

**SPECIAL MEETING OF COUNCIL OF THE TOWN OF CALMAR WAS  
HELD ON TUESDAY, MAY 30, 2017, COMMENCING AT 7:00 pm  
IN THE COUNCIL CHAMBERS**

1. **CALL TO ORDER:** Mayor Yachimetz called the Special Council Meeting of May 30, 2017 to order at the hour of 7:00pm.

**PRESENT:** Mayor Yachimetz, Councillors Balaban, Sekora and Gardner, Acting Town Manager Storey, Development Officer Sider, and Public.

**ABSENT (with regrets):** Councillor Borodawka

2. **Public Hearing**

- a) Bylaw 2017-10 – Thomas Creek Area Structure Plan

Mayor Yachimetz opened the Public Hearing at 7:01 pm.

Mayor Yachimetz stated the purpose of the Hearing is to hear public comments in regard to proposed Bylaw 2017-10 being a Bylaw to adopt the Thomas Creek Area Structure Plan.

Mayor Yachimetz requested confirmation of Notice of Public Hearing. Acting Town Manager Storey confirmed that the Notice had been hand delivered to all adjacent landowners and sent by registered mail to all adjacent landowners who are not local residents on May 17<sup>th</sup> and 18<sup>th</sup>.

Mayor Yachimetz inquired if any written submissions had been received in regard to the proposed Bylaw. Acting Town Manager Storey responded that there were no submissions received.

Mayor Yachimetz inquired if any persons in attendance wished to be heard in regard to the proposed Bylaw.

Mr. Russel Decker stated that it was his opinion that, since manufactured homes depreciate, he is worried about the potential devaluation of the adjacent single family dwellings. He also had concerns in regard to whether the units in the proposed Manufactured Home Park would be owned or rental properties.

Mr. James Vander Leest stated that he also had concerns in regard to the potential devaluation of his property if located adjacent to a Manufactured Home Park. He also cited concern for fire safety in a Manufactured Home Park since the roads are not built to the same standards as in a single family residential district.

Ms. Kathy Barredo voiced opposition to a Manufactured Home Park and would rather see modular homes. It is her opinion that an adjacent Manufactured Home Park will hurt the possible resale value of her property.

Ms. Amanda Decker stated that she is in opposition to a Manufactured Home Park next to single family dwellings.

Mayor Yachimetz inquired, for a second time, if any persons wished to be heard.

There was no response from any person.

Mayor Yachimetz inquired, for a third time, if any persons wished to be heard.

Mr. Patrick Shaver, the applicant, on behalf of Avillia Developments, asked if he could address Council. Council agreed to hear Mr. Shaver. Mr. Shaver made a presentation in regard to the development of a proposed Manufactured Home Park.

Mayor Yachimetz closed the Public Hearing at 8:05 pm.



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**3. NEW BUSINESS:**

- a) Bylaw 2017-10 – Thomas Creek Area Structure Plan

Acting Town Manager Storey noted that there would have to be a correction to the maps in the Area Structure Plan as they do not reflect the accurate Town boundaries south of the CPR right of way.

*Moved by* Councillor Gardner that the second reading of Bylaw 2017-10 is hereby tabled to the Regular Council Meeting of June 5<sup>th</sup>, 2017.

**CARRIED  
R-17-05-43**

**4. ADJOURNMENT:**

*Moved by* Councillor Gardner that the Special Council Meeting of May 30, 2017 adjourn at the hour of 8:10 pm.

**CARRIED  
R-17-05-44**

These minutes signed this 5th day of June, 2017.

  
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Mayor Yachimetz

  
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Acting Town Manager Storey