

**MINUTES OF A PUBLIC HEARING HELD TUESDAY, SEPTEMBER 1, 2026 AT 5:45 P.M. IN THE COUNCIL CHAMBERS,
NEEPAWA MUNICIPAL OFFICE, 275 HAMILTON ST., NEEPAWA, MB**

Present: Mayor Hedley, Deputy Mayor Parrott, Councillors Clark, Gerrard & Kostenchuk, CAO Colleen Synchishyn, Manager of Operations Denis Saquet, Asset Management Co-ordinator Kara Sylvester; Development Officer Jeff Braun, NAPD

Regrets: Councillors Nadeau & Sisley

Guests: Liway Cabrera – NACTV, Eoin Devereaux – Neepawa Banner & Press

1. Call to Order

Resolution No: 2026-144

Clark/Kostenchuk

BE IT RESOLVED that the Council of the Town of Neepawa do now open this Public Hearing at 5:45 p.m. to hear representation to the Town of Neepawa Zoning By-Law No. 3239-26.

CARRIED

2. Town of Neepawa Zoning By-Law 3239 -26

- CAO Synchishyn narrated a PowerPoint presentation highlighting the changes proposed for the new by-law. The proposed by-law will replace By-Law 3184-18, which was passed in 2018.
- The proposed by-law was thoroughly reviewed and updated for clarity to align with current standards. The most significant changes include the following:
 - Referring to mobile homes as “manufactured homes”.
 - Inclusion of “Modular” homes in the by-law, to be treated the same as site-built homes in accordance with *The Manitoba Building Code* and in compliance with CSA-A-2377 standards for factory-built homes. As such, modular homes will now be included in the use class for single-unit dwellings equivalent to site-built homes and ready-to-move (RTM) homes.
 - Parking & Loading and Accessory Signs now appear as stand-alone sections within the by-law and have been updated in greater detail and clarity.
 - **Residential Manufactured Home (RMH) Zone** - Reduced the required frontage from 45 feet to 40 feet; the site area from 4,500 square feet to 4,000 square feet; the interior side yard from 8 feet to 4 feet; and changed the rear yard setback for accessory uses for consistency.
 - **Residential Single-Unit (RS) Zone** - Reduced the required frontage from 50 feet to 40 feet; the site area from 4,900 square feet to 4,000 square feet; and the interior side yard from 6 feet to 4 feet for both the principal building and accessory buildings.
 - **Residential Two-Unit (RT) Zone** - Reduced the site area from 6,600 square feet to 6,000 square feet; the interior side yard from 6 feet to 4 feet for both the principal building and accessory buildings; reduced the minimum site area from 3,300 square feet to 3,000 square feet for two-unit dwelling subdivided onto separate titles; and added rear yard requirements for accessory uses adjacent to a rear lane.
 - **Other Residential Zones & Accessory Uses** – interior yard setback reduced from 6 feet to 4 feet.
 - **Residential Multi-Unit 2 (RM-2) Zone** – Added a minimum apartment dwelling unit area of no less than 400 square feet.
 - **Commercial Central (CC) Zone** – amended the site area for a principal building to 2,500 square feet from 1,800 square feet and increased the frontage to 25 feet from 18 feet.
 - Amendments to the Zoning Map to align with Subdivision 4437-25-8766, being a 58-acre parcel of land to be re-zoned from Industrial Light (ML) to single-unit and multi-unit residential use.

- Updated the Elevation Flood Map to reflect a one in two hundred (1:200) year flood event.
- Development Officer Braun reviewed the contents of the Report to Council issued by the Community and Regional Planning office following provincial circulation. Based on provincial comments received, no provincial objections were raised.
- Matters requiring further attention relate to the identification of offset zone boundaries in the zoning map. These matters will be addressed subsequent to the passing of By-Law 3239-26. The Town and NAPD will also review the information provided by the various departments to enhance and strengthen the content of the by-law prior to third reading.
- No comments or concerns were registered by the public, either in advance, or in-person at the hearing

3. **Adjourn**

Resolution No: 2026-145

Gerrard/Parrott

BE IT RESOLVED that the Council of the Town of Neepawa do now adjourn this Public Hearing at 6:10 p.m.

CARRIED



Mayor – Brian Hedley
Deputy Parrott

CAO – Colleen Synchishyn