

MINUTES OF THE THOMPSON PLANNING DISTRICT BOARD PUBLIC HEARING  
FOR BYLAW 39-2009, HELD IN COUNCIL CHAMBERS, CITY HALL, THOMPSON,  
MANITOBA ON MONDAY, FEBRUARY 9, 2009

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Chairperson Johnston called the meeting to order at 7:07 p.m.

**PRESENT**

Chairperson Johnston  
Board Member Kolada  
Board Member Lafreniere  
Board Member Locker  
Board Member Sawh  
Board Member Smith (regrets)  
Board Member Wilson  
Board Member Young  
Board Member Barton (regrets)  
Board Member Burden (regrets)  
Randy Patrick, City Manager  
Gary Ceppetelli, Director of Planning/Community Development

Mayor Johnston reviewed the public notice that was advertised in the Citizen on January 21, 2009 and January 28, 2009 under the authority of the Planning Act.

**MEMORANDUM FROM THE DIRECTOR OF PLANNING/COMMUNITY DEVELOPMENT**

A memorandum was received from Gary Ceppetelli, Director of Planning and Community Development regarding the proposed Bylaw 39-2009 (Rotary Park) re-designating Part Block 64A, Plan No. 741 PLTO (N Div) from "Public and Recreation" to "Residential".

A letter was received from Manitoba Housing and Renewal Corporation dated December 19, 2008 requesting that a Development Plan amendment be initiated to re-designate the above mentioned land from "Public and Recreational" to "Residential" to accommodate a minimum of 10 multiple-family affordable housing units. The Planning District gave first reading to Bylaw 39-2009 on January 12, 2009.

The memorandum was received as information.

**MEMORANDUM FROM THE COMMUNITY PLANNING SERVICES**

A memorandum was received from Kate Cruickshank, Community Planner regarding the proposed Bylaw 39-2009 (Rotary Park) re-designating Part Block 64A, Plan No. 741 PLTO (N Div) from "Public and Recreation" to "Residential".

The By-law was referred to Provincial departments and agencies for review and comment. No concerns were received.

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Thompson Community Planning Services Branch notes that should the Development Plan Amendment be approved, a corresponding Zoning By-Law Amendment will be required as the subject property is currently zoned "PR" Parks and Recreation, which does not permit residential development. A public reserve closing by-law is also required to permit the development of the subject property.

Thompson Planning District Board should consider the following when determining whether to re-designate and develop the subject property for low-income townhouse development:

- 1) How to integrate the proposed development within the existing residential neighbourhood while protecting and maximizing the existing park and open space.
- 2) What methods can be implemented through the development to enhance the safety of existing and future residents and user groups of the existing open space.
- 3) How to maintain or enhance connectivity from adjacent neighbourhoods to encourage non-vehicular transportation.

The memorandum was received as information.

### **RECEIVEING REPRESENTATION IN FAVOR OR OPPOSED**

Mayor Johnston read into the record a letter that was received from Dwayne Rewniak, Director, Land Development of the Manitoba Housing and Renewal Corporation (MHRC) speaking in favor of the proposed bylaw.

#### **Mr. Alain Huberdeau – 87 Elk Bay**

- o Spoke in opposition
- o Due to conflict of interest the process is flawed, with Board Member Smith working for Manitoba Housing and Renewal Corporation and is Board Member for the Thompson Planning District and Chair of the Development Review Committee. Board Member Lafreniere is the current Executive Director of TNRC and Board Member Wilson and Board Member Sawh are Board Members of TNRC
- o Requested information on all studies done to the Rotary Park Parcel of land (water and sewer, school, traffic, environmental, geotechnical)

Chairperson Johnston provided clarification regarding conflict of Interest. Board Member Smith did not attend the meeting of January 12, 2009 where Bylaw 39-2009 was given first reading. Legal Council was contacted and Board Members Sawh, Lafreniere and Wilson were not in conflict of Interest.

#### **Curtis Ross – 23 Elk Bay**

Mr. Ross spoke in opposition and provided a power point presentation

- o Loss of green space
- o Outdoor rink would be better in that area
- o Direct impact to tax payers if the City of Thompson is giving land away
- o Increase of Water and Sewer issues, the system can't handle what's there now

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- Concerned with Manitoba Housing and Renewal Corporation as the proponent. Past history will they be able to manager
- Has the City contacted Rotary to see if they will enhance the park
- Questioned if there has been a 5, 10, 15, 20 year land use development plan developed

Chairperson Johnston stated that a sustainability plan, master parks plan are being developed and the Development Review Committee has been formed. Requests for proposals were sent out and only one proposal was received from MHRC no other proposals were received for the Rotary Park Parcel.

Board Member Lafreniere clarified that MHRC did not receive the land for free, negotiations on price have not taken place yet.

### **Wayne Hall – 31 Elk Bay**

- Spoke in opposition
- Loves green Space
- Once you fill in the green space you can't get it back
- Will donate 80 hours of his time for habitat for humanity
- Sense of Community pride

### **Rachel Templeton – 8 Elk Bay**

- Spoke in opposition
- Speaking on behalf of herself and her children who are concerned with the loss of the park and she is concerned that if that park is loss there is no other park in that area of town and her children would have to cross major roads to get to another park
- Sewer and water repairs are being done on a weekly basis, will the over stressed system be able to handle more development in this area
- Would volunteer her time to enhance the park
- Safety Concerns with this development
- City of Thompson needs to utilize what we already have, look at the previous AFM Building for affordable housing
- Would like to see the enhancement of the park

### **Doreen Lindquist – 20 Lynx Crescent**

- Spoke in opposition
- Purchased home in that area for the green space and park does not want to see it lost
- The park needs to receive more attention
- There would be a major impact of the Deerwood School

### **Sharon Cordell – 80 Lynx Crescent**

- Daughter is concerned with the loss of park
- Is concerned with the loss of the preschool in the Deerwood School if this development goes through

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### **Ralph Dyke – 20 Elk Bay**

- Spoke in opposition
- Doesn't want to see loss of green space
- What does the City of Thompson expect from the citizens to keep Rotary Park a park
- Disappointed that Representative were present at this public hearing

### **Jennifer Dyke – 20 Elk Bay**

- Spoke in opposition
- Bought her house for the green space and does not want to see it disappear

### **Lyle Laybolt – 100 Lynx**

- Spoke in opposition
- Does not want to see the loss of green space and park
- A pool in that area would be utilized
- Questioned the Board that they have property standard to follow if not they will receive a fine. Does the City receive a fine for the shape of the park?

### **Cynthia McGregor – 232 Lynx**

- Spoke in opposition
- Does not want to see the loss of green space, bought her house for that reason

### **Leann Brown – 28 Lynx**

- Spoke in opposition
- Does not want to see the loss of green space
- Revitalize the park don't get rid of it
- Install a level grown water park
- Disappointed that representative from MHRC were not in attendance, and is concerned with their staffing issues
- Is Deerwood going to be able to handle the possible loss of the preschool

### **Craig Duncan – 84 Lynx**

- Spoke in opposition
- Opposed with the possible loss of green space

### **Blair Wark - 16 Lynx**

- Spoke in opposition
- Doesn't want to see the loss of the green space

### **Bob Mayer – 47 Riverside**

- Spoke to the overall loss of green space and how he is opposed to that.

### **Tammy Grocholski – 40 Elk Bay**

- Spoke in opposition
- The green space is not being kept up

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- Where are the children of the neighborhood going to play if the green space and park are removed
- Revitalize the park

**James Goble – 22 Lynx**

- Spoke in opposition
- Bought house in that area for the green space
- Dose not want to see the it removed

**Joan Goble – 224 Riverside Drive**

- Spoke in opposition
- Is concerned with the loss of all the green space in Thompson
- City of Thompson needs to have foresight for it's green space

**Mike Leben**

- Spoke in opposition
- Does not want to see the removal of the green space

Chairperson Johnston called three (3) times if there was anyone in the audience in favor or opposition

**Action** – A copy of the minutes from this public hearing are to be sent to Dwayne Rawniak, Director, Land Development, MHRC

**ADJOURNMENT**

A motion to adjourn at 9:50 p.m. was moved by Board Member Young, seconded by Board Member Lafreniere

Carried

THOMPSON PLANNING DISTRICT BOARD  
PER:   
CHAIRPERSON

APPROVED AND ADOPTED IN COUNCIL THIS 23 DAY OF February, 2009

PER:   
SECRETARY