

**RURAL MUNICIPALITY OF GRAHAMDALE**  
**Public Hearing Minutes**  
**Thursday, February 22, 2024 at 3:00 p.m.**  
**R.M. Municipal Office, Moosehorn, Manitoba.**

IN THE MATTER OF: JIREH PROPERTYS LTD./DANIELA DE LEON ALVARADO

PROPOSAL: Site Area and Site Width Variation

FROM: 20,000 sq ft (minimum site area for all proposed lots)

TO: 15,600 sq ft (proposed lot 1), 16,923.6 sq ft (proposed lot 2), 15,670 sq ft (proposed lot 3)

FROM: 100 ft (minimum site width)

TO: 75 FT (proposed lot 1)

Varied to allow a subdivision of a 1.11 acre parcel into 3 lots to comply with the zoning by-law.

AREAS AFFECTED: #2 Country Lane E, Lot 13, Block 2, Plan 29274, Steep Rock

The Hearing opened at 3.05 p.m.

Present: Reeve Howse, Councillor Lindell, Councillor Metner, Councillor Jabusch, Assistant CAO McCoubrey, Cherie Millar, Administrator for the West Interlake Planning District, Administrative Assistant Shannon, and Public Works Manager Granberg.

Present via Zoom: None.

Absent: Councillor Nickel and Councillor Bittner

Rolando Barrera and Daniela De Leon were present representing Jireh Propertys as the applicant.

Reeve Howse called the Hearing to Order and outlined the process and procedures to anyone wishing to present.

Administrator Millar read the Notice of Public Hearing pursuant to The Planning Act.

Proof of proper notice for the Notice of Public Hearing was stated.

One person was in attendance and signed the Sign-In sheet to observe the proceedings.

Two people were in attendance via Zoom.

There was one formal written letter filed before the Hearing.

The Applicant presented his Application, related to his earlier Subdivision Application, and his intention to develop a dwelling on each of the two additional properties.

No other presentations were made in support of the Application.

Two presentations were made opposing the Application.

Resident Maria Clearwater's property is adjacent to the planned area. She expressed concerns that the added density allowed by this variance could exacerbate ongoing issues with drainage on to her property, and noise due to the property's use as a Short-Term Rental.

Resident Gordon Keith restated his letter, expressing opposition to 75-foot lots, within the Town of Steep Rock.

In response to the concerns raised by the Residents, Mr. Barrera stated that he had already spoken with Ms. Clearwater about the drainage issues, would be willing to work with the Municipality and Ms. Clearwater to find a solution.

Reeve Howse asked if there were any other persons wishing to speak.

There were none.

Reeve Howse thanked everyone in attendance and declared the Public Hearing closed at 3:25 p.m.

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CAO Shelly Schwitek

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Reeve Craig Howse