

**MINUTES OF A PUBLIC HEARING HELD TUESDAY, JANUARY 21, 2025 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, Sisley & Pottinger, CAO Colleen Synchyshyn, Manager of Operations Denis Saquet, ACAO Jodi Baker, NAPD Development Officer Scott Kowalick

Guests: Liway Cabrera – NACTV, Eoin Devereaux – Neepawa Banner/Press, Kathy Jasienczyk

**1. Call to Order**

**Resolution No: 2025-19**

**Kostenchuk/Gerrard**

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-09-2024 of Zen Developments.

**CARRIED**

**2. Variation Application V-09-2024 - 342 Mountain Ave (Lots B, D, E, G, H, K, L & M, PI 62813)**

- Development Officer Scott Kowalick spoke to the variance application of John Lavich of Zen Developments Ltd. requesting approval to reduce the number of off-street parking stalls for a commercially established building from the required 44 parking spaces to the proposed 34 parking spaces within the CC – Commercial Central Zone. It is noted that included in the 34 identified parking stalls, eight of those would require agreement with the Town to proceed under a similar precedent as was approved for the commercial entity at 345 First Ave.
- For reference, this application coming forward as a condition of approving the subdivision of a 443 sq. metre parcel and requiring the property owner to demonstrate that upon subdividing off the proposed lot, the property owner could demonstrate that all parking requirements could still be met for the residual property once the parcel was subdivided.
- As a result of the required circulation process, the following objections were received:
  - Sherrie Hockin, Grit Force Fitness @ 345 First Ave (via email)
    - Parking lot is consistently at or near capacity daily with significant added foot traffic.
    - Reducing the parking requirements would create challenges for patrons and staff, deter customers and negatively impact the businesses located there.
    - Adequate parking is essential for supporting the needs of the community and ensuring accessibility for those who visit/work in area.
  - Michelle Gerrard, 397 First Ave, Neepawa (via email)
    - Noted that this application represents 20% less than what is required for parking in a commercial area. Others have been turned down for wanting to change the parking, so why would we want to start this precedent.
  - Kathy Jasienczyk, 320 First Ave, Neepawa (In Person)
    - Parking configuration does not include a safe and accessible walkway.
    - Decreasing number of parking spots will increase congestion.
    - Residents on First Ave are taxpayers, vehicle traffic from anywhere. Foot traffic should be part of discussion relating to public parking.

**3. Adjourn**

**Resolution No: 2025-20**

**Kostenchuk/Nadeau**

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn this Public Hearing at 7:21 p.m.

**CARRIED**

  
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Mayor – Brian Hedley

  
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CAO – Colleen Synchyshyn