

**Carman-Dufferin Planning District
Meeting Minutes
Wednesday May 11, 2016
Memorial Hall 7:45 a.m.**

Present: Bob Mitchell, George Gray, Brent Owen, Brad Johnston, John Peckover, Harvie Takvam, Elise denHeyer (Local Government) and Tyler King (Secretary-Treasurer).

Delegation Members Present: Dale Reimer

Call to Order

The meeting was called to order at 7:45 a.m. by Bob Mitchell.

Adoption of the Agenda

Brad Johnston/George Gray

Be it resolved the agenda be approved. Carried.

Confirmation of the Minutes

Brent Owen/Harvie Takvam

Be it resolved the minutes of the January 28, 2016 meeting be approved as circulated. Carried.

Reception of Delegations

Public Hearing Variation Order 2016/002 Lillian Bernard, Adeline Cox & Nestor Kapelus 8:00 a.m.
The required noticed have been sent and no objections were received prior to the hearing. No one was present from the public for the hearing.

George Gray/Harvie Takvam

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of Lillian Bernard, Adeline Cox & Nestor Kapelus to vary the site area from the required 80 acres to 70 acres, to allow for subdivision of property in an "AG" (Agriculture General) zone at NW 19-07-06 W in the RM of Dufferin. Carried.

Public Hearing Conditional Use 2016/001 6260128 Manitoba Ltd (TRS Truck Shop) 8:05 a.m.

The required noticed have been sent and no objections were received prior to the hearing. Dale Reimer was present to support his application.

John Peckover/Brent Owen

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of 6260128 Manitoba Ltd to allow for a Semi Sales & Service business in an "CA" Commercial Agricultural Zone at Lot 2 Plan 51731 (ORG NW 19-06-04 W), 367 B Main Street South in the RM of Dufferin. Carried.

Public Hearing Conditional Use 2016/002 Carman Granite & Marble Works 8:10 a.m.

The required noticed have been sent and no objections were received prior to the hearing. No one was present from the public for the hearing.

Brad Johnston/Harvie Takvam

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of Carman Granite & Marble Works to allow for a Shipping Container (Sea Can) in a "CA" Commercial Agricultural Zone at Lot 1 Plan 1770 & Lot 2 Plan 26674 ORG SW 19-06-04W, 415 Main Street South in the RM of Dufferin. Carried.

Reports of Committees

None

Reception of Petitions

None

Communications

Proposed Subdivision RM of Dufferin NE ¼ 29-6-5W Clint & Michelle Nicolajsen
The board reviewed the application and has no comments or concerns.

Accounts

John Peckover/Brent Owen

Be it resolved that the financial statement to February 29 2016, March 31 2016 and April 30 2016 be approved. Carried.

By-laws

None

Unfinished Business

None

General Business

Permits

Brad Johnston/George Gray

Be it resolved that the following building permits be approved.

Roll	Name	Address	Work	Value
85500 Dufferin	Leendert & Edith Rook	33105 Rd 28W	Storage Shed	\$10,000.00
66700 Dufferin	Ryan & Lacey Grant	23070 PR 305	New Roof	\$3,000.00
49550 Dufferin	James & Melissa Bergsma	34129 Rd 21W	Shop	\$60,000.00
84800 Dufferin	Ben & Jodie Vanderzwaag	33014 Rd 28W	Storage Shed	\$1,800.00
51450 Dufferin	Eric Bergsma	22151 Hwy 3	Deck	\$5,000.00
104300 Dufferin	Abram & Esther Thiessen	35072 Rd 31N	New House & Deck	\$300,000.00
172450 Dufferin	Patrice Helliwell-Payette	37141 Rd 36N	Porch Replacement & New Roof	\$10,000.00
99700/99725 Dufferin	Ben & Wilhelmina Vandermeulen	35096 Rd 27W	Detached Garage	\$30,000.00
61700 Dufferin	Evan & Tracey Wiebe	37147 Rd 22W	Finishing Basement	\$50,000.00
182400 Dufferin	Paul & Loretta Martens	40068 Rd 37W	Storage Shed	\$15,000.00
123400 Dufferin	Stephenfield Resort- Ike Guenther	Lot 19 Wildwood Bay	Gazebo	\$4,500.00
81440/81475 Dufferin	Imperial Oil- CPS	32118 Hwy 3	System Upgrades	\$205,500.00
50350 Dufferin	Mel & Jerri Ann Toews	34093 Rd 22W	Garage Relocation	\$0.00
76400 Carman	Tracey Moser	137 2 nd St SE	Detached Garage	\$20,000.00
85100 Carman	Trailer Park- Grant Bergsma	2 North Bay	New Roof	\$5,000.00
18700 Carman	Golden Plains Realty	114 Main Street South	Addition	\$201,391.77
19100 Carman	Memorial Hall-Town & RM	12 2 nd Avenue SW	Basement Renovations	\$20,000.00
105000 Carman	Ken & Nettie Lamb	200 2 nd Street SE	Garden Shed	\$5,000.00

Further be it resolved that the following development permits be approved.

Roll	Name	Address	Work	Value
128950 Dufferin	Pembina Valley Water Coop	36068 Rd 36N	Water Plant Addition	\$4,000,000.00
90900 Dufferin	Canadian Reformed School	33149 Rd 25W	Addition & Renovation	\$942,800.00
123850 Dufferin	Aurel Callier	34031 Rd 38W	Tarp Shed	\$600.00
117100 Dufferin	Terry Sandulak	35105 PR 245	Storage Shed	\$14,200.00
80200 Carman	Carman Co-op	63 Main St N	New Sign	\$7,319.00

And further be it resolved that the following demolition permits be approved.

Roll	Name	Address	Work
67700 Carman	Orval Huston	66 6 th St NW	Demolish Residence
69900 Carman	Ansloos Corporation	94 5 th St NW	Demolish Residence
111000/111100 Dufferin	Rosevalley Holding Co	33091 Rd 33W	Demolish Kitchen Building

Carried.

Closed Session

John Peckover declared a conflict with this agenda item and left the meeting.

Personnel

Brad Johnston/George Gray

Be it resolved the board of the Carman-Dufferin Planning District hereby goes into closed session. Carried.

George Gray/Brent Owen

Be it resolved the board of the Carman-Dufferin Planning District hereby reconvenes its regular meeting. Carried.

John Peckover returned to the meeting.

George Gray/Brent Owen

Be it resolved the Carman-Dufferin Planning District hereby moves its operations under the auspices of the Economic Development Officer. Carried.

Harvie Takvam/Brad Johnston

Be it resolved the board of the Carman-Dufferin Planning District hereby appoints Janine Penner as Secretary-Treasurer and Tyler King as Assistant Secretary-Treasurer. Carried.

Harvie Takvam/Brad Johnston

Be it resolved the board of the Carman-Dufferin Planning District approves a wage increase for Janine Penner in the amount of \$2.00 per hour effective May 11, 2016. Carried.

Notice of Motion

None

Adjournment

John Peckover adjourned the meeting at 9:14 a.m.

Next Meeting- To be determined



Bob Mitchell, Chairperson



Tyler King, Assistant Secretary-Treasurer