

MINUTES OF THE TOWN OF NEEPAWA PUBLIC HEARING OF COUNCIL HELD TUESDAY APRIL 2, 2019 AT 7:15 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Mayor McCutcheon, Deputy Mayor Hedley, Councillors, Gerrard, Kostenchuk, Nadeau, Parrott and Pudlo; CAO Colleen Synchyshyn, Manager of Operations Denis Saquet, ACAO Jodi Baker; EDO Marilyn Crewe, Development Officer Jeff Braun.

Guests: Rebecca Walmsley – NACTV, Grant Lukin, Jim Schmall

1. Call to Order

Resolution No: 2019-74

Hedley/Gerrard

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing to hear representation to amend the Town of Neepawa Zoning By-Law 3184-18.

CARRIED

2. By-Law 3190-19 to Amend Zoning By-Law 3184-18 Block 1, Plan 35600 AR-R to RS (Hillcrest Estates)

- Development Officer Jeff Braun reviewed the application for amending the zoning of the property from Agriculture Residential Restricted to Residential Single Unit to facilitate Subdivision 4437-18-8025 and create 6 new residential lots.
- Mr. Schmall then addressed Council in support of the zoning change, citing that the intent of the project is to build into the existing hill with a style of house that features a walk out basement. Such design to respect the topography of the area and allow to keep same in a natural state. He understands that concerns have come forth regarding how this development will impact the flow (or volume) of water to the north, and indicated that there is no intent to change or alter the natural drainage that exists.
- In a letter recently received from Manitoba Infrastructure, Water Management Planning & Standards Division, it was noted that with the property sitting in the floodway fringe, all new permanent structures should be built upon clean impervious fill raised to the flood protection level of 354.59 meters or 1163.3 feet. Mr. Schmall indicated that the houses would be built on the south end of the lots adjacent to Parkview Drive with the remaining portion of the lots for yards, gardens, etc. Mr. Schmall indicated that the elevation criteria was valuable and that currently they have not pursued obtaining the actual elevation levels for the lots in order to determine exactly what areas would need fill and to what extent.
- Other than the letter from Water Management Planning & Standards, no other comments or concerns were noted by way the provincial circulation process and no persons raised an objection at the hearing or in advance of the hearing.

3. Adjourn

Resolution No: 2019-75


Kostenchuk/Parrott

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn this Public Hearing at 7:30 p.m.

CARRIED



Mayor – Blake McCutcheon



CAO – Colleen Synchyshyn