

**Carman-Dufferin Planning District**

**Meeting Minutes  
Wednesday, June 17, 2020  
Carman Community Hall 8:00 a.m.**

**Present: George Gray, Brent Owen, John Peckover, Jane Swanton, Brad Johnston, Harvey Takvam and Chantel Savage (Secretary-Treasurer).**

**Delegation Members: Rick Morison and Jason Rheault**

**Call to Order**

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

**Adoption of the Agenda**

Brad Johnston/John Peckover  
Be it resolved the agenda be approved. Carried.

**Confirmation of the Minutes**

Brent Owen/Jane Swanton  
Be it resolved the minutes of the May 20, 2020 meeting be approved as circulated. Carried.

**Reception of Delegations**

Brent Owen/Harvey Takvam  
Be it resolved that the Carman-Dufferin Planning District Board open public hearings for the following: Rick Morison & Lorraine Legault, 10049509 Manitoba Ltd, Normand & Patricia Phillippe and Jeff & Shawna Pritchard. Carried.

**Public Hearing Variation Order 2020/005C Rick Morison & Lorraine Legault**

No written objections were received prior to the public hearing.  
Rick Morison was in attendance and answered questions by the board regarding placement of the garage on his property.

**Public Hearing Variation Order 2020/006C 10049509 Manitoba Ltd**

No written objections were received prior to the public hearing.  
Jason Rheault did not object but asked about adding trees to create a buffer. Jason and Tyler will be dealing with 10049509 Manitoba Ltd directly regarding put in new trees and/or a fence on the property line to help with privacy.

**Public Hearing Variation Order 2020/007C Normand & Patricia**

No written objections were received prior to the public hearing. No one was present for the hearing.

**Public Hearing Conditional Use 2020/005C Jeff & Shawna Pritchard**

No written objections were received prior to the public hearing. No one was present for the hearing.

Brad Johnston/John Peckover

Be it resolved that the Carman-Dufferin Planning District Board close public hearings. Carried.

## Carman-Dufferin Planning District

### Reports of Committees

None

### Reception of Petitions

None

### Communications

Subdivision Application – Gregory and Joan Forster  
No concerns were raised by the board on their application

### Accounts

Brent Owen/Jane Swanton

Be it resolved that the financial statement for May 2020 be approved. Carried.

### By-laws

Carman-Dufferin Planning District By-law 15/2020

Fee needs to be paid by applicant prior to this file moving forward

### Unfinished Business

RM of Grey Update – Amalgamation

Tyler provided an update on the status of this. A meeting will be set up soon with the CAO.

### General Business

Jane Swanton/John Peckover

Chantel Savage – Coordinator of planning services

Be it resolved that Chantel Savage be appointed as Coordinator of Planning Services for the Carman- Dufferin Planning District and further be it resolved that the rate of pay shall be as per the Town of Carman Employee Agreement for Coordinator of Planning Services. Carried.

William Dudgeon – RM of Dufferin

The board is comfortable with them proceeding with the new plans.

Public Hearing Variation Order 2020/005C Rick Morison and Lorraine Legault

Brent Owen/Jane Swanton

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of Rick Morison and Lorraine Legault to vary the east side yard from 10ft to 5ft to allow the construction of a detached garage in a “RS-15” (Residential Suburban) zone at 224 4<sup>th</sup> Ave SW in the Town of Carman. Carried.

Public Hearing Variation Order 2020/006C 10049509 Manitoba Ltd

Harvey Takvam/ Brad Johnston

Be it resolved that the Carman-Dufferin Planning District approve the Variation Order request of 10049509 Manitoba Ltd to vary the maximum height allowance from the required 30ft to 45ft to

## Carman-Dufferin Planning District

allow the construction of a new hotel in a "CH" (Commercial Highway) zone at 150 4<sup>th</sup> Ave SE in the Town of Carman. Carried.

Public Hearing Variation Order 2020/007C Normand and Patricia Phillippe  
Harvey Takvam/John Peckover

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of Normand and Patricia Phillippe to vary the front property to 50ft from the required 125ft to allow for the construction of a detached garage in a 'AG' (Agricultural General) zone at 26151 Road 41N; Section 34-07-05 W in the RM of Dufferin. Carried.

Public Hearing Conditional Use 2020/005C Jeff & Shawna Pritchard  
John Peckover/ Harvey Takvam

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of Jeff & Shawna Pritchard to allow for an automobile dealership in an "AR" (Agricultural Restricted) zone in the RM of Dufferin to allow the sale and service of automobiles at 32155 PTH 3; Section 18-06-04 W in the RM of Dufferin. Carried.

### Permits

Brad Johnston/Jane Swanton

Be it resolved that the following building permits be approved.

Roll	Name	Address	Work	Value
123450 Dufferin	Vern/Cheryl Reimer	15 Montana Bay SLR	Gazebo	\$7,500.00
108100 Carman	Kenneth/Kathryn Reimer	62 6 <sup>th</sup> Avenue SE	Pool	\$800.00
123450 Dufferin	Brian Dupuis	7 Avion Way SLR	Gazebo	\$9,000.00
46300 Dufferin	Jo Ann Tkachyk	22137 RD 33N	New House w/ garage	\$400,000.00
183800 Dufferin	Lucille Robert	40053 RD 41W	New RTM w/ crawl space	\$300,000.00
109600 Carman	Albert & Ann Holmes	225 1 <sup>st</sup> St SE	Deck Addition	\$3,800.00
117555 Carman	Ron & Deb Middleton	291 Meadow Wood Dr	3 Season Sunroom	\$10,000.00
90100 Carman	Miranda Rowson	10 Grundy Place	Deck	\$12,000.00
64050 Dufferin	Gerald/Nelinda DeRuiter	38073 Rd 20W	Shed	\$6,000.00
97450 Dufferin	Ryan/Jessica Breukelman	34152 Rd 27W	Addition w/basement	\$35,000.00
18300 Carman	Debbie Frost	157 1 <sup>st</sup> St SW	Deck	\$4000.00
119000 Dufferin	Brad Middleton	35038 RD 31W	Sunroom	\$15,000.00

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

Roll	Name	Address	Work
183800 Dufferin	Lucille Robert	40053 RD 41W	Demolish Residence
111000 Dufferin	Rosevalley Colony	33091 RD 33W	Demolish Barn

Carried.

### Closed Session

None

### Notice of Motion

None

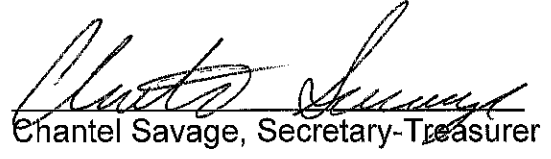
### Adjournment

Harvey Takvam/Brent Owen adjourned the meeting at 8:41a.m.

**Carman-Dufferin Planning District**



George Gray, Chairperson



Chantel Savage, Secretary-Treasurer