

Town of Carberry Council, July 14, 2020

The council of the Town of Carberry met on Tuesday evening, July 14, in the Council Chambers of the Municipal Office, with Mayor Olmstead in the chair, with Councilors Anderson and Muirhead, CAO Stephenson, and Development Officers McEntee and Andrews. Councilor's Tolton and Sudak sent their regrets.

Planning Matters:

With the opening formalities over, council immediately adjourned its regular meeting in order to hold a public hearing on Variation Orders. They first heard a request from Spenser Campbell to reduce the required side setback at his home on Manns Avenue from 10' to 7' in order to build a new garage. There were no comments or complaints from the neighbours who had been advised of his plan, and the change makes only a small difference to the property or the neighbours, so council returned to their regular meeting and approved the Variation Order.

Finance and Accounts:

The June Financial Statement was referred to Council, and cheques and direct withdrawals totaling \$331,420.22 were approved for payment. Council also approved a transfer of \$14,329.93 from the Equipment Reserve to cover the cost of some repairs to the two dump trucks.

By-laws:

The long-awaited Traffic By-law, #1/2020, has been thoroughly studied, and was given its second reading, followed by its third and final reading, which enables it to become law, now that the Commissionaires are on call to enforce it.

Planning Matters:

Council again adjourned its regular meeting in order to hold a public hearing on another Variation Order. Jessie Van Den Bosch wishes to build an attached garage on the south side of her dwelling on Young Street, and would like to make it large enough to accommodate a workbench and some storage, while still allowing her to bring her truck in in winter and be able to get her children out of the cab freely. To get the hoped-for width, the side setback would have to be reduced from the required 5 feet to 2.65 feet. Officer McEntee noted that where the side setback was so restricted, some details of the building would be required by the code; there could be no windows to the south, and as little overhang of the roof as possible. The cladding of the wall would also have to be non-combustible. That said, he noted that there had been no complaints or concerns expressed by the neighbours who had been informed of the proposal. Council returned to their regular meeting and approved the Variation Order.

Thomas Fast came before council to discuss a development he is considering for a lot on the south side of Fourth Avenue near Elgin. It is zoned M2 Heavy Industrial, for which a building contractor's yard is a permitted use, with accessory use as a workshop.

His hope is to put up a three-bay shop, and divide the 150' of frontage into three wholly separate workshops. The outer two would have plenty of side clearance to one side, but the centre one would be more of a problem. Without access from one of the side units, its back yard (facing the tracks) would be difficult to access except through the shop. Since in order to keep everything separate, each unit would require its own holding tank, this would be particularly difficult.

McEntee pointed out that if subdivision were being planned, the party walls between the units would require a heavier than usual fire rating, and there would be some serious variations to permit a unit with no setback to either side. The CAO confirmed that that location would need to have a holding tank or a low-pressure pump to connect to the town sewer. Keeping the three units independent would be cumbersome.

Council wondered if the problem of separate ownership might be solved by creating a corporation to administer the building(s). The Fasts would prefer, however, to make the three units fully separable, and were asking whether council would consider such a subdivision if they went ahead. Council felt that though they would not normally sever a 150' heavy industrial lot into three parts without a plan, the proposed development would be an asset, and made the proposal acceptable. The Fasts were encouraged to go ahead with their application, but only if the proposed building were part of the proposal.

Unfinished Business:

The CAO reported that he has sought legal advice on the subject of the maintenance of boulevards, and was advised that in the absence of any written policy or by-law, there is no compulsion for a landowner to maintain the boulevard in front of their property. Though most property owners will comply with a request to keep up their boulevard, if they do not, there is nothing but for the town to do it themselves. If a policy were drafted stating that the boulevards are to be maintained by the property owner on whose lands they abut, there would be more compulsion, and if it became important to guarantee compliance, a by-law could be put in place. Council asked the CAO to draft a policy to cover the situation.

The problem of the abuse of the Main Street dumpsters has long troubled council and the administration. It seems that there is nowhere they could be placed that would reduce the misuse they attract. As a result, it has been decided to remove them. For town residents there is weekly curbside pickup, and the transfer station is open several days a week during the day and in to the evening. For businesses there is a need for a place to put garbage, and they will be given their own lockable dumpsters or bins as needed, with further arrangements considered. The dumpsters will be removed on September 1.

In discussing the feedlot to the west of town, the limiting factor on its capacity proved to be the availability of water. The local basins of the aquifer are fully allocated; no further licenses will be granted until one is surrendered, and the waiting list is long. Without a water use license, no business can draw more than 25,000 litres a day. This raised a

concern for the Town: Does this mean that we can't support an industry that needs more than 25,000 l/day? Inquiries at the aquifer management board and from other departments suggest that if an industry that would generate jobs and benefit the province and the area were to seek a special license, there is a bit of room for negotiation.

The problem of what to do with 41 Main Street is still a worry for Council. The opinion of the engineer who examined it is that it would cost \$60,000 just to ensure that its immediate neighbours were not at risk, and about \$100,000 to demolish the building and leave the neighbours safe. Selling the place for a dollar and leaving the purchaser to attend to the problems in consideration of the reduced price seems like the best plan for the town, but it would be important to avoid having it return for tax sale in a few years with the problem worse. Any sale of the building would have to specify, with some sort of guarantee, that it be made structurally sound, weatherproof, and no threat to the neighbours with whom it shares walls. The CAO will advertise an RFP for the place.

Council went on to pass resolutions from the Joint Councils' meeting. The resignation of Twyla Gingras from Parks and Recreation was accepted with regrets, as was that of Santana Ginter from the janitorial staff. The post of Manager of Leisure Services was awarded to Lindsay Michiels, with her salary to be shared 50/50 with North Cypress-Langford. The cleaning of the Municipal Office, the Old Town Hall, and the Community Memorial Hall was contracted to Daniel Rutz, effective June 29. Because of the cancellation of the McCain Clear Lake Classic Golf Tournament usually held in support of Ronald McDonald House Charities, the \$1000 normally subscribed will go direct to RMHC.

General Business:

A resident has asked to have a street light mounted to a pole already in place on Young Street. The change to the newer more efficient LED lights with their tighter focus has left the middle of some blocks with poorer light. Unfortunately, the cost of adding a light to an existing pole has in the past been given as \$5000+, which means the job can't be done within this year's budget. Councilor Muirhead noted that on an evening trip around town recently he noted that much of the lighting on First Avenue, along Fanny Street, and some on Fourth Avenue was out. The CAO explained that most of the lights in question are all on a single dusk-to-dawn controller, which failed and has been reported to Manitoba Hydro.

The Carberry Sandhills Golf & Country Club was given its annual \$1000 grant. They advise that the problems that they faced last year requiring extra support have been solved, and they feel they are safe in asking for only their standard annual grant, though they have incurred other renovation costs and a slow start due to Covid-19.

Lisa Adriaansen, who has been involved for some time in the maintenance of the Daylily Garden by the Carberry sign in the North End, wrote to suggest that as the Communities in Bloom volunteers age, and the community places greater value on well-maintained green space, it might be a benefit to craft a long term green space plan, in

cooperation and collaboration with CiB and other stakeholders. She points out that in Neepawa (where she works) the green team does flower bed maintenance. Council discussed this, and remembered that at one time a “Town Gardener” was suggested, to plan and oversee horticulture/urban forestry in the town and direct the work of the Green Team during the summer’s peak growing season.

Because of the COVID-19 restrictions on foreclosures, the tax sale is put off until March of next year.

A situation developing at a rental property at Fourth and Ottawa is to be addressed by a cooperative effort involving representatives from the Health Region, the Fire Inspector, the Planning District, the Town, the Commissionaires, and the RCMP. Among those who will be present is enough authority and enough enforcement to get something done, while providing the necessary assistance to the residents. The Town will assist in the effort by providing a roll-off bin to speed the clean-up process along due to extenuating circumstances.

Council accepted the tender of Brian and Tammy Amunsden for the purchase of the lot at the southeast corner of Fourth and Fanny. Another lot will be advertised in the near future.

To provide the Town with by-law enforcement, five employees of the Commissionaires were designated as By-Law Enforcement Officers.

To comply with a prior undertaking, the taxes for several of Ryan Developments’ properties were withdrawn.

Communications:

Manitoba Central Services advises that the Gas Tax Fund money that normally comes out in two spaced installments will be accelerated in order to restart local economies.

The RCA Museum, which has been closed to the public along with the whole CFB Shilo, sends its newsletter and intentions for reopening.

Multi-Material Stewardship Manitoba sent its 2019 annual report. 95% of Manitoba’s population now has access to a residential recycling program.

Manitoba Municipal Relations advises that the Board of Revision date for Carberry will be Tuesday, October 13, 2020 at 7:00 p.m. The deadline for accepting appeals will be Monday, September 28, 2020.

Added to the Agenda:

In response to changes to the Planning Act under Bill 48’s which affect the planning powers of municipal governments and taking appeals out of local Council’s hand and directing them to the Municipal Board, Council passed a letter of protest to the government supporting the AMM’s position, and echoing nearly unanimous protest against it from all other municipal councils.

Around the Table:

Councilor Anderson had been worried about trees overhanging Main Street near Stickle Avenue, the Public Works Department will be notified.

He also wanted to know what the status of the old town shop. The CAO replied that all fire-related equipment is out, but that there remains some material originally removed from the old Town Hall at the time of renovation. Staff are going through it again to see if any needs be kept. It should be clear within a month, and ready to hand over to Rob Smith, who figures he needs a winter to complete his dismantling.

Asking for an update on the Joint Councils Committee, he was advised that the three-and-three committee will have the Mayor and Deputy Mayor as two of the members, and the third position will be rotated through the other council members, to ensure that everyone keeps current. This will be a three-month experiment, at the end of which a quarterly full joint meeting should review the experiment.

Mayor Olmstead reported that Zenith Paving's work is ongoing and nearing the final stretch, with the work so far looking very good. The repair at the hospital on Toronto Street seems to be a success; it withstood the recent heavy downpour. Likewise the patch between the school and the Marshall Manor and on Main Street by the CMI. The walking paths are already seeing heavy usage and the skateboarders are out testing the new paved streets!

Renovations at the rink are to be started soon with contractors decided on and details to be finalized. The new windows and bleacher seats are going to provide good viewing seats, and the bleachers can be collapsed and either removed or even taken to other special events on occasion.

Once this project is done, the next priority will be work on the campground. A study is needed to determine just how much dirt will have to be moved to provide the elevations required for proper drainage across the entire 40 acre Recreation parcel before any other infrastructure work is done. The pandemic has caused an increased interest in campsites. Council echoed the concern to progress on this project as the Town has limited spots for camping within town, especially for any large events during the summer beyond the Fair Grounds.

There will continue to be "interesting times" as the pandemic emergency regulations undergo their changes as times ease up or tighten down.

John McEntee took a moment to note that this will be his last visit to council in his capacity as Development Officer. His successor Rachel Andrews was with him, and is settling into her duties well. He wanted to thank Council for their ongoing support and encouragement in their working relationship over the last 13 years. In reply, Mayor Olmstead spoke for the whole of council when he said that they have been honoured to have John's skill and expertise at their back for so many years. Speaking for himself, CAO Stephenson thanked McEntee for his instruction as he started learning the municipal ropes in his new position.

Stephenson went on to say that Zenith Paving is only a few days away from completing its work in town, and the results are looking very good. To complete the promised walking path along PTH 351, all that remains is a curb and some signage for the crosswalk.

He also announced that he has completed another two of his courses in Municipal Management (to the hearty congratulations of council).

As a last thought, he mentioned that there had been a bit of vandalism at the outdoor rink, where some Brandon visitors had arrived to enjoy the skateboard park. Unfortunately, some had held back as they left and painted graffiti. Since they have some witnesses and photos of the suspected parties' vehicles, it has been easy to trace the troublemakers, and the problem will be properly dealt with.

CAO Stephenson went through a 6 month review of the Town's financials, prepared by Financial Officer McConnell. Some highlights were discussed, and it was illustrated that the Town is currently on pace to finish in a small surplus position. They will continue to closely monitor the budget, and will provide a further update in October or early November.

With that, council went in camera to discuss personnel matters. Council adjourned at 10:17 PM.