

**MINUTES OF A PUBLIC HEARING HELD TUESDAY, DECEMBER 19, 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, Sisley & Pottinger, CAO Colleen Synchyshyn, ACAO Jodi Baker, NAPD Development Officer Scott Kowalick

Guests: Rrain Prior – NACTV, Eoin Devereaux – Neepawa Banner/Press, Lisa Davie, Wendy & Murray Reiner

Regrets: Councillor Nadeau

1. Call to Order

Resolution No: 2023-256

Gerrard/Kostenchuk

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing at 7:05 p.m. to hear representation to Variation Application V-07-2023 of Lisa and Murray Davie, respecting Lot 2 Plan 40325 at 372 Broadway Ave.

CARRIED

2. Variation Application V-07-2023 – Lot 2 Plan 40325 at 372 Broadway Ave

- Development Officer Scott Kowalick reviewed the application for varying the setback requirements on Lot 2, Plan 40325, to allow for the construction of a new single-family dwelling on the property.
- The application proposes to reduce the required setback of 15' for the north property boundary to the proposed 9' 11.5"; and the required setback of 15' for the south property boundary to a proposed 6' within the RSU-Residential Unserviced Zone.
- Lisa Davie spoke in support of the application - expressing that the property should no longer be considered unserviced due to it currently being serviced with water and in near future possibly sewer service. The setbacks for unserviced residential lots should no longer apply, which would allow her to conform with the 6-foot setback stipulated in the zoning by-law for residential serviced. She further passed photos depicting the fencing, drainage and landscaping of the yard.
- Murray Reiner spoke in objection of the application - expressing concern of snow piling up between the houses and in his yard due to a reduced setback of 6 feet, which includes the roof overhang of 2 feet. Mr. Reiner felt that he will experience excess moisture in their yard from snow and rain coming off the roof in proximity to their property. He further referenced the need to access the rear of his property to empty his septic tank once every 2 weeks and was concerned about the possibility of excessive snow complicating this matter. It would be the preference of the Reiners that the setback be left at 15 feet as per the zoning by-law.
- No other concerns or objections were received.

3. Adjourn

Resolution No: 2023-257

Pottinger/Sisley

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