

MINUTES OF A PUBLIC HEARING HELD TUESDAY MARCH 21, 2023 AT 7:05 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB

Present: Mayor Hedley, Deputy Mayor Parrott, Councillors Gerrard, Kostenchuk, Nadeau, Pottinger & Sisley, CAO Colleen Synchyshyn, Manager of Operations Denis Saquet, ACAO Jodi Baker, NAPD Development Officers Jeff Braun and Scott Kowalick

Guests: Jeremy Vogt – NACTV, Eoin Devereaux – Neepawa Banner/Press, Darren Pudlo, Jamie Suski, Don Walmsley

1. Call to Order

Resolution No: 2023-44

Sisley/Kostenchuk

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing to hear representation to Variation Application V-01-2023 of Sherry Francis, Christianson TDS, on behalf of Big N Rich Ltd.

CARRIED

2. Variation Application V-01-2023 – Big N Rich Ltd (350 Adelaide Crescent)

- Development Officer Jeff Braun reviewed the variance application of Big N Rich Ltd. as part of Subdivision application 4437-22-8452 and a subsequent revised application. Under the revised request, Lot 2 will reflect increased size parameters from the original application. Request to vary as follows:
 - Reduce the minimum site area for the proposed Lot 2 from the required 4,900 sq. ft to the proposed 4097.9 sq. ft;
 - Reduce the minimum site width for the proposed Lot 2 from the required 50 ft to the proposed 41 ft. within the RS-Residential Single Unit Zone; and
 - Reduce the minimum side yard setback of the existing deck within Lot 1, adjacent to the proposed Lot 2 from the required 2 ft. to the proposed 1 ft. 3 inches.
- Three objections were received in response to the required circulation process. Two were received in written format and read into the record by Mr. Braun:
 - Lois Hulme (355 McGill) – Expressed concern about property values and the aesthetics of the neighbourhood by adding another small house.
 - Lesley & Dennis Skibinsky (328 Adelaide) – Concerned about small homes on small lots that do not fit with the neighbourhood, which detracts from the aesthetics and reduces property values.
- The third objection was received from Darren Pudlo (672 Walker Ave.) who presented his concerns in-person. His concerns related to drainage and how it may affect his property, the age and state of the existing sewer lines and the potential impact if another house is added; loss of green space; the effect on the community and the original sale price of the lots.
- Jamie Suski, representing Bid N Rich, spoke in favor of the application citing that this revised proposal has increased the size of the lot from the original proposal, which will improve the area. He also noted that he obtained the required engineered drainage plan to ensure that drainage does not impact any neighbouring properties and confirmed that he will be constructing a residence for a single family.
- In response to the sewer condition, Manager of Operations Denis Saquet indicated that the property is serviced with an 8-inch line, which could be upgraded in the future if there are issues.
- Mr. Braun further recommended that should Council approve the application, the existing deck, attached to the structure on Lot 1, remain open and shall not be enclosed at any time in the future.

3. Adjourn

Resolution No: 2023-45

Nadeau/Gerrard

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn this Public Hearing at 7:22 p.m.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Synchyshyn