

Town of Carberry Council, April 9, 2024

The Council of the Town of Carberry met on April 9, 2024, in their Council Chambers with Mayor Muirhead in the chair, and all members present. Also present were CAO Stephenson and Youth Councilor Downey.

Finance and Accounts:

In the interval before the scheduled Public Hearing, Council considered the report of ACAO McConnell, in which she reminded council of the public hearing to present the Financial Plan on April 15, at 7:00 p.m. in Council Chambers. She also had suggestions about consolidating and categorizing sub-accounts to provide for trusts and reserves within the operating account. Council passed a resolution accepting ACAO McConnell's report.

Council then approved the Financial Statements for March 2024, and approved accounts and direct withdrawals totaling \$327,077.98 for payment. They then, at the CAO's suggestion, approved adding two delinquent invoices to their respective tax rolls.

Public Hearing:

Council adjourned the regular meeting in order to hold a public hearing on an amendment to the Zoning By-law 13/2022. It would add "Cannabis Retail Stores" as a conditional use in an IG (Industrial General) zone. Since the by-law's first reading, it has been forwarded to the province, who have received no concerns from any of the departments canvassed. None have been received at the Town Office either. The change is only to allow a proponent to request a Conditional Use order from Council.

Delegation:

The regular meeting was resumed, and a delegation was received from Tess McPhee and Catherine Arnold, the principals of Home Counselling and Wellness (HOME) who hope to establish a group home in the building owned by Lyons Estates (once known as Journey Villa) by the acronym of O.T.T.E.R. — "Overcoming Trauma through Everlasting Relationships."

OTTER Lodge is a pilot project to assist mothers recovering from trauma or addiction and seeking to reunite with their children aged 12 and under. It would provide a nurturing and therapeutic environment in which to reestablish bonding and develop life skills and coping strategies under constant supervision and support. The principals have training in social work, early childhood education, and psychiatric nursing. They have been

operating in Brandon since 2021 and have opened branches in Minnedosa and Oak Lake. They have a staff of three administrative professionals and ten practitioners and offer services to two First Nations. They are 51% Indigenously owned. The facility they envision would foster an “attachment based” program that teaches the skills and responsibilities recovering mothers will need to bond with and support their children — learning to play, receiving financial and mental health counseling in a closed and supportive environment. During the day there would be seven practitioners present, and at night never less than three, with 24-hour video surveillance, and a driver on call to address health or safety issues. Intake interviews would screen out participants whose situation might draw threats to the safety of the facility. For the duration of the therapies, the children would be home-schooled on site. Group therapies and preparation for wider social participation would be handled in Brandon.

The proponents want to integrate with the surrounding community and feel that a facility of this sort is much needed and would position the town as an inventive and caring community. If the project is successful, more such facilities will be created, drawing on Carberry’s experience and looking to Carberry as a leader.

Second Public Hearing:

Council thanked Arnold and McPhee for their presentation, and then adjourned again to hold a public hearing on a request by Lyons Estate for a Conditional Use Order to establish a Residential Care Facility (Group Home) within an RG (Residential General) zone. Arnold and McPhee remained in the chamber to answer questions.

This public hearing drew a large number of participants. As mandated, the Planning District had alerted all landowners within 100 metres of the building in which the Conditional Use would be carried out. Twenty-eight participants registered. With five council, the two members of the delegation, the Youth Councilor, the CAO, the reporter, and Development Officer Andrews of the Planning District, it was “standing room only.”

Andrews opened the hearing, explaining the nature of a Conditional Use Order, and explaining that a Residential Care Facility is permitted in an RG (Residential General) zone under the restrictions of a Conditional Use Order, which may embody limiting conditions set by the Council. A Conditional Use Order may not be granted without a public hearing to allow those affected by

it to be heard. Once granted, the use is protected unless the conditions are not met, or unless the building remains empty for a determined length of time.

First to speak was the applicant, Carberry Lyons Estates, represented by Brad Wells. He felt that the proposal carried benefits both economic and social. The facility would house up to 24 children and mothers, plus around a dozen staff who would all need the amenities of the community — groceries, hardware, perhaps housing, and so on. The advantages were like those of any other new business. On the social side, it would mark the town as progressive and open-minded, a kind and caring community. The goal of reuniting mothers with their children is a vital concern.

Arnold and McPhee then spoke to the vision they have for their group home. There is a huge need for nurturing support for women recovering from trauma to reunite with their children. Drawing on their own training in social work, early childhood education and psychiatric nursing, they have devised Otter Lodge as a pilot program to reunify women recovering from trauma and addiction with the children from whom they have been estranged. The therapy is based on attachment and creates a safe and nurturing environment in which they learn the skills they will need to bond with and support their children. Healthy relationships are created and protected in an environment that teaches everything — household management, approaches to mental well-being and parenting skills. Help is provided to access community resources and services. The supervision is by trained therapists with evidence-based approaches, and it goes on round-the-clock. Safety and security are primary concerns. The principals are always on call 24/7, and staffing is never less than three people overnight, and up to seven people during the day. Drivers are always on call if needed to take clients to other forms of care. They are confident that interactions with the community will be positive, breaking down the isolation felt by the clients, and breaking down the stereotypes that trouble neighbours hearing about the idea for the first time.

The floor was opened to those who attended, and the reactions ranged from enthusiastically positive, citing the tremendous need and the evident skills of the presenters, to the fiercely negative, suspicious of an untried program, and fearful that the presence of a group home in a quiet, peaceful and trusting community would be disruptive and bring on a sharp loss of

property values. A common thread was that the information was slow in arriving, and people had not had time enough to research the details of the program and the qualifications of the proponents. This had troubled both the positive and the negative speakers. Over all, the positive voices outnumbered the negative by about two to one. The strongest negative voices were from those nearest the proposed site.

Councilor Anderson thanked those present for their interest, and their community involvement, and apologized for the short timeline on which the application was presented. CAO Stephenson added his apology for not getting the details presented sooner but noted that this had been presented since the previous council meeting. He hoped that the Town's new website would help to get the word out sooner and better. The navigation and clarity of the site are much improved.

Mayor Muirhead thanked everyone for their participation and moved to close the public hearing and resume the Council's meeting. The decision on the Conditional Use Order was tabled to allow Council and the administration to devise conditions that would best represent the concerns of the community. A motion was passed receiving the presentation from Home Counselling and Wellness with respect to the OTTER facility.

Planning Matters:

Development Officer Andrews spoke to Council about the Cypress Planning District's intention to empower her to work towards certification to award 'Part Three' permits. These are the more complex permits needed to approve such projects as recreation facilities, churches, hotels, beverage rooms, anything over three stories, industrial buildings and high-hazard buildings. To be certified, she must be trained in the requirements of the various relevant legislations, which she has already mastered. The next requirement is for four years of work under the supervision of a mentor already qualified for Part Three. She has a mentor selected and approved, and because of the fee structure for Part Three approvals, which is a percentage (typically 1%) of the project costs (usually well into the millions of dollars) the mentor's fees will be covered by the work done. All that a participating municipality will need to pay is the additional cost of insurance against Errors, Omissions and Liability. Because farm buildings such as potato storages are Part Three, both North Cypress-Langford and Glenboro-South Cypress will need the service regularly, but the Town might consider

going the route of getting the province to issue the necessary permit on the few occasions one might be needed. There would be less ongoing cost, but perhaps a longer wait time. Council, after a short deliberation, agreed to join the other two for the ability to get a quicker approval that might be a deal-closer when wooing a developer for such projects as a hotel or industrial operation.

By-laws:

By-law 01/2024, which amends the Town of Carberry Zoning By-law to name Cannabis Retail Store as a Conditional Use in an IG (Industrial General) Zone, was given its second and third readings and signed into law after a recorded vote of 4:1.

By-law 02/2024, which establishes a reserve fund for Economic Development, received its third reading, and was signed into law after a unanimous recorded vote.

By-law 03/2024, which establishes a reserve fund for Emergency Measures, received its first reading.

It was agreed that no action would be immediately taken to amend the Town of Carberry's Traffic By-law in regard to parking on Main Street. A questionnaire will be circulated among Main Street businesses to determine what action should be taken. The regulations in place will be given more stringent enforcement.

Unfinished Business:

The council committed to providing up to 2 acres of land in the future recreation development area for a new daycare facility, in cooperation with the Municipality of North Cypress-Langford. This is an agreement in principle; to actually place and set up the needed parcel will require some changes to the Zoning by-law, and a decision on where exactly it will be, and whether the land will be transferred or leased.

The Health Action Committee hosted a meeting of about 25 participants, including the Minister of Health and her Deputy Minister, four involved physicians, the Chief Medical Officer of Health, representatives of Prairie Mountain Health Region, the Town, and the Municipality of North Cypress-Langford. The upshot was that Carberry's Emergency Room is hopeful to open on or around April 15. Four physicians, each with their own private practice, coming from elsewhere in the province, will undertake twelve-hour

shifts as Carberry's E.R. physician on a rotation devised by Dr. Maharaj. Coverage will not be complete at once, but it is a good start. The next step is to bring in an Internationally Educated Health Professional (IEHP) such as Dr. Tannassee to serve as a clinical assistant to the E.R. doctors while he upgrades his qualifications to Manitoba standards. In addition, PMH and Shared Health will be filling out the support staff roles the presence of an E.R. requires. We have also been assured that Carberry is at the top of the list to receive a physician of our own when PMH has one available, and it has been announced that they have seven international doctors lined up to come to the region.

The anticipated problem of non-residents using the Carberry Transfer Station seems to have been overestimated. Checks done over the past month have not revealed many problems of that sort.

If the Council is to present any resolutions to the upcoming AMM June District Convention, they will have to be drafted soon, as the latest they can be approved by resolution for submission would be the May meeting.

From the Joint Committee, resolutions were passed to accept the bid of Lyons Estates to provide the visiting physicians' suite for the next three years, to hire two staff members for Parks and Recreation, and to agree to the terms of the joint labourer proposal for the next three years, effective at the first pay period of 2024. The costs of all three resolutions will be shared equally between the Town and NCL.

A committee of councilors, staff, and administration sat down to draw up a list of the details that must be handled before the campground is opened. The individual items aren't difficult, but the list is quite long. The most serious is the need for water treatment and a building to house it. The hope that the campground will open before the end of the 2024 season is fading. The work is important; the Sportsmen's gala participants and visitors to the RMWF both put the campground high on the list of desired features.

General Business:

Smaller blue bins for residential glass recycling will be ordered and will be available once delivered.

Council passed a resolution to support the Sportsmen's Gala by purchasing a table for \$600.

In response to Council's per capita donation to STARS air ambulance service, members of council were invited to tour their helicopter base in Winnipeg. Councilor Anderson, who has a considerable familiarity with STARS, assured the meeting that the trip was well worth it.

Council agreed to buy an ad in the Neepawa Banner and Press's Grad 2024 issue.

Detailed plans are prepared for the Mental Wellness Day. At the High School the breakouts will deal with the problems of screen time; sleep and mental health; and knowing your baseline. Supper will be laid on for the presenters, and the evening session will be highlighted by the presentation of Chris Beaudry, followed by a sequence of the same breakouts, taken to each of four locations. Members of the CACF will be at the door, assigning visitors to one of the locations. There will follow a presentation on the 988 mental health/suicide hotline. Councilors were encouraged to get the word out to surrounding communities; it promises to be a well-run and valuable session. CAO Stephenson was congratulated and thanked for his work in preparation.

The building for the Transfer Station will require engineering approval, and Stone & Sky Developments was retained to do so, for \$2,500 plus taxes. The cost will be shared 50/50 with NCL.

Council will hire Sandhills Electric to install a heating/air conditioning system in the Drop-In Centre at a cost of \$17,312.45 plus taxes. This too will be shared 50/50 with NCL.

A 3% cost of living increase was approved for the administration staff, effective the first pay period of 2024. In addition, the Office Administrator was given a \$2,000 increase in base salary.

Reports:

Youth Councilor Downey listed a great number of events and developments at Carberry Collegiate. The dance that had been postponed in February has been held; the school will have full participation in the Mental Wellness Day events to be held in the gymnasium; a career symposium was held to present options to students; two of the bands have trips planned; and 22 students will take part in a trip to Quebec. The student-led conferences are coming up, along with report cards. Students have been selecting their courses for the upcoming year, and the Student Voice panel has been chosen. Elections for Student Council are coming up, but the post of

president will go to Kaycee McCorquodale by acclamation. In sports, Badminton, Lacrosse, and Fast Pitch are starting. The recent questionnaire circulated to consider uses for the Drop-In Centre drew 225 responses, which is a very impressive proportion of the 320-student population. The results are being collated and assessed and will be presented at a later date.

CAO Stephenson has been busy with preparations for the Wellness Fair, and attended the Arts Council AGM, where he undertook to support them with accurate and timely financial information. The budget is now almost fully ready; a few corrections were provided for the meeting. "Coffee with the Mayor" was a success and will be repeated and expanded. His work with the Health Action Committee and with the Otter Lodge proponents is already in these notes. He feels the Otter Lodge project is a very positive prospect for the town and the wider community. He has attended MMA webinars, in particular one on Asset Retirement Obligations, which will be required on all subsequent audits.

Public Works spent March on several snow/water level problems. The Drop-In's ramp to the street was damaged by the grader and will be replaced with asphalt. A sander/salter has been ordered for the John Deere to help with winter path maintenance. Recommendations are offered on how to handle and charge for sewer maintenance going forward. The lagoon levels are proper, and aeration can start when the ice melts.

The EDO successfully promoted the Town's branding at the RMWF, and thanked the council members who came to help. She is looking to extend the campaign to bus benches and a highway sign. She has been putting promoters, Paul Zacharias, and Stride Credit Union together to propose a hotel project. With Youth Councilor Downey, she has been canvassing the High School for ideas on how the Drop-In could be shared with the seniors. With the mayor and CAO she has been researching ways to support military families and exchange resources and support. The stage idea for the end of Main Street is proving too complex and costly, but through Darrin Snyder of the Legion, she has a line on a cannon that might be an effective display. She will attend the EDAM conference in Portage la Prairie at the end of May, where she is nominated for an award, and registered for a training course. The Chamber of Commerce now has 88 members and has been active in funding and supporting the Wellness Fair. They will have a presence on the new town website, with a spotlight on the businesses. The EDO heads the

Health Action Committee, who are involved in the recruitment of physicians, and will run a 50/50 fundraiser to be drawn at Homecoming. They have been informed that a new EMS will start in May. Prospective businesses continue to seek space on Main Street and seek help. The church building at Second and Main Street has been bought and refurbished and is open for business. The Daycare Committee now consists of 13 members, starting to take the mandated introduction from the province. They have advice from CCCC and want council representatives to attend their meetings. Council appointed Councilor Sudak to represent them. Fundraising and research are under way; the hope is to be open within two years. The affordable housing initiative drew much attention at RMWF. The EDO is nominating local enterprises for awards at the Tourism Westman Gala in June and hopes to be joined there by members of Council.

The Buildings Committee has arranged for engineering approval of the Transfer Station building and will have to provide an exit for the library building that does not open to the adjacent building's land. The building also needs either stucco repair or replacement with metal siding. At the hall, the new LED lighting is in place, and the emergency generator has been placed ready for hookup.

The cemetery is awaiting sufficient thawing to prepare for the summer's grass and flowers, and to address the subsidence at some of the graves.

The Museum has yet to decide where to place their new outdoor display.

The Library's advisory committee may have to install a water line filter before their drinking water will be approved. They are looking to change out the blinds in the staff/activity room and will remove the cabinets there for more space. They would like to see some sort of cover over the refuse and recycling containers; they have been hard to use and service over the winter. Ice sheets have been forming at the bottom of the ramp. Money from the Criddle bequest will be used to provide protection for their Métis reconciliation flag, and to acquire a work of indigenous art. They would like the bench in front of the building repainted.

Council moved to accept the reports presented.

Communications:

Hummingbird Energy offers greenhouse gas analysis and feasibility studies for securing Green Municipal Fund money to reduce them.

Manitoba Health, Seniors and Long-Term Care sent the Town congratulations on achieving the Age-friendly milestone.

The Carberry and Area Recreation Development Committee sent an invitation to support the Sportsmen's Gala.

Home Counselling sent details of their Otter Lodge proposal.

MP Dan Mazier sent a request to supply a detailed list of the costs that the municipality faces from the carbon tax, in an effort to argue that the federal tax unfairly afflicts municipalities.

Manitoba Municipal Relations sent details of their oversight of the recent pipeline repair to the line between Gretna and Winnipeg.

Western Manitoba Regional Library sent the draft minutes of their recent meeting.

CN sent details of their Vegetation Management program in effect from April to October, and the contact numbers for their public enquiry and police services.

Manitoba Municipal Relations sent details of the changes to the Planning Act incorporated in their latest Planning Act Handbook.

Council moved to receive the correspondence.

Around the Table:

Mayor Muirhead advised that the RCMP will present to the May meeting. He went on to point out that there have been instances of dangerous, noisy and annoying speeding by some people leaving East End. He reminded that a plate number, or better still a description or photo of the offender can be forwarded to the RCMP, and they will do some personal warning.

Deputy Mayor Kalinowich wondered when the Town Cleanup would be held. It is usually after the May long weekend, during which many do their spring cleaning of gardens and lawns. He went on to commend the presence and presentation of the EDO at the Winter Fair. He advised that the lift station has a noisy fan that is causing complaints and pointed out an abandoned automobile on a residential street.

Councilor Sudak suggested that a fire risk bulletin board sign would be a good idea as the wildfire season approaches. He noted that he hears complaints, and is happy to, but that it is best to fill out and sign a complaint form to get positive action. Forms are available at the office, and online at

the Town website. He also mentioned that stop signs appear to be a suggestion to many. This will be passed on to the RCMP.

Youth Councilor Downey announced that because of his heavy schedule during his graduating year he is resigning his position at the end of this term and has advised principal McCallum, who will nominate someone else to take up the job in the fall. The mayor thanked and complimented him for his service and noted that it has been a pleasure to watch his growth over the length of his terms. Council fully agreed. Downey will give his last report to the July meeting of Council.

CAO Stephenson announced that the new website is up and running. It follows a “3-click” rule; nothing is to be more than three clicks away, and navigation is much easier. He will welcome any feedback about it. Video is embedded into the site, with a dedicated YouTube channel.

Reporter McNeily expressed disappointment that the March issue of the Newsletter had only made it out to the public in April, missing the announcements related to Spring Break. He invited Council and the public to give some thought to the best ways to deliver the transparency that the Town wants to foster and to let him know.

With that, Council went *in camera* to discuss personnel matters. Upon opening up the public meeting, a resolution was passed to give the scavenger and reported the same 3% wage increase as the office staff.

Council then adjourned at 10:47 pm.