

MINUTES OF PUBLIC HEARING HELD IN THE
COUNCIL CHAMBERS, NORTHWEST COMMUNITY
COLLEGE, ON MONDAY, FEBRUARY 1, 2016 AT 7:30 P.M.

Present:	Mayor	P. Germuth
	Councillors	E. Empinado, M. Feldhoff, R. Goffinet, M. Murphy, C. Rattee, L. Walker
Present:	Staff	W. Waycheshen, Chief Administrative Officer D. Godfrey, Corporate Administrator T. Gleig, Director of Engineering Services G. Sewell, Director of Community Planning S. Christiansen, Director of Finance M. Gould, Director of Leisure Services T. Bossence, Fire Chief R. Klukas, Director of Economic Development P. Mitchell, Information Systems Coordinator S. Boudreault, Deputy Corporate Administrator

The Public Hearing was called to receive public comment regarding "Riverbrook Estates Zoning Amendment Bylaw No. 1878" which will allow the development of a 70-unit strata-titled manufactured home park at 167 Konigus Street.

The Corporate Officer introduced the bylaw and said staff was recommending the Public Hearing be adjourned to February 9, 2016 at 7:30 p.m. or other date as determined by Council.

The Corporate Officer read into the record an e-mail received February 1, 2016, from Leonard Kerkhoff, Developer, responding to questions posed at the Public Hearing held January 25, 2016. He stated that with respect to flooding, the Elks Hall and town homes on Konigus are very far removed from the manufactured home park site and should have no bearing on the approval of the application. He also gave the following responses:

- pre-loading has little to no bearing on subsurface water as confirmed by the geotechnical engineer and the District's engineer. Water table levels are governed by rain water, river levels, and tide.
- Offers to purchase to tenants of the two existing manufactured home parks can be developed through agreements registered on title, as a condition for issuing Subdivision, development permits, building permits, etc.
- With regard to drainage issues being addressed during preloading phase, pre-loading may or may not be required for manufactured homes. If required, a drainage plan can definitely be incorporated prior to placement of any further pre-loads. Measures can be taken upon the arrival of Spring to ensure surface water does not drain toward neighbouring properties.

- water levels of Sumgas Creek have been monitored for nearly a year to determine the seasonal fluctuations. The developed area would be re-graded / filled to somewhere in the order of 10m or higher, while the creek just reaches 9.09 metres. These details are engineering details that are sorted out as part of servicing agreements.

There being no further comments, at 7:35 p.m. the Public Hearing was adjourned to February 9, 2016, 7:30 p.m.

CERTIFIED TRUE AND CORRECT

Corporate Officer

Mayor