

**Carman-Dufferin Planning District
Meeting Minutes
Wednesday June 13, 2018
Memorial Hall 8:00 a.m.**

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

Delegation Members Present: Barry Dreidger and Jason Kehler

Call to Order

The meeting was called to order at 7.59 a.m. by Bob Mitchell.

Adoption of the Agenda

George Gray/Brent Owen

Be it resolved the agenda be approved with the addition of Birch & Honey Salon and temporary building under General Business. Carried.

Confirmation of the Minutes

John Peckover/Brad Johnston

Be it resolved the minutes of the May 16, 2018 meeting be approved as circulated. Carried.

Reception of Delegations

Public Hearing Variation Order 2018/007 Devon & Garrett Hillmer 8:00 a.m.

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

Harvie Takvam/John Peckover

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of Devon & Garrett Hillmer for Lots 1 & 2; to vary the site area from the required 7500 square feet to 3690 square feet. As well as, to vary the site width from the required 75 feet to 30.75 feet to allow for the subdivision of property in a "RT" (Residential Two Family) zone at Lot 9 Plan 57270; 213 3rd Ave. NW in the Town of Carman. Carried.

Public Hearing Conditional Use 2018/003 Jason Kehler 8:00 a.m.

The required notices have been sent and no objections were received prior to the hearing. Barry Dreidger and Jason Kehler were present for the hearing.

George Gray/Brad Johnston

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of Kehler Farms Ltd. to allow for an irrigation dugout in an "AG" (Agricultural General) zone at SE 18-07-04 W in the RM of Dufferin. Carried.

Reports of Committees

None

Reception of Petitions

None

Communications

Proposed Subdivision in the RM of Dufferin SE 19-07-05 W Greg and Estelle Forster. The Carman-Dufferin Planning District Board has no concerns in regards to the subdivision.

Proposed Subdivision in the RM of Dufferin SW 25-07-07 W Rosevalley Holding Co. Ltd. The Carman-Dufferin Planning District Board has no concerns in regards to the subdivision.

Accounts

Brent Owen/Harvie Takvam

Be it resolved that the financial statement ending May 31, 2018 be approved. Carried.

By-laws

None.

Unfinished Business

None.

General Business

RM of Roland – Building Inspector. The Board has no concerns regarding Rick Vandekerkhove being the building inspector for the RM of Roland. Changes to our Municipality were discussed, but no action will be taken at this time.

Municipal Options for Addressing Cannabis Retail Stores. After discussion, the Board will deal with this issue as it appears.

2018 Planning Conference July 20-July 22. There was no interest in the Board or staff members attending.

Temporary Building. The Board will not allow a temporary livable building to be moved onto the property in question.

Birch & Honey Salon

Harvie Takvam/Brad Johnston

Be it resolved that Kur-Ric Properties do not have to install an automatic door into new salon. Carried.

Permits

Brent Owen/George Gray

Be it resolved that the following building permits be approved.

Roll	Name	Address	Work	Value
85100 Carman	Jordan Bergsma	5 Maple St.	Renovating trailer	\$30,000.00
172300 Dufferin	Michael Aldcroft	37111 Rd 36 N	New house	\$250,000.00
95600 Dufferin	Shane Vandervegte	25011 PR 245	House addition	\$45,000.00
51450 Dufferin	Eric Bergsma	22151 Pth 3	New storage shed	\$100,000.00
6200 Carman	Town of Carman	20 Kelly Hand Dr.	Splash pad bathrooms	\$
164900 Dufferin	Benjamin Hofer	NW 06-07-06	New house	\$200,000.00

92300 Carman	Evan Bosscher	11 Arteva Pl.	New deck	\$2,100.00
37300 Carman	Ronnie Antonio	125 2 nd St. SW	New deck	\$750.00
138550 Dufferin	RM of Dufferin	NE 21-06-07	Roseisle Dugouts	\$3,163.28
85100 Carman	Mark Owen	2 Maples St.	Relocated mobile home	\$4,000.00
75812 Carman	Darrell Ens	234 4 th Ave. NW	New addition with deck	\$15,000.00
123450 Dufferin	SLR-Blaine & Shannon Rutter	#10 Wildwood	Gazebo	\$4,000.00
123109 Dufferin	Harold & Bev Dueck	NW 25-06-07	Relocated mobile home	\$10,000.00
117725 Carman	Lloyd & Audrey Fear	282 River Rd.	New house	\$350,000.00
110855 Carman	Wayne & Levina Bergsma	17 Laycock Dr.	New deck	\$1,000.00
33000 Dufferin	Janice Derksen	3 1 st St. Homewood	Garden shed	\$2,000.00

Carried.

Brent Owen/George Gray

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

Roll	Name	Address	Work	
164000 Dufferin	Kevin & Sarah Visscher	36099 Rd 34W	New grain bin and dryer	\$192,000.00
84800 Carman	LCL Construction	235 5 th Ave. NE	Office Renovations	\$50,000.00
4000 Carman	Mennonite Church	105 Main St. N	Bathroom renovations	\$33,000.00

Carried.

Brent Owen/George Gray

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

Roll	Name	Address	Work	
95195 Dufferin	Mark Owen	34062 Rd 25 W	Demolish mobile home to relocate replacement	
172300 Dufferin	Michael Aldcroft	37111 Rd 36N	Demolish Residence	

Carried.

Closed Session

None

Notice of Motion

None


Adjournment

John Peckover adjourned the meeting at 8:38 a.m.

Next Meeting- Wednesday, July 11, 2018 at 8:00 a.m.



Bob Mitchell, Chairperson



Taya O'Brien, Secretary-Treasurer