Martin Harder, Councillors Henry Siemens, Ken J. Wiebe, Herb Dick, Marvin Plett, Ron Neisteter, Don Friesen, City Manager Dave Burgess and Tracy Friesen

Media: Chris Sumner - CFAM/CKMW
Allison Friesen - Winkler/Morden Voice

INVOCATION

Invoc. 388. Councillor Don Friesen read a story entitled "What is Your Purpose" about looking to God for direction. He then led in prayer.

ADOPT AGENDA

Agenda 389. Marvin Plett, Herb Dick:
BE IT RESOLVED THAT the Agenda for the regular Council meeting of August 28, 2012 be adopted.

CARRIED

Aug 14 min. 390. Ron Neisteter, Henry Siemens:
BE IT RESOLVED THAT the minutes of the regular Council meeting of August 14, 2012 be adopted as circulated.

CARRIED

CORRESPONDENCE

Corres. 391. Received for information.
Letter from Enbridge Inc.
Proclamation of Muscular Dystrophy Month
Proclamation of "Right to Know Week"

FINANCE

Accounts 392. Don Friesen, Henry Siemens:
BE IT RESOLVED THAT accounts payable in the amount of \$607,618.16 as approved by the Finance Committee be approved for payment.

CARRIED

Finance Cmte 393. Don Friesen, Henry Siemens:
BE IT RESOLVED THAT the Finance Committee minutes for August 21, 2012 be adopted.

CARRIED

Financials 394. Don Friesen, Henry Siemens:
BE IT RESOLVED THAT the interim financial statements to July 31, 2012 be adopted.

CARRIED

395. Don Friesen, Ken J. Wiebe:
Travel BE IT RESOLVED THAT Council approves the coverage of travel costs for Mayor Martin Harder to Dublin, Ireland to take part in the Provincial immigration initiative mission together with local businesses at an estimated cost of \$2,500.00

CARRIED

Expenses to be covered for incidental costs only. It's a great opportunity to gain valuable information and work with the Province on this initiative.

396. Don Friesen, Henry Siemens:
Tax Sale BE IT RESOLVED THAT we set terms and conditions of the November 13th, 2012 tax sale of properties as follows:
i) That Bill Klassen be appointed as auctioneer to conduct the Tax Sale;
ii) The reserve bid by the City of Winkler is set at the amount of tax arrears (2010, 2011 and 2012) plus costs, and the City Manager Dave Burgess be directed to bid at the reserve bid amount on behalf of the City of Winkler.

CARRIED

POLICE & FIRE

397. Don Friesen, Ken J. Wiebe:
Fire Cmte BE IT RESOLVED THAT the Fire Committee minutes for August 22, 2012 be adopted.

CARRIED

398. Don Friesen, Ken J. Wiebe:
B/L 2076-12 BE IT RESOLVED THAT False Alarm By-Law No. 2076-12 be read a first time.

CARRIED

DELEGATIONS & HEARINGS

399. Ken J. Wiebe, Marvin Plett:
Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Conditional Use Application No. 1087-12 be now closed.

CARRIED

Public notice has been circulated as per requirements of The Planning Act. No objectors were present. No objections were received by the Administration Office.

400. Ken J. Wiebe, Marvin Plett:
App 1087-12 BE IT RESOLVED THAT Conditional Use Application No. 1087-12 be approved subject to development agreement.

CARRIED

401. Ron Neisteter, Herb Dick:
Pub. Hearing BE IT RESOLVED THAT the Public Hearing for Zoning By-Law No. 2075-12 be now closed.

CARRIED

Public notice has been circulated as per requirements of The Planning Act.
Applicant Jake Wiebe was present

- Hoping to construct a 6 plex, bi-level with 600 sq. ft per level
- There will be a lot of green space in the back and 2 parking stalls per unit.

Robert Wiebe

- Raised concerns about traffic flow and narrowness of the street, suggested it be changed to a one way.

Dexter Penner

- Raised similar concerns regarding traffic.
- The question was raised regarding rezoning of the whole street to RMA. There will likely be a public forum held in January/February of next year with schematic drawings and suggestions for the area.

Eileen Dueck

- Has lived on the street for 30 years and raised concerns about the amount of kids on the street with heavy traffic and no sidewalk.

Bill Kehler

- Purchased a condo in the 55+ complex and enjoys the peaceful and quiet neighborhood. Concerned that higher density development will increase the noise.

Ruth Thiessen

- Raised traffic concerns.

John Krahn

- Involved in the 55+ development in the area and asked if the complex could be turned around to face north. It was planned that way at first but the applicant was advised to have it facing south.
- Raised concerns about deck and yard care with the 10 foot rear yard.

Council:

- Appreciate 12 parking spots on site.
- What is on the south side that would prevent it from being flipped around? There is a single storey house that is quite close to the property line. If the recommendation was to flip the complex the other way, there would need to be a new public hearing because it is a major alteration.
- What is the feasibility of a one level? It is possible but would be more feasible with a bi-level due to added green space and parking. No drawings have been made up for a one level.
- It was mentioned that traffic is part of a growing city and streets will continue to be busy everywhere in the city. In 2006, a public hearing was held regarding installation of a sidewalk and residents were opposed to it at that time.

Suggestion was made to stall development until a decision is made on what to do with the area. Council is in agreement that a strategic plan needs to be in place for south of Pembina due to all the requests coming in from developers. A plan will be put in place prior to next spring's construction season with proposals and a development process to deal with street and sidewalk issues. Councillor Don Friesen raised concerns about the effects of these developments on neighborhoods. A like minded property such as ground level units would be preferred.

Applicant:

- He had a lot of positive feedback when he started the process. Downsized from a 26 unit complex to 6 units to better fit the neighborhood.

Mayor Harder commented that certain areas need rejuvenation and new development does make sense. The properties in that area are very deep and suitable for it. A review of the street and addition of a sidewalk will be part of the second look at the area.

Councillor Herb Dick commented that usually when new development is put up, it improves the area.

402. Ken J. Wiebe, Marvin Plett:
B/L 2075-12 BE IT RESOLVED THAT Zoning By-Law No. 2075-12 be read a second time.
CARRIED

Amendment:
Marvin Plett, Don Friesen:
Subject to developer design ground level units with ground level deck.
DEFEATED

Amendment:
Henry Siemens, Herb Dick:
Subject to the design flipped south to north.
DEFEATED

ADJOURN

403. Ron Neisteter, Ken J. Wiebe:
Adjourn 8:07pm BE IT RESOLVED THAT this regular meeting of Council be adjourned.
CARRIED

Mayor Martin Harder

City Manager Dave Burgess