

MINUTES OF CONDITIONAL USE HEARING OF COUNCIL FOR THE RURAL MUNICIPALITY OF REYNOLDS HELD IN THE COUNCIL CHAMBER OF THE MUNICIPAL ADMINISTRATION OFFICE IN HADASHVILLE, MANITOBA ON SEPTEMBER 27TH, 2016

Hearing was called to order at 6:45 p.m.

PRESENT:

REEVE:	David Turchyn	
COUNCILLORS:	Garry Gaetz	(Ward 1) absent
	Curtis Buley	(Ward 2)
	De-Ann Holmes	(Ward 3)
	Michael Turchyn	(Ward 4)
	Michael Huzel	(Ward 5)
	Robert Shendroski	(Ward 6)
	Alan Kelly	(Ward 7)

CHIEF ADMINISTRATIVE OFFICER: Trudy Turchyn

The hearing was called in conformity with the requirements of the Section 105 of the Planning Act P80.

7:40 p.m.

CONDITIONAL USE HEARING REY CU 4/16

Reeve Turchyn advised of the hearing procedures and requirements of the hearing.

Hearing held on Nenad Malusic application to carry on an automobile sales business on Lot 2-1-29372 in River Lot 15-8-12E, in a General Development Zone (GD).

CAO read the notice and letter of intent from Nenad Malusic

CAO REQUESTED THAT ANYONE IN FAVOUR OF THE PROPOSAL PRESENT THEIR SUPPORT.

Nenad Malusic was present to provide additional information and answer questions. He advised that he will maintain a clean yard; have a maximum of 12 cars; and will not have a wrecking yard.

Councillor Buley asked Mr. Malusic if he will have yard lights.

Mr. Malusic advised that if Council requires yard lights, he will install them.

CAO REQUESTED THAT ANYONE OPPOSED TO THE PROPOSAL PRESENT THEIR OBJECTIONS.

Wilma Katerberg advised that she has a copy of the caveat, registered against the lots in the subdivision, which states that businesses cannot operate on the lots.

Councillor Shendroski advised that when he owned Lot 2-1-29372, John Love had told him that the Development Agreement did not allow for a business to be operated on the lot.

CAO read the highlights from the Development Agreement.

Janis Dicks from Community and Regional Planning Services suggested that the Development Agreement stated that the buildings must be residential. The agreement does not say that a business, cannot be operated on the land. She also suggested that, since a Development Agreement on title takes precedent over the zoning by-law, that Council might consider discharging the Caveat so the zoning by-law requirements apply to the land.

7:55 p.m.

CAO advised that the hearing be adjourned to October 11th, 2016 at 6:30 p.m. for Mrs. Katerberg to provide a copy of her Development Agreement and clarification on the use of land in the development agreement registered against Lot 2-1-29372.

Reeve David Turchyn

(Subject to errors & omissions)

Trudy Turchyn
Chief Administrative Officer