

CITY OF MEADOW LAKE

SPECIAL COUNCIL MEETING
November 19, 2013

M I N U T E S

Present:

- | | | |
|---------------|----------------|------------------------------|
| Mayor: | Gary Vidal | Diana Burton, City Manager |
| Deputy Mayor: | Elaine Yaychuk | Cheryl Dodds, City Clerk |
| Councillors: | Curtis Paylor | Trina Neufeld |
| | Merlin Seymour | Mark Bishop <i>Painchaud</i> |
| | Conrad Read | Gail Weger |
| | Layne Shkopich | Burton Groenwegen |
| | Elaine Yaychuk | Shea Andersen |
| | | Norman & Holly LaBrash |
| | | Cory Rideout |
| | Miles Gibb | |
| | Trevor Gerwing | |
| | Kevin Zerr | |
| | Bill Miller | |
| | Daniel Prete | |

Mayor Gary Vidal called the meeting to order at 7:00 p.m.

386/13

YAYCHUK - SHKOPICH

That the agenda be adopted as a guideline for the meeting.

CARRIED

Prior to the public hearing beginning, Mayor Vidal explained the steps of the hearing process for the public in attendance. He also clarified that any individuals who wish to speak should indicate such at the beginning of the hearing when asked the question.

PUBLIC HEARING:

**Discretionary Development Permit Applications - 2 & 16 Carl Drive
Construction of Two 4-Plex Units and Garage**

Mayor Vidal opened the hearing at 7:09 p.m.

A list of names of those who wished to speak was put in place.

The individuals who spoke brought forward the following concerns during the hearing:

- The rental market has slowed down at this time and there are rental properties available in other areas of the City, including higher assessed rentals.
- Parking congestion is an issue as most property owners have more than one vehicle and recreational vehicles.
- When lots were purchased they were told this area would be for single-family dwellings only, and they would not have built here if they would have known multi-unit rental properties would be permitted.
- This development would deter people from purchasing the remaining lots in this area, and a lack of conformity may have an adverse influence on neighboring properties. Individuals in attendance indicated they would not be building in this area if this type of development is going to be allowed.

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- They purchased the higher priced lots in this area because they did not want to be by rental properties.
- There are other areas in the City where this type of development could go.
- Other development areas, such as Semchuk Drive, were not designed for what was built there. These lots remained empty for a long time until the City changed the zoning bylaw to allow for these types of developments. Now this street has parking and traffic issues. The City needs to stick to a plan and have better foresight.
- Concerns with safety of children playing in this neighbourhood and traffic.
- Loss in property values.
- This development does not conform to others in this area.
- Concern over what level of other developments will be allowed in this area. Will larger multi-units be allowed?

Members of Council asked questions of administration and speakers, and commented on some of the concerns made.

Mayor Vidal closed the hearing at 8:05 p.m.

Special Council Meeting re-convened at 8:10 p.m.

BUSINESS:

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PAYLOR - SEYMOUR


That the Discretionary Use Development Permit applications for 627913 Saskatchewan Ltd. to construct a four-plex on Lot 7, Block 22, Plan 101989266, Ext. 0; also known as 2 Carl Drive, and a four-plex and garage on Lot 14, Block 22, Plan 101989266, Ext. 0; also known as 16 Carl Drive be rejected on the merits of subsection 56(2)(c) of *The Planning and Development Act, 2007*, that, in the opinion of Council, the application is not compatible with development in the district in the immediate area of the proposal.

CARRIED

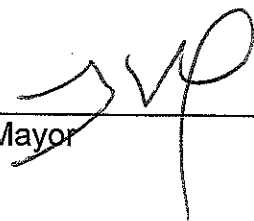
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PAYLOR

That the meeting adjourn at 8:28 p.m.



City Clerk



Mayor