

**Special Council Meeting
February 27, 2023
6:30 p.m. Council Chamber**

The Council of the Municipality of Oakland-Wawanesa met in the Council Chamber in Wawanesa, Manitoba on Monday, February 27, 2023 at 6:30 p.m. Members Present: Mike Fisher, Coenraad Fourie, Craig Hatch, Frank Jones, Bob McDonald and Brett McGregor. Head of Council Kreklewich presided.

Staff in attendance: Chief Administrative Officer Joni Swidnicki and Videographer Cheryl Fraser

The meeting was open to the public.

CALL TO ORDER – 6:30 p.m.

ADOPTION OF THE AGENDA

Fisher-McDonald

136 BE IT RESOLVED that the agenda for the February 27, 2023 meeting be accepted as presented. CARRIED.

Jones-McGregor

137 BE IT RESOLVED that the special meeting of council be recessed to allow council to hold a reconvened Public Hearing to receive representations from any person who wish to make them in respect to a variation application. CARRIED.

Reconvened Public Hearing on Variation Application V7/22 to reduce site area, site width and front, rear and side yard setbacks in the RR 2 Rural Residential Zone at Lots 1/5, Block 5, Plan 331 in NE 35-8-19 WPM (Partridge)

The applicant, Brian Partridge, was in attendance and provided the additional information that had been requested by Council, including placement of the required holding tank.

Written documentation was provided by the owner of the property and the realtor related to the applicant being authorized to make the variation application.

A written report was provided by Community and Regional Planning related to the intended variance and requirements of The Planning Act.

A written letter of opposition was received from Patricia Warburton and Trenton McCann, adjacent landowners, expressing concerns related to development on the "existing non-conforming" property.

A written letter of opposition was received from Lisa Senicki and Garry Lys, RM of Cornwallis, expressing concern with the extent of the requested variation, geotechnical and environmental concerns.

A written letter of opposition was received from Gord Smith and Donna McIntosh, Lake Clementi Road, related to development on a parcel less than 2 acres and with concerns related to damage from fallen trees with reduced setbacks.

A written letter of opposition was received from Curtis Hullick, Lake Clementi Road, related to extreme variation being requested.

Pat Warburton, on behalf of herself and Trent McCann, Lake Clementi Road, appeared in opposition to the application. She stated their concerns with respect to the size of the lot being proposed for development, and the requirement for tree removal. She also indicated concerns with the location of the holding tank and the pump out requirement. She noted she did not believe the variation would adhere to the requirements outlined in The Planning Act section 97(1)(b). She finalized her

presentation by stating she did not want her taxes to increase as a result of this development.

Lois Hunter, Lake Clementi Road, asked about what material would be considered at the meeting.

William Mallett, NE 35-8-19 WPM, appeared in opposition to the application and asked questions related to the process for subdividing other lots in the development if this variation were to be approved.

Dave Hunter, Lake Clementi Road, appeared in opposition and raised concerns related to placement of the driveway and the holding tank. He also voiced concerns related to the existing culvert and the possible impact on drainage.

Donna McIntosh, Lake Clementi Road, appeared in opposition to the application. She stated her concerns with respect to maintenance of the property, including the pumping of the holding tank, as a possible safety issue. She noted existing residences are grand fathered with respect to septic fields.

Gord Smith, Lake Clementi Road, appeared in opposition to the application and indicated concerns with respect to the placement of a well in relation to the septic tank.

Brian Partridge, applicant, appeared in support of the application and provided additional information on the septic tank. He noted he was aware of the permits that would be required with respect to septic tank location.

McDonald-McGregor

138 WHEREAS all representatives in regard to Variation Application No. V7/22 to reduce:

- the site area from 2 acres to approximately 0.29 acres;
- the site width from 200' to 125';
- the front yard setback from 125' to 30';
- the side yard setback from 30' to 20'; and
- the rear yard setback from 30' to 15'

to accommodate construction of a new home and garage on Lots 1/5, Block 5, Plan 331 located in NE 35-8-19 WPM (Partridge) have been dealt with;

THEREFORE BE IT RESOLVED that the reconvened public hearing be concluded. CARRIED.

UNFINISHED BUSINESS

Variation Application V7/22 to reduce site area, site width and front, rear and side yard setbacks in the RR 2 Rural Residential Zone at Lots 1/5, Block 5, Plan 331 in NE 35-8-19 WPM (Partridge)

McGregor-McDonald

139 BE IT RESOLVED that Variation Application No. V7/22 to reduce:

- the site area from 2 acres to approximately 0.29 acres;
- the site width from 200' to 125';
- the front yard setback from 125' to 30';
- the side yard setback from 30' to 20'; and
- the rear yard setback from 30' to 15'

to accommodate construction of a new home and garage on Lots 1/5, Block 5, Plan 331 located in NE 35-8-19 WPM (Partridge) be approved; and further that a Zoning Memorandum be provided outlining the property and any development thereon, with the approved variations, conforms to Zoning By-law 04-2019. DEFEATED.

Abuse & Molestation Policy No. PER015

140 Jones-Fisher
BE IT RESOLVED that Abuse & Molestation Policy No. PER015 be tabled pending additional information from Western Financial and Fillmore Riley. CARRIED.

GENERAL BUSINESS

Unaudited Financial Statements

141 McDonald-Hatch
BE IT RESOLVED that the Unaudited Financial Statements for the year ended December 31, 2022 be approved as circulated. CARRIED.

ADJOURN

142 Fisher-Fourie
BE IT RESOLVED that the meeting does now adjourn (7:39 p.m.). CARRIED.

Dave Kreklewich, Head of Council

J Swidnicki

Joni Swidnicki, Chief Administrative Officer