

**Carman-Dufferin Planning District  
Meeting Minutes  
Thursday October 10, 2013  
Memorial Hall 7:15 a.m.**

**Present: Bob Mitchell, Shawn McCutcheon, George Gray, Brad Johnston, Jane Swanton, Harvie Takvam, Evelyn Holley (Community Planning) and Tyler King (Secretary-Treasurer).**

**Development Plan Review Attendees: Andrei Friesen and Richard Mahe**

**Call to Order**

The meeting was called to order at 7:15 a.m. by Bob Mitchell.

**Adoption of the Agenda**

Tam Bell and Carman Granite were added under General Business

Jane Swanton/George Gray

Be it resolved the agenda be approved as amended. Carried.

**Confirmation of the Minutes**

Harvie Takvam/Brad Johnston

Be it resolved the minutes of the October 2, 2013 meeting be approved as circulated. Carried.

**Reception of Delegations**

None

**Reports of Committees**

None

**Reception of Petitions**

None

**Communications**

None

**Accounts**

Jane Swanton/Shawn McCutcheon

Be it resolved that the financial statement to September 30, 2013 be approved. Carried.

**By-laws**

None

**Unfinished Business**

Development Plan Review Update

Lombard North Group was present to give a review of meetings and milestones to date. They updated the board on the key issues identified in the request for proposal and showed the strategic planning framework to the membership. The population projection we plan on using is between the provincial growth rate and the growth rate for Morris-Macdonald. Expanding the boundary of Roseisle and limited development on the north side of Stephenfield were discussed. Lombard North Group would like to see the proposed layout for the Hiebert development. Having it would assist in discussions with Manitoba Infrastructure and Transportation. There was a long discussion on home and commercial mixed use south of Carman. The board needs to identify which parcels fit within the identified areas and acreage needs as soon as possible. Wednesday December 11<sup>th</sup> from 7-9pm is the tentative date for the next open house. Tyler will try to book the Community Hall.

**Outstanding Building Permits Update**

A letter has been drafted and will be sent out today by our lawyer.

**Variation Order 2013/08 Youth for Christ (Winnipeg) Inc.**

No update.

**Accessory Buildings in Front Yards**

Tyler spoke to Lombard North Group about this and guidelines will be developed into the development and zoning bylaws to clarify what can be built and where in relation to front yards. More information will be presented to the board when it's ready.

**General Business**

**Tam Bell-Klos Realty**

The former Bob Murray Electric building has had some people interested in it as a commercial property but the site is zoned residential. Tyler asked the board if it could be looked at for re-zoning in the current review to commercial. Lombard North Group will include it in their list of properties to look at re-zoning.

**Carman Granite**

At the RM Committee Meeting on Tuesday night it was mentioned Carman Granite was building a structure. Tyler went out to look at it. They are building a canvas shed with a wooden base that is in the ground. The type of permit was discussed. It requires at least a development permit and possibly more depending on a review of the regulations for this type of structure.

**Permits**

**Brad Johnston/George Gray**

Be it resolved that the following building permits be approved.

Roll	Name	Address	Work	Value
139100	Dufferin Earl & Marilyn Vanassen	36014 Rd 24W	House addition & attached garage	\$75,000
95600	Dufferin Bill & Marj Stewart	25011 PR 245W	Renovations	\$16,000
4535	Carman Jan Tjerks Realty Inc.	89 3 <sup>rd</sup> Ave NE	Shop Addition	\$500,000
117700	Carman Ken & Liliane Fargey	291 River Road N	House, garage, deck & sunroom	\$268,996
123104/123105/123106	Dufferin Andre Atkinson	34120 Rd 37W	Insulated Detached Garage	\$17,000

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

Roll	Name	Address	Work	Value
122400	Dufferin Martin Hamming	NE 24-6-7	Barn Addition	\$40,000

And Further be it resolved that the following demolition permit be approved.

Roll	Name	Address	Work	Value
75850	Carman Scott Hand	49 Bradford Road	Demolish Old House	N/A

Carried.

**Notice of Motion**

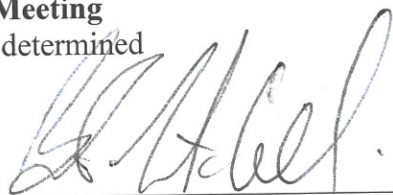
None

**Adjournment**

Shawn McCutcheon adjourned the meeting at 8:58 a.m.

**Next Meeting**

To be determined



Bob Mitchell, Chairperson



Tyler King, Secretary-Treasurer