

MINUTES OF A PUBLIC HEARING HELD TUESDAY, OCTOBER 1, 2024 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 Sychyshyn, ACAO Jodi Baker, Manager of Operations Denis Saquet, Development Officer Jeff Braun

Guests: Jessica Oman – NACTV, Eoin Devereaux – Neepawa Banner/Press, Shelly Williams, Ryan Cabak

1. Call to Order

Resolution No: 2024-201

Kostenchuk/Sisley

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing to hear representation to By-Law 3231-23, being a by-law to amend the Town of Neepawa Zoning By-Law 3184-18.

CARRIED

2. By-Law 3231-24 Amending Zoning – Parcel A, Plan 56267 in NE 32-14-15 W (Roll 6400) – “AR-R” to “MH” and “AR-C” to “CH”

- Development Officer Jeff Braun reviewed the report from the provincial Community Planning Branch. While no concerns were raised by their department, Manitoba Transportation and Infrastructure will require a traffic impact study and possibly a drainage plan. Historic Resources Branch wants consideration regarding historic resources that may be impacted when the land is developed.
- One objection was received (via email) from Gary & Elaine Tully who own property to the north on the SW 4-15-15W and Pt. SE 4-15-15W (215 acres). Concerns were registered regarding property values, buffer zones, industrial uses that may be offensive and not compatible with the area, etc. A request was made to have council consider harmonizing the area with the current residents and ratepayers adjacent to this proposal.
- Shelly Williams and Ryan Cabak who own property at 180 PTH 5 N (Lot 3, Plan 7124) in NE 32-14-15W, appeared in person to provide concerns with the proposed re-zoning, indicating their request for an established buffer between the proposed industrial Zone and their property. They also noted concerns regarding how the proposed zone might impact their property, depending on what gets developed, as well as concerns regarding their well and any drainage related issues.
- No other concerns or objections were received as a result of the required circulation process.

3. Adjourn

Resolution No: 2024-202

Kostenchuk/Parrott

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn this Public Hearing at 7:20 p.m.

CARRIED



Mayor – Brian Hedley



CAO – Colleen Sychyshyn