

MINUTES OF PUBLIC HEARING HELD IN THE  
COUNCIL CHAMBERS, NORTHWEST COMMUNITY  
COLLEGE, ON MONDAY, FEBRUARY 15, 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  
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  
B. Krause, Operations Manager  
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 Chief Administrative Officer introduced the bylaw and read into the record a letter received from the Luso Canadian Association, requesting a fence be constructed between the Luso Canada Club and the rezone area due to increased traffic and safety issues.

Rick Thompson, 163 Konigus, distributed photos indicating flooding that has happened and to give Council an idea of what is happening to neighbouring properties without ditching in place.

Leo DeSousa, 12 Dease Street and affiliated with the Luso Canadian Association, said he would like to see a permanent structure which would be maintained to a certain standard between the Luso Canadian Club and the Kerkhoff development.

Mr. DeSousa was advised that the appropriate time to speak to this would have been during consideration of Phase 1 of the development.

Anna Cabral, Secretary, Luso Canadian Association, reiterated that their biggest concern about Phase 1 is that the proximity of the development to their Club is a safety issue with the expected increased traffic and the large number of events the Club holds.

Leonard Kerkhoff, on behalf of Riverbrook Estates, addressed concerns that had been raised:

- Mr. Kerkhoff said they could likely accommodate construction of a fence between the townhouses and the Luso Club.
- with regard to flooding, there haven't been any problems since the significant rains in the Fall, but as of yet none of the infrastructure is in place so drainage may be an issue during heavy rains. They are looking at adding a ditch to try to remove the water from the backside of the Luso Club and the Elks Hall
- with regards to traffic concerns, there will be no impact on the Luso Club as there's no access onto Konigus.
- with regard to the number of lodgers allowed in the manufactured home park, changing the bylaw from two lodgers to one lodger won't make a difference as parking is limited to two vehicles.
- Mr. Kerkhoff confirmed that the \$150,000 - \$200,000 price is the cost of the land plus the home which equates to an affordable home.
- Mr. Kerkhoff confirmed that he did meet with the Municipal Engineer/Approving Officer and stated that at this point for rezoning they need to demonstrate that there is an ability to service the site. Discussion included final elevations and water levels which could be 10 metres in a 200 year flood. The elevation adjacent on Liard is about 11.5 metres, the site is currently low and they realize they need to bring in a lot of material to raise the lots.

There being no further comments, the Public Hearing was adjourned at 8:05 p.m.

CERTIFIED TRUE AND CORRECT

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Corporate Officer

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Mayor