

**MINUTES OF A PUBLIC HEARING HELD THURSDAY, APRIL 6, 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 Kostenchuk, Nadeau, Pottinger & Sisley, CAO Colleen Synchyshyn, ACO Jodi Baker, NAPD Development Officers Jeff Braun and Scott Kowalick

Guests: Rrain Prior – NACTV, Eoin Devereaux – Neepawa Banner/Press, Phil Sieklicki

Regrets: Councillor Gerrard

1. Call to Order

Resolution No: 2023-61

Sisley/Kostenchuk

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing to hear representation to By-Law 3220-23, being a by-law to amend the Town of Neepawa Zoning By-Law 3184-18.

CARRIED

2. By-Law 3220-23 Amend Zoning Lot 1, Bl 2, Pl 6965 – “ML” to “RMH” (Sieklicki)

- Development Officer Scott Kowalick reviewed the contents of By-Law 3220-23, proposing to:
 - Establish criteria within the residential use and bulk tables under Part 4 for low and moderate density multiple units in the “RMH” Residential Mobile/Modular Zone; and
 - Amend the zoning map for a 1.72-acre parcel of land located west of P.T.H. No. 5 and north of P.T.H. No. 16 and located on the north side of Gill Drive (Lot 1, Blk. 2 Plan 6965, Roll 156400) in Pt. SE 32-14-15W from “ML” Industrial Light Zone to “RMH” Residential Mobile/Modular Zone.
- In response to the provincial circulation process, Manitoba Transportation and Infrastructure (MTI) is requesting some preliminary traffic projections due to the location of the project in relation to PTH 5 & PTH 16. They also indicated that they needed information to ensure that drainage from this site would not adversely affect the provincial highway system, and if they deemed it necessary, the developer will be required to obtain a detailed engineered drainage plan.
- One objection was received from Michelle Gerrard expressing concern that should this parcel be changed to reflect a residential use; it may not fit well at this particular location as it will be surrounded by other industrial and commercial properties.
- Mr. Sieklicki spoke in favour of the application, commenting that this parcel will not face Gill Drive and won't be impacted by any surrounding commercial/industrial property. He also felt that the proposed impact on traffic will be minimal and indicated his willingness to obtain a drainage plan. The intended structures will measure 20' x 76' and will be placed on the parcel with good separation. No variances will be necessary.

3. Adjourn

Resolution No: 2023-62

Parrott/Kostenchuk

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn this Public Hearing at 7:19 p.m.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Synchyshyn