

**MINUTES FOR THE PUBLIC HEARING OF THE COUNCIL OF THE TOWN OF GIBBONS HELD AT THE MUNICIPAL OFFICE AT 7:00 P.M. ON APRIL 17, 2025, FOR BYLAW PLU 1-25, LAND USE BYLAW**

**Council Present:** Acting Mayor Dale Yushchyshyn  
Councillor Loraine Berry  
Councillor Amber Harris  
Councillor Willis Kozak  
Councillor Jay Millante  
Councillor Norm Sandahl

**Council Absent:**

**Staff Present:** Eric Lowe – Interim CAO  
Susan Gingell – Planning and Development  
Terra Pattison – Finance Manager  
Chris Pinault – Recording Secretary

**Staff Absent:**

As there was a quorum present, Acting Mayor Yushchyshyn called the meeting to order at 7:00 pm.

### **3.0 PURPOSE**

Bylaw PLU 1-25 Land Use Bylaw and the public engagement prior to 1<sup>st</sup> Reading was presented to Council and the public.

### **4.0 WRITTEN SUBMISSIONS**

There were no written submissions received.

### **5.0 VERBAL SUBMISSIONS**

Ray Hajar – Developer and owner of the property west of rail tracks by Fishpond. Would like to see the bylaw amended to have multi-use reclassified as commercial.

Mr. Hajar is planning to develop this property with 36 lots consisting single and duplex homes. Mr. Hajar is asking for clarification on CN Rail requirements for new development. Mr. Hajar believes the setback is too far. His interpretation is that CN has veto power for any development going close to a railroad. Mr. Hajar also questioned whether the speed of the train affects the requirement of a barrier and whether the setback can be negotiated.

These questions would need to be discussed with CN Rail and have no bearing on the Public Hearing.

Dean Remier had no questions at this time.

Darren Longstaff had no questions at this time.

#### **6.0 OPEN DISCUSSION BY COUNCIL**

#### **7.0 ADJOURNMENT**

Acting Mayor Yushchyshyn declared the Public Hearing closed at 7:39 pm.

**[ORIGINAL DOCUMENT IS SIGNED]**

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Acting Mayor Dale Yushchyshyn

**[ORIGINAL DOCUMENT IS SIGNED]**

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Interim CAO Eric Lowe

