

MINUTES OF THE TOWN OF NEEPAWA REGULAR MEETING OF COUNCIL HELD TUESDAY DECEMBER 19, 2017 AT 7:15 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Mayor de Groot, Deputy Mayor Jarema, Councillors Cockburn, Gerrard, Parrott & Stilwell and CAO Colleen Synchyshyn, NAPD Development Officer Jeff Braun, Municipal Clerk Jodi Baker, EDO Marilyn Crewe

Councillor Dietrich declared a conflict of interest and vacated the room for the duration of the public hearing.

Guests: Rebecca Walmsley – NACTV, Eoin Devereaux – Neepawa Banner & Press; Allan Gillies – Westman Internet Radio; Lisa Pottinger, Michelle Gerrard, Barry Hockin, Bob Durston, Bill Pottinger, Fern Novak, Larry Novak, Diane Graham, Jim Graham, Sharon Smyth, Bob McCreath, Sharon McCreath, Tom Borsa, Grant Lukin, Dimitria Schiller, Inna Schiller, Dave McIntosh, Carol McIntosh, Jack Gibson, Marilyn Dietrich, Trevor Bennett, Linda Hart, Murray Hart, Michael Bracey, Jarrod Overy, Ginny Harris, Don Dufort, Jeremy Vogt, Donald Hunter, Harold Hunter, Terry Bates, Carol Bates, Amanda Gregorash, Tim Gregorash, Grant McKelvy, Val McKelvy, Ernie Sydor, Ian Hockin, Ben Vogt, Gayle Vogt, Marshall Thompson

1. Call to Order

Resolution No: 2017 296

Parrott/Cockburn

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing to hear representation to Conditional Use Order CU-01-2017.

CARRIED

2. Conditional Use Application - Boarding House

- Development Officer Jeff Braun reviewed the application of 2544929 Ontario Inc. /Tri-Mach Group Inc. to allow for a Boarding House within the residential single family zone at #8 Whitmore Crescent. Conditions could be applied to the application and cited in a development agreement that could be registered on title. Enforcement would include revoking the conditional use at any point in time.
- Jarrod Overy spoke in favour of the application on behalf of Tri-Mach noting the following:
 - they wished to utilize the house for 7 individuals who are working on a construction project at HyLife for the period up until August 15' 2018;
 - When purchasing the house, the real estate agent told them that many other similar arrangements existed in Town and that all they needed to do was to ensure that the building code was followed.
 - Currently only parking 2 vehicles at the house and plan to car-pool
 - Tenants work for the company and are not charged rent (i.e. not a typical rental unit).
 - Traffic concerns and social concerns will be negligible.
 - Spoke on the economic benefits for the community
 - Concerned with changing house back to pre-purchase state (i.e. reducing the # of bedrooms) as it was a significant investment, but did note that they understood the concerns of the neighbours.
 - Would be interested in negotiating some conditions.
- Don Dufort also spoke in favour of the application noting that any decision made in this instance will have an effect on all other similar housing situations that already exist in the community. This house to be well managed. Council to consider the possible human rights issues and the precedence in relation to other already existing housing situations.

- Tom Borsa spoke in opposition, bringing forth a petition signed by residents of Adams Ave. & Whitmore Crescent noting concerns such as traffic and creating a precedence that would allow other boarding houses to pop up. He also noted concerns with how the process was handled in regards to not obtaining the required information and permits at the onset.
- Bob McCreath spoke in opposition, citing the local zoning by-law in reference to the compatibility of a boarding house to the single family residential zone and that the purpose of the zoning by-law is to ensure that development is appropriately placed in the correct zone.
- Marilyn Dietrich, Ernie Sydor, Trevor Bennet and Grant Lukin also spoke in opposition echoing items from the previous speakers and adding information related to concerns with property values and maintaining small rural community values.
- As no other speakers requested to be heard, the hearing concluded with Mr. Braun reading into the record three letters received in opposition (Marilyn & Dean Dietrich, Don & Pam Palmer and Murray and Linda Hart).

3. Adjourn

Resolution No: 2017 297

Cockburn/Gerrard

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn this Public Hearing at 8:15 p.m.

CARRIED

Mayor

Chief Administrative Officer