

**Carman-Dufferin Planning District
Meeting Minutes
Friday September 9, 2016
Memorial Hall 8:00 a.m.**

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

Regrets: Bob Mitchell

Delegation Members Present: Marvin Vandersluis, Dick & Ina Boeve

Call to Order

The meeting was called to order at 8:00 a.m. by George Gray.

Adoption of the Agenda

Harvie Takvam/Brent Owen

Be it resolved the agenda be approved. Carried.

Confirmation of the Minutes

Brent Owen/Harvie Takvam

Be it resolved the minutes of the July 26, 2016 meeting be approved as circulated. Carried.

Reception of Delegations

Public Hearing Variation Order 2016/007 LCL Construction Ltd 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/Brad Johnston

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of LCL Construction Ltd to vary the fence height from the required 6 ft to 7 ft 4 in, to allow for the construction of a chain-link fence in a "CH" (Commercial Highway) zone at Lots 5/10 Block 30 Plan 31, 48 Main Street N in the Town of Carman. Carried.

Public Hearing Variation Order 2016/008 Dick & Ina Boeve 8:00 a.m.

The required notices had been sent out with one letter of objection received from Marvin Vandersluis. Marvin Vandersluis was present to support his letter of objection and expressed his concerns for restrictions on his future plans of an addition and water drainage. Dick & Ina Boeve were present to speak on behalf of their application. After further discussion, Marvin withdrew his objection and they have come to an agreement.

John Peckover/Brent Owen

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of Dick & Ina Boeve to vary the South side yard from the required 5 ft to 2 ft, to allow the construction of a attached garage in a "RT" (Residential Two-Family) zone at Lots 28/30 Block 17 Plan 15, 245 2nd Street SW in the Town of Carman to the following condition:

1. That the South wall of garage have a minimum 1 hour fire protection.

Carried.

Public Hearing Variation Order 2016/009 Chad Lubkiwski & Rachael Hiebert 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.

Brent Owen/Brad Johnston

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of Chad Lubkiwski & Rachael Hiebert to vary the West front yard from the required 25 ft to 18 ft 7 in, to allow for the construction of a attached deck in a "RT" (Residential Two-Family) Zone at Lots 4/5 Block 38 Plan 999C, 133 1st St NW in the Town of Carman. Carried.

Public Hearing Conditional Use 2016/003 Joel & Karla Stahl 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/Harvie Takvam

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of Joel & Karla Stahl to allow for a contractors establishment in an "AG" (Agricultural General) Zone at NE 12-07-07 W, 37094 Road 36W in the RM of Dufferin. Carried.

Reports of Committees

None

Reception of Petitions

None

Communications

Proposed Subdivision RM of Dufferin SE ¼ 28-06-06 W John & Shawn Jones

The board reviewed the application and flooding came up as a concern.

Accounts

Harvie Takvam/Brent Owen

Be it resolved that the financial statement to July 31, 2016 and August 31, 2016 be approved. Carried.

By-laws

None

Unfinished Business

None

General Business

Building Inspection Checklists

A discussion took place on whether or not to share our building inspection checklists with the RM of Grey. It was decided the board has no issue with Janine emailing copies of the inspection checklists to the RM of Grey.

Permits

Brad Johnston/Harvie Takvam

Be it resolved that the following building permits be approved.

Roll	Name	Address	Work	Value
3800 Dufferin	Blair & Thelma Findlay	14058 Road 32N	Finish Basement	\$24,000.00
76750 Dufferin	Brent & Diane Cohoe	30070 Road 25W	Pole Shed 30x30	\$16,000.00
132530 Dufferin	Richard Gaultier	24 1 st St Graysville	Addition to Deck	\$4,500.00
11650 Dufferin	Maxine & Michael Plesiuk	34157 Road 16W	House Renovations	\$130,000.00

97800 Dufferin Craig & Jessy Boeve	34112 Road 28W	Heated Shop 28x32	\$20,000.00
8900 Carman Del & Heather Fraser	270 Main St S	New Porch & Roof	\$20,000.00
97800 Dufferin Craig & Jessy Boeve	34112 Road 28W	House w/ Attached Garage	\$189,000.00
178450 Dufferin Eric & Roxy Mangin	40006 Road 39N	House w/ Attached Garage	\$300,000.00

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

Roll	Name	Address	Work	Value
42900 Carman	Golden Prairie Arts Council	38 Centre Ave W	6x6 Furnace room	\$29,000.00
47000 Dufferin	McCutcheon Farms Ltd	33089 Road 21W	Grain Bin	\$75,000.00

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

Roll	Name	Address	Work
145700 Dufferin	Fred McCullough	38086 Road 27W	Demolish Residence
112725 Dufferin	Stephen & Doris Owen	34091A Road 31W	Demolish Residence

Carried.

Closed Session

None

Notice of Motion

None

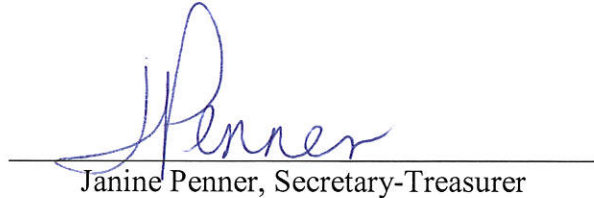
Adjournment

George Gray adjourned the meeting at 8:28 a.m.

Next Meeting- To be determined



 George Gray, Deputy Chairperson



 Janine Penner, Secretary-Treasurer