

**Carman-Dufferin Planning District
Meeting Minutes
Friday September 29, 2017
Memorial Hall 8:00 a.m.**

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

Delegation Members Present: Dennis Wilton

Call to Order

The meeting was called to order at 8:04 a.m. by Bob Mitchell.

Adoption of the Agenda

George Gray/Brad Johnston

Be it resolved the agenda be approved. Carried.

Confirmation of the Minutes

Brent Owen/ Harvie Takvam

Be it resolved the minutes of the July 12, 2017 meeting be approved as circulated. Carried.

Reception of Delegations

Public Hearing Variation Order 2017/004 Derek McIntosh 8:00 a.m.

The required notices have been sent and no objections were received prior to the hearing.

No one was present from the public for the hearing.

John Peckover/Brent Owen

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of Derek & Leigh McIntosh to vary the site width from the required 200 ft to 70.18 ft, to allow for the construction of a single family dwelling in a "RR" (Rural Residential) zone at Lot 3 Plan 57637, 25 Riverbend Drive in the RM of Dufferin. Carried.

Public Hearing Variation Order 2017/006 10,000,000 Holdings Co Inc 8:00 a.m.

The required notices have been sent and no objections were received prior to the hearing.

No one was present from the public for the hearing.

Harvie Takvam/George Gray

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of 10,000,000 Holdings Co Inc to vary the site area from the required 80 ac to 45.4 ac, to allow for the subdivision of property in an "AR" (Agricultural Restricted) zone at NW 06-07-07 W in the RM of Dufferin. Carried.

Public Hearing Conditional Use 2017/004 Roelanda Kooiker 8:00 a.m.

The required notices have been sent and no objections were received prior to the hearing.

Dennis Wilton was present for the hearing. He didn't object to the proposal and was seeking some clarification on the application.

Harvie Takvam/John Peckover

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of Roelanda Kooiker to allow for an irrigation dugout in an "AG" (Agricultural General) zone at SE 07-06-04 W in the RM of Dufferin. Carried.

Reports of Committees

None

Reception of Petitions

None

Communications

The Carman-Dufferin Planning District Board has no questions or concerns in regards to the following Conditional Use.

RM of Grey CU 07-CU-17 SE 08-08-06 W

Accounts

Brad Johnston/Brent Owen

Be it resolved that the financial statements for July & August 2017 be approved. Carried.

By-laws

Carman-Dufferin Planning District By-law 10/2017 Indoor Gun Range

Janine needs to add the Carman Industrial Park to the By-law before the board can do first read.

Unfinished Business

Farm Buildings

George Gray/Harvie Takvam

Be it resolved that the Carman-Dufferin Planning District require agricultural buildings get a building permit rather than a development permit be approved. Carried.

Pools in the RM of Dufferin

Janine is going to draft up a letter to send to Sharla & Cheryl for them to review at the Council Meeting. Janine will also send the Manitoba Building Code requirements.

General Business

Permits

Brad Johnston/Harvie Takvam

Be it resolved that the following building permits be approved.

Roll	Name	Address	Work	Value
102300 Carman	Bannerman Holdings	17 5th Ave SW	Freestanding Sign 4x7	\$3,000.00
156100 Dufferin	Nelson Maendel	30159 Road 36N	House Addition	\$100,000.00
71500 Carman	Jay & Nicole Spencer	124 2nd Ave NW	Basement Windows	\$1,200.00
59950 Dufferin	Mike & Laura Visscher	22085 Road 36N	Above-Ground Pool	\$1,000.00
49550 Dufferin	James & Laura Bergsma	34129 Road 21W	Above-Ground Pool/Deck	\$1,500.00
113600 Dufferin	RM of Dufferin	SW 25-06-06 W	16x16 Gazebo	\$500.00
72500 Carman	John Skelton	174 2nd Ave NW	Attached Deck 10x6	\$1,500.00
121400 Dufferin	Ernest Dyck	NW 22-06-07 W	New House w/ Att Garage & Demo	\$230,000.00
96800 Carman	Greg Brimson	239 Main St S	Above-Ground Pool	\$200.00
140000 Dufferin	Simon & Elizabeth Prinsloo	36150 Road 26W	Garage w/Secondary Suite	\$122,000.00
91373 Dufferin	Tyson & Tera Kamminga	54 Heritage Dr	New House w/ Att Garage	\$375,000.00
107000 Carman	Barb Toews	57 6th Ave SE	Deck 168 sq ft	\$10,500.00
83500 Dufferin	Chris & Janine Penner	32084 Road 28W	Relocating Garage 14x22	\$1,200.00
43800 Dufferin	Jason Rheault	160 4th Ave SE	Garden Shed 14x28	\$7,700.00
143650 Dufferin	Sharol & Robert Kehler	25046 Road 37N	New Mobile Home w/Deck & Demo	\$172,000.00
117565 Carman	Rudy & Janet Bergen	283 Meadowwood Dr	Sunroom	\$26,000.00
100400 Carman	John Gavloski	111 Bishop Bay	Deck 14x20	\$13,000.00
49800 Carman	Michael Clouston	92 1st St SE	Sunroom	\$11,375.00
10400 Carman	Monique Payette	228 1st St SW	House addition	\$45,000.00
67200 Carman	Michael & Tracy Unger	79 7th St NW	Detached Garage 22x24	\$20,000.00
61600 Carman	Brian Trickett	157 3rd Ave NW	Detached Deck	\$5,700.00
48520 Dufferin	Bud McKnight Seeds	34158 Road 22W	Office Building	\$480,000.00
23200 Carman	David & Debra Hennan	89 2nd St SW	Sunroom	\$32,663.00
165450 Dufferin	Mervin & Abigail Stahl	37109 Road 36W	New House-RTM/Demolish house	\$200,000.00

51200 Carman	Brenda O'Brien	56 1st St SE	Veranda Addition	\$5,500.00
123450 Dufferin	SLR-Ben Groening	34084 Road 37W	Gazebo 12x14	\$3,000.00
60925 Dufferin	Siert & Evelyn Prins	37010A Hwy 13	Garage/Breezeway Addition	\$50,000.00
95180 Dufferin	Robert Bryson	25081 PR 245	Detached Garage 30x39	\$30,000.00
117250 Dufferin	Isaak & Susan Dyck	35098 PR 338	Converting garage into bedrooms	\$6,000.00

Carried.

Brad Johnston/Harvie Takvam

Be it resolved that the following development permit be approved.

Roll	Name	Address	Work	Value
41225 Dufferin	Barry & Sharlene Spencer	19005 Road 32N	Tarp Shed/Demolish Garage	\$2,200.00
106500 Dufferin	Glen & Pam McIntosh	31091 Road 32W	Adding & Moving Grain Bins	TBD
111000/111100 Dufferin	Rosevalley Colony	33091 Road 33W	Addition to BioMass Building	\$300,000.00
147900 Dufferin	Trevor Krahn	39096 Road 27W	Farm Building 40x50	\$130,000.00
13200 Dufferin	Lalla Froebe	SW 31-06-03W	Pole Shed 80x220	\$276,306.45
15000 Dufferin	Jeff & Joyce Nicolajsen	13035 Road 35N	Open Front Shelter 60x80	\$75,000.00
6200 Carman	Town of Carman	20 Kelly Hand Dr	Splash Pad	\$352,020.00

Carried.

Brad Johnston/Harvie Takvam

Be it resolved that the following demolition permits be approved.

Roll	Name	Address	Work
140000 Dufferin	Simon & Elizabeth Prinsloo	36150 Road 26W	Demolish Garage

Carried.

Closed Session

None

Notice of Motion

None

Adjournment

George Gray adjourned the meeting at 9:08 a.m.

Next Meeting- Thursday October 19, 2017 at 8:00 a.m.



Bob Mitchell, Chairperson



Janine Penner, Secretary-Treasurer