

TOWN OF ALTONA

Minutes of the Regular Meeting of the Town of Altona Council held on June 8, 2010 at 5:30 p.m.

Present – Council: Mayor Melvin Klassen, Deputy Mayor Earl Dick, Tim Fast, Ann Kroeker, Terry Wiebe, Don Braun and Ted Klassen. Administration: Russ Phillips, Larry Driedger, Delores Loewen, Ron Epp, Perry Batchelor, Irv Braun, Bill Loewen, and Youth Representative Jordan Siemens.

Media Table – Dean Penner, CFAM; Greg Vandermeullen, Echo.

1. Call to order - Chair
Mayor Mel Klassen opened the meeting at the appointed time.
2. Review of agenda & previous minutes:
 - 2.111 May 25, 2010 Council Minutes
111-2010 – Tim Fast-Ted Klassen – THEREFORE BE IT RESOLVED THAT the minutes of the May 25, 2010 meeting of Council be adopted as posted and circulated.

CARRIED.

- 2.112 May 25th, 2010 Special Council Workshop Minutes
112-2010 – Terry Wiebe-Ann Kroeker – THEREFORE BE IT RESOLVED THAT the minutes of the May 25th, 2010 Special Council Meeting Workshop be adopted.

CARRIED.

3. Delegations – None, except for hearings.
4. Hearings:
 - 4.1 6:00 P.M. – By-law 1680/2010 – Zoning By-law Amendment – Blue Sky Opportunities Recycling Building and House Adjacent to Main Building
See hearing later in minutes.
 - 4.2 6:15 P.M. – V2010B – 25 Spruce Bay – Front Yard Variation
See hearing later in minutes.
 - 4.3 6:30 P.M. – V2010A – 12 Boardwalk Street – Front Yard Variation
See hearing later in minutes.
5. Administrative Reports
CAO Russ Phillips reviewed his report with Council. In addition to the report, Russ reported that:

- The agreement for intersection improvements at Highway 30 and Fourteenth Avenue NE has been approved.
- There is a meeting scheduled between the AMM Executive and the Altona and Rhineland Councils on August 3rd at 7:00 P.M.
- The Altona Police Service would like to participate in the MPI Road Watch Program this summer. The Police Chief has a draft agreement ready to approve. Council was in consensus to have the Altona Police Service participate in the program and authorized the Police Chief to enter into the agreement with MPI.

6. Committee Reports:

6.1 Finance & Administration

6.111 Committee Report (if any) – No report.

6.112 Altona Community Development Corporation

Councillor Terry Wiebe reported on today's meeting of the Board. Once again the big topic of discussion was entry level/affordable housing.

6.113 Chamber of Commerce

- Newcomers' reception tonight from 6:00 P.M. to 8:00 P.M.
- The old 'Welcome to Altona' Chamber of Commerce sign is down.

6.114 Sunbelt Development Group

Proponents will be in Town this week.

6.115 Pembina Valley Development Corporation Report – No report.

6.116 PVDC Tourism Committee

Councillor Tim Fast reported that the Committee met today. Main topic of discussion was the report on the Drumheller Tour. The success in Drumheller is that community partnerships are the key. Communities need to 'buy-in' to the plan.

PVTA plans to hold some Visioning Workshops/Focus Groups in the PVTA area.

6.117 Triple R Community Futures

Councillor Terry Wiebe reported that the Board met last night. He presented various statistics of the Triple R.

6.118 RPGA Planning District

Councillor Ted Klassen reported briefly on the most recent Board meeting. A summary report on Page 29 of the agenda was reviewed.

6.2 Community & Social Development

6.211 Committee Report (if any) – No report.

6.212 CARE – No report.

6.213 Manitoba Sunflower Festival

Councillor Ann Kroeker reported that the Festival received a \$4,900 grant from the Province. This is lower than it has been, however the committee is still appreciative of the support.

6.214 Council Youth Representative Report

Youth Council Representative, Jordan Siemens reported that:

- Boys and Girls Ball teams both won the Zones
- Renovations to the on-school ball diamonds are starting
- Three students are going to the Provincial Track meets
- A pottery Wheel and Kiln will be installed in the school for next year
- Grad Parade will be on June 28th. Grad Ceremony will be on June 29th.

6.215 South Central Regional Library Report – No report.

6.216 Altona & District Health Care Centre Inc. – No report.

6.217 Morden & District Veterinarian Board – No report.

6.218 Curling Club – No report.

6.219 Altona in Bloom Committee

Councillor Ann Kroeker reported that:

- Annual Memory Service was held on May 31st. Approximately 70 people in attendance
- Altona in Bloom annual Planting was held on June 1st. Two Thousand plants were planted in approximately 2 hours.

6.220 Playground Committee – No report.

6.221 Gallery in the Park Operating Committee

Reference was made to a recent article on the GITP that was published in the Manitoba Co-operator

6.3 Works & Operations

6.311 Committee Minutes – June 1st, 2010

Councillor Earl Dick reviewed the minutes of the last Committee meeting.

HEARINGS:

6:00 P.M. Hearing – By-law 1680/2010 – Zoning By-law Amendment – Blue Sky Opportunities Recycling Building and House Adjacent to Main Building

Mayor Mel Klassen opened the hearing at the appointed time.

There were several people in the Gallery. They were: Cliff Doell, Leslee Doell, Trudy Radford, James Nickel, George Buhler, Jake Fehr, Joyce Fehr, Richard Neufeld, Rick Friesen, Glenda Peters, Aggie Buhler, Glen Buhler, Jim Toews, Brian Enns, Byron Loepky, Lloyd Loewen, Peter Cole, Adam Mace, James Loewen, Ryan Hildebrand, Tom Klassen, Elvira Harder, Karl Seibel, Sherry Seibel, Dana Hemmingway and Allen Hemmingway.

Secretary-Treasurer, Larry Driedger, gave an overview of the application and proposed by-law. Blue Sky Opportunities has requested that the property where their recycling operation is located is in a Residential Single Family Zone and they would like to re-zone the property so that it meets the zoning that it is presently being used for, that being Industrial Business District. Also, there is a single family residence across the street to the east, which is directly beside their main plant, that they would also like to give the same Industrial Business District zoning.

The Mayor then asked the applicant if they had any remarks.

General Manager for Blue Sky, Mr. Richard Neufeld, spoke to the application. He informed those present that the reason for the re-zoning application is that one of their contracts, being with A & I Manufacturing, is under review. A & I has requested Blue Sky to house their chain assembly products inside a building, instead of outside. This request is causing a need for a building expansion. Under the present zoning Blue Sky cannot expand their building. If the products are not stored inside, then they will lose the contract, which would affect directly approximately 12 of their jobs.

With this expansion they would like to re-structure their work flow in this facility. This would allow them to 'clean-up' their yard and these products would then be stored inside.

Several Council Members asked questions relating to the request.

The Mayor then asked if there were members of the gallery that wished to speak to the application. Those wishing to speak were asked to give their name and civic address.

The Town is in receipt of an email from Don Radford – 166 Third Street NW, voicing his concerns and objections to the rezoning.

James Nickel – 207 Third Street NW

Mr. Nickel would prefer to keep the area as housing and would prefer to see the Blue Sky operation relocated to the industrial park area.

George Buhler – 180 Third Street NW

Would prefer to have Blue Sky start moving parts of their operation to the industrial park area. Could this warehouse be built in the industrial area at this time with the long term vision of moving the entire operation?

Joyce Fehr – 244 Third Street NW

She has lived next to the operation for 13 years. Over that period the operation has grown significantly. She would like to see the operation re-located.

Aggie Buhler – 238 Third Street NW

She is concerned about the safety of the area. Traffic has increased since the closing of Tenth Avenue. Lumber is stored on piles outdoors and children are playing on these lumber piles. Recycling trucks are losing product as they drive by. Noise is also a concern.

Karl Seibel – Owner of Parkside Village Trailer Court

Voiced issues over level of noise, odour of recycling/garbage. Whether or not the application is approved, he would like to see a fence erected between the Parkside Village and Blue Sky. He would also like to have sewer service lines addressed.

Allen Hemmingway – 230 Third Street NW

Also concerned about odour, noise and traffic.

Jim Toews – 179 Third Street NW

Concerned about the potential impact of the property values. He is in favour of business expansion, however concerned about the location of said expansion.

James Loewen - 229 Second Street NW

Concerned that this type of operation does not belong in this area.

Elvira Harder – Parkside Village Resident

Concerned about the noise of forklifts, etc.

Brian Enns – 211 Third Street NW

Concerned about if the property re-zoning should be approved, what happens if Blue Sky ever relocates. Will the property continue as industrial then or will it be re-zoned back to residential?

Joyce Fehr – 244 Third Street NW

Presented a petition signed by a number of the area residents.

Richard Neufeld responded to a number of concerns listed above. He stated that many of the concerns listed were operational in nature and could be addressed. They want to be a good neighbour. If they give up the chain assembly line then they would not have a need to expand and could operate, as they are presently doing, for a number of years. The cost to re-locate the operation for Blue Sky would be in excess of \$3.2 million.

There were many comments made during the balance of the discussion regarding relocation, operating advice, zoning of only a portion of the property, development agreements, longer term visioning, short term expansion, etc.

After this discussion, most in the gallery were empathetic towards the Blue Sky Opportunities organization; however they were concerned about industrial activity in their neighbourhood.

Mayor Mel Klassen then closed the hearing and informed those that spoke that they will be notified, as will the written objection, of any further activity in this process. Council will not be giving second reading to this prior to a response by the Provincial Planning Office.

In addition to those who spoke receiving notification, Ryan Hildebrand and Tom Klassen also asked to be notified.

The gallery proceeded to leave the meeting.

6:15 P.M. – V2010B – 25 Spruce Bay – Front Yard Variation

Due to the excess time that the Blue Sky Opportunities Application Hearing took the Hearing for this item was held at 6:52 P.M..

Mayor Mel Klassen opened the hearing at 6:52 P.M.

There was no one in attendance from the public to speak to this item.

Secretary-Treasurer, Larry Driedger, gave an overview of the Variation Request. The Heide's would like to construct an addition to the front of their home. This would require a variation to the minimum front yard requirement of 25 feet down to 19.5 feet.

Mayor Klassen then asked for any concerns or objections to the application request. There were none.

Mayor Klassen then closed the hearing.

113-2010 – Tim Fast-Don Braun – THEREFORE BE IT RESOLVED THAT Variation Application V2010B, for a front yard variation from a minimum of 25 feet to a minimum of 19.5 feet, for 25 Spruce Bay – Tax Roll Number 66600 – Lot 4 in Block 3 of Plan 1115 MLTO, be approved as applied for.

TABLED.

The resolution was tabled because Council wanted to know the exact setback from the north corner of the house that the addition would be located. Administration will contact the applicant to obtain this figure and bring this information to a future Council meeting.

6:30 P.M. – V2010A – 12 Boardwalk Street – Front Yard Variation

Due to the excess time that the Blue Sky Opportunities Application Hearing took the Hearing for this item was held at 6:57 P.M.

Mayor Mel Klassen opened the hearing at 6:57 P.M.

Tammy Braun, 24 Boardwalk, was in attendance for the hearing.

Secretary-Treasurer, Larry Driedger, gave an overview of the Variation Request. It results from an 'old' property pin, that was not removed when the area was re-subdivided, being used for the placement and location of the house.

Mayor Klassen then asked for any concerns or objections to the application request.

Tammy Braun voiced her concerns over how this could have happened and also raised concerns about the front yards for the balance of the properties to be developed in the bay.

Mayor Klassen then closed the hearing.

114-2010 – Tim Fast-Ted Klassen – THEREFORE BE IT RESOLVED THAT Variation Application V2010A, for a front yard variation from a minimum of 25 feet to a minimum of 16.6 feet, for 12 Boardwalk Street – Tax Roll Number 139650 – Lot 2 in Block 4 of Plan 44722 MLTO, be approved as applied for.

CARRIED.

The meeting went back to the completion of the Works & Operations Committee Report.

115-2010 – Earl Dick-Terry Wiebe – THEREFORE BE IT RESOLVED THAT the Altona Police Service be authorized to enter into an agreement(s), with private security companies, to provide for prisoner guard duties as recommended by the Works & Operations Committee.

CARRIED.

116-2010 – Earl Dick-Tim Fast – WHEREAS the Town of Altona has enacted By-law No. 1562/2000, being the Town of Altona Traffic Control By-law; **AND WHEREAS** Section 15 of said By-law States "Schedules included in this By-law may be updated and adopted by resolution of Council."; **AND WHEREAS** Schedule "A" of By-law No. 1562/2000 is the Parking Schedule; **AND WHEREAS** no parking is allowed along Sixth (6th) Street SE;

AND WHEREAS the W.C. Miller Collegiate is in the process of upgrading the ball diamonds and this includes the storage of materials being located on the school parking lot;

AND WHEREAS this is creating a need for a location to park vehicles attending the school;

NOW THEREFORE BE IT RESOLVED THAT Schedule "A" - Parking Schedule for By-law No. 1562/2000, be temporarily amended to allow parking on the west side of Sixth Street SE in front of the W.C. Miller School Grounds during the month of June 2010.

CARRIED.

6.312 Lower Red River Valley Water Commission – No report.

6.313 Pembina Valley Recycling Network – No report.

6.314 Pembina Valley Water Coop

Councillor Don Braun informed Council that he had a copy of the Water Coop's Audited Statement. He will leave it in the Administration Office if anyone would like to have a copy.

7. General Correspondence:

7.111 Altona Motor Hotel – Request for extension of Hours during the Manitoba Sunflower Festival

117-2010 – Ann Kroeker-Ted Klassen – THEREFORE BE IT RESOLVED THAT we grant the Altona Motor Hotel permission to extend their operating hours to 3:00 A.M. on July 24th and 25th, 2010, during the Manitoba Sunflower Festival, as they have requested, subject to adequate security being provided.

CARRIED.

7.112 Chamber of Commerce – Canada Day Agenda – Information

7.113 Manitoba Local Government – 2011 Board of Revision – Information

7.114 Stephanie Wiebe and 14th Ave NW Residents

This letter was taken as information and referred to the Works & Operations Committee.

8. Unfinished business – None.

9. New business

9.1 Summer Council Meeting Schedule:

July 13th, 2010 & August 17th, 2010. These meeting dates were approved as suggested. If additional meetings are required, they will be called.

9.2 FCM Reports

Councillors Ted Klassen, Tim Fast and Mayor Mel Klassen all gave reports on the recent FCM Convention they attended in Toronto. They were all in agreement that it had been a good conference.

10. In Camera – None.

118-2010 – Terry Wiebe-Tim Fast – THEREFORE BE IT RESOLVED THAT this meeting is now adjourned and the next regular meeting of Council be held on Tuesday, June 22, 2010 at 5:30 p.m.

CARRIED.

Mayor

Secretary Treasurer