

Public Hearing Minutes for Bylaw No. 1194/2023
on August 15, 2023

Village of Delburne Municipal Office at 6:30 PM

A) **Call to Order**

Mayor T. Wilson called the Public Hearing for Bylaw No. 1194/2023 to order at 6:34 PM.

Public Attendees:

Dawna Herrington
Andreas Kowarschik
Elfie Kowarschik
Ivar Skog
Ruby Skog
D. Wendy Williamson
Linda Zak

B) **Declare the Public Hearing Open**

1) **Background to Hearing**

The purpose of Bylaw No. 1194/2023, an amendment to the Land Bylaw No. 1190/2023, is for the redesignation of Plan 8222072, Block 24, Lot 8 from Low Density Residential (R-1) to General Residential (R-2).

Bylaw No. 1194/2023 was given first reading at the June 13, 2023 Council meeting.

A notice to advertise Bylaw No. 1194/2023 was sent to all property owners as an insert in the utility bills on July 4, 2023. Letters were sent on July 6, 2023 to property owners in the surrounding area of Plan 8222072, Block 24, Lot 8.

Additionally, the notice of the Public Hearing for Bylaw No. 1194/2023 was advertised on our website, our Facebook page, and in the August 2023 issue of the Village Voice.

C) **Verbal Comments**

1) **Andreas & Elfie Kowarschik**

- Mr. & Mrs. Kowarschik would like to see it remain zoned for a one family home as a multi-unit building would not fit in with the area.
- It is a quiet area and it will not be quiet with a multi-unit building.
- They suggested that the Village of Delburne remove the trees to make the lot more desirable for purchase.



2) Ivar & Ruby Skog

- Mr. & Mrs. Skog would like the lot to remain zoned as Low Density Residential as they are concerned about the increased parking and traffic that will be on the street. They mentioned current issues of speeding on the street.
- They are concerned about noise disturbances especially undesirable disturbances from renters.
- They question whether the area can handle the infrastructure such as servicing the lot and the traffic access from a small alley.

3) Linda Zak

- Mrs. Zak stated that she purchased the property because it was designated R-1 and it was a quiet street.
- She questioned whether the area had room for the amount of parking stalls that would be required for a multi-unit dwelling.
- Mrs. Zak had concerns about increased traffic on the street.

4) D. Wendy Williamson

- Ms. Williamson was concerned about undesirable landlords and renters as rezoning could lead to a landlord who is not committed to a positive community. This issue was something Ms. Williamson has recently experienced with other nearby properties.
- There are concerns about increased traffic.

5) Dawna Herrington

- Ms. Herrington does not want the property rezoned. She believes that rezoning to R-2 will bring down the property values in the neighbourhood.

6) Melanie Timms

- Ms. Timms commented that there are more appropriate lots within the Village to accommodate a multi-unit building.

D) Written Comments

1) Letter - John and Debbie Miller – August 10, 2023

- Mr. & Mrs. Miller would like to appeal Bylaw No. 1194/2023.
- They are concerned about increased parking and traffic on a road that does not connect to Township Road 374. Currently individuals drive a high-speeds when making turns from 24th Ave to 25th Ave.
- The manhole above the pavement level on 24th Ave in front of the property poses a safety hazard for additional vehicles.
- The back alley is not maintained by the Village. Residents are unable to use it during inclement weather so use of the alley will not alleviate traffic congestion.



- The absence of sidewalks on 24th Ave will pose a safety risk with more vehicles and pedestrians.
- A two-story fourplex may result in a decrease in the value of properties due to the higher population density.
- The presence of four immediate neighbours was not what they envisioned when they purchased the home.

2) Letter – Melanie Timms and Ray Miller – August 10, 2023

- Ms. Timms and Mr. Miller oppose the redesignation.
- A multi-unit dwelling would not be compatible with the current aesthetic and ambiance of the neighbourhood.
- They moved away from a high-density population of Sylvan Lake to Delburne because it was a quiet subdivision of single-unit family homes.
- The lot is greatly sloped which will create design and space issues for a multi-unit building.
- It is suggested that there is a lot on 24th Ave and 20th St., near an established multi-unit building, which would be a more appropriate location for another multi-unit building.

3) Letter – Linda Zak – August 15, 2023

- Mrs. Zak is not in favour of redesignation.
- There would be increased traffic on a dead-end street that does not connect to the old Highway 21.
- Parking would be an issue with an increase of 8 or more vehicles and there is a raised manhole near the property which would interfere with parking.
- There are no sidewalks in the area which poses a safety risk with the increase in vehicles.
- Rezoning would result in a decrease in property values due to an increase population density.

4) Letter – D. Wendy Williamson – August 15, 2023

- Ms. Williamson opposes redesignation.
- She has been negatively impacted by landlords renting single family dwellings and a multi-unit rental is not appealing.
- Street & alley traffic and noise levels will greatly increase.
- Privacy would be compromised by a multi-leveled housing unit.

5) Email – Ivar and Ruby Skog – August 15, 2023

- Mr. & Mrs. Skog believe that another type of dwelling will affect the continuity and appeal of the area.
- A multi-family dwelling will increase the opportunity for disruptive influences to move into or visit the area.

- Traffic will increase which creates a hazard for walking and children playing. That area of 24 Ave does not have sidewalks.
- Parking will be an issue and people don't respect other people's parking spaces.
- A multi-family dwelling would negatively impact property values.

6) Email – James and Daina Flemming – August 15, 2023

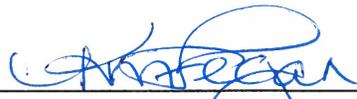
- Mr. & Mrs. Flemming are not in favour of rezoning.
- They think that it will increase traffic on a currently quiet street.
- They state that parking will become an issue and they do not want vehicles parked in front of their house.
- They believe that their property value will decrease.

E) Declare Public Hearing Closed

The Public Hearing was declared closed at 7:19 PM.



Tim Wilson
Mayor



Karen Fegan, CLGM, CT
Chief Administrative Officer