

MINUTES OF A PUBLIC HEARING HELD THURSDAY, JUNE 20, 2023 AT 7:15 P.M. IN THE COUNCIL CHAMBERS, NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPWA, MB

Present: Deputy Mayor Parrott, Councillors Gerrard, Kostenchuk, Nadeau, Pottinger & Sisley, CAO Colleen Synchyshyn, Manager of Operations Denis Saquet, A CAO Jodi Baker, NAPD Development Officer Jeff Braun

Guests: Rrain Prior – NACTV, Eoin Devereaux – Neepawa Banner/Press, Kelvin Orr, Louise Hares, Lindsay Dayholos

Regrets: Mayor Hedley

1. Call to Order

Resolution No: 2023-139

Kostenchuk/Sisley

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing at 7:15 p.m. to hear representation to Variation Application V-04-2023 of Horizon Builders Ltd.

CARRIED

2. Variation Application V-04-2023 – 574 Fourth – Lots 17/18 Block 3 Plan 425 @ 574 Fourth Ave.

- Development Officer Jeff Braun reviewed the application of Kelvin Orr (Horizon Builders Ltd) on behalf of KSO Real Estate LTD., which proposes to intensify the residential parcel at 574 Fourth Ave., from its current RS-Residential Single Unit Zone to the proposed RT-Residential Two-Unit Zone. A duplex would be constructed on the lot with one unit fronting on the street and one facing the back lane.
- The design, size and placement of the intended structure would not require any setback variations.
- In response to the public circulation process:
 - one written objection was received from Allen MacDonald & Family, who reside directly across the street at 567 Fourth Ave. Their concerns related to decreased property values as a result of close proximity to a duplex dwelling; and it was their understanding that when they purchased their property at in this neighbourhood, it was zoned for single family residences only; and
 - Louise Hares spoke in person at the hearing, on behalf of her family who reside at 599 Fifth Ave., (behind the subject property). Concerns related to decreased property values, snow removal, back lane issues, the look of the neighborhood, and if a duplex was permitted, she was concerned that other lots would begin to reflect structures of an even greater density (i.e., 3 or 4 units).
- Mr. Orr spoke in support of the application indicating that he was amenable to working with Council to ensure the structure was would be suitable for the neighbourhood.
- Councillor Pottinger asked Mr. Orr whether the intended front/back design was the only option, or if a front/front unit could be considered...to which Mr. Orr responded that although he preferred to proceed with a front/back design, he was open to considering a different design.
- Councillor Gerrard requested clarification from staff regarding the current policies relative to the ability to properly service a back lane for snow clearing/garbage and emergency services and whether there would be difficulty with providing services to this particular back lane. In response, Manager of Operations Denis Saquet indicated that he had taken a look at the back lane, and in this instance, would not recommend a front/back unit due to complications with providing services.


3. Adjourn

Resolution No: 2023-140

Gerrard/Sisley

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

CARRIED


Mayor – Brian Hedley


CAO – Colleen Synchyshyn