

**MINUTES OF A PUBLIC HEARING HELD TUESDAY JULY 19, 2022 AT 7:05 P.M. IN THE COUNCIL CHAMBERS,
NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB**

Present: Mayor McCutcheon, Councillors Gerrard, Kostenchuk, Nadeau, Parrott & Pudlo, CAO Colleen Sychyshyn, Manager of Operations Denis Saquet, ACAO Jodi Baker, NAPD Development Officers Jeff Braun & Scott Kowalick

Regrets: Deputy Mayor Hedley

Guests: Rain Prior – NACTV, Eoin Devereaux – Neepawa Banner & Press, Gayle Vogt, Judy Gabler, Lorilee Harris & Tim Kuharski, Colin McNairnay, Neil Turner, Mike & Linda Boyle, Ralph Dreger, John Pottinger, Ernie Sydor, Daniel Zettler, Karen Desjardins, Michael Wilson, Bruce Menzies, Carol Walker,

1. Call to Order

Resolution No: 2022-163

Kostenchuk/Pudlo

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing to hear representation to By-Law 3216-22, being a by-law to amend the Town of Neepawa Zoning By-Law 3184-18.
CARRIED

2. By-Law 3216-22 - Amend Zoning of SW 34-14-15W, Neepawa

- Development Officer Jeff Braun reviewed the application to re-zone SW 34-14-15W from “AR-O” Agricultural Restricted Open Space Zone and “AR-R” Agricultural Restricted Residential Zone to “RM-1” Residential Multi-Unit Zone, “I” Institutional Zone, “O” Open Space Zone, “AR-R” Agricultural Restricted Residential Zone, and “CH” Commercial Highway Zone. This area of land north of PTH No. 16 and immediately east of Broadway Ave. Mr. Braun noted that there was a small error in the notice that should have indicated changing the zoning from “AR-O”, “AR-R” and “RS-U”, which takes into account the strip of land currently zoned on the west portion of the property as Residential Unserviced.
- As per process, the by-law was circulated to government departments and agencies for review with no provincial objections received. Items to note from the circulation included:
 - Manitoba Infrastructure, Highway Planning & Design Branch
 - that the proposed public road connection onto PTH 16 be aligned/conform to the existing functional plan for PTH 16, with all future residential, highway commercial and institutional development utilizing an internal road network and the new public road. No additional accesses onto PTH 16 will be approved. Traffic Impact and drainage studies along with a permit for the new public connection will be required.
 - Historic Resources Branch
 - if during development, there is reason to believe that heritage resources or human remains are known, or thought likely to be present on lands that are to be damaged or destroyed by reason of any work, activity, or project that is being proposed to be carried out, the proponent is required to conduct at his/her own expense, a heritage resource impact assessment and mitigation, if necessary, prior to the projects start date. The proponent must contract a qualified archaeological consultant to conduct the assessment of the proposed locations to identify and assess any heritage resources that may be negatively impacted by ground disturbing activities.
 - Manitoba Environment, Climate and Parks, Water Stewardship Division
 - A valid Water Rights License is required to control water or construct, establish or maintain any water control works.
- Mr. Braun received one written objection. The letter was from Lorne & Myrna Kines who reside in Winnipeg, but own property at 388 Broadway Ave & 50 Sunset Blvd. Mr. & Mrs. Kines are not in favour of

the zoning amendment and indicate it should remain unchanged. The letter included many questions, related to who the applicants were, who owned the land, the relationship of the various parties involved, what is the environmental assessment and impact, who is purchasing the land, what is proposed for the residential development, are there concessions, subsidies or grants being offered by the Town, what is the percentage of green space and parks, what Town services will be offered, how will existing owners be affected with services and taxes, are there conflicts of interest that need to be disclosed or considered, what is the proposed road access, concern with increased density of low income row housing, condos and apartments versus single unit homes, increased traffic and noise, lack of architectural guidelines (low income row housing), and decreased standard of living and property values for existing homeowners on Broadway Ave.

- Mike Boyle (390 Broadway) – expressed concerns with traffic and the possibility of increasing the density of homes. He proposed that Council consider single family units directly along Broadway Ave. with consideration for other options further back into the property.
- Neil Turner (475 Broadway) – Commented that he sold the property at 471 Broadway, not knowing that once the row housing development was completed, it would be ugly and unkept. The property owner needs to be held accountable for maintaining the property. Mr. Turner also expressed concern regarding possible internal roads that may affect his property, as there is the potential of a road going through his yard. With no information coming forward, he would like to know what is being proposed.
- Ernie Sydor (6 Sunset Blvd.) – Requests council to consider the comments of the public and look at single-unit residential development first. This would still provide the opportunity down the road to consider other development proposals.
- Colin McNairnay (400 Broadway) – Requested clarification regarding altering the strip of “RS-U” which is currently the same as the zoning for Phoenix Drive. Proposes changing the zoning to reflect single-unit housing, however notes a preference of “RS-U”.
- Mike Wilson (24 Phoenix Dr.) – questioned access to the property, and if Broadway Ave. was to serve as the access. Clarification given that there would be a single access provided directly from PTH 16 to the institutional parcel, with the requirement that it conform to the highway functional design. However no other access points will be allowed off of PTH 16.
- Mayor McCutcheon concluded the hearing by thanking everyone for their input, noting that although he understands the concerns that can arise when very limited information has been made public, it is extremely difficult to speak to matters that are in the early planning stages and protected by non-disclosure. Council would however take the comments and concerns into consideration prior to proceeding with second reading.


3. **Adjourn**

Resolution No: 2022-164

Parrott/Kostenchuk

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