

Carman-Dufferin Planning District

**Meeting Minutes
Wednesday, May 20, 2020
Carman Community Hall 8:00 a.m.**

Present: George Gray, Brent Owen, John Peckover, Jane Swanton, Brad Johnston, and Janine Penner (Secretary-Treasurer).

Regrets: Harvie Takvam, Devin MacAuley (Local Government)

Delegation Members: Edward & Marvin Waldner, Peter Grieger (P.Eng), Beverly Stow & Bill Morgan

Call to Order

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

Adoption of the Agenda

Brad Johnston/Jane Swanton

Be it resolved the agenda be approved. Carried.

Confirmation of the Minutes

John Peckover/Brent Owen

Be it resolved the minutes of the March 5, 2020 meeting be approved as circulated. Carried.

Reception of Delegations

Brad Johnston/Jane Swanton

Be it resolved that the Carman-Dufferin Planning District Board open public hearings for the following:

Public Hearing Variation Order 2020/004D Rosevalley Holdings Co Ltd

Public Hearing Conditional Use 2020/001D Rosevalley Holdings Co Ltd

No written objections, but written concerns from Ethel Hook, Darryl & Wendy Schlichting and John Jones. In their letter, odor was the main concern. Edward & Marvin Waldner were there in support of their applications. Peter Grieger made a presentation on the Technical Review & plans and pointed out some of the odor concerns and preventions. Beverly Stow did not object, however had concerns regarding the increase of manure and how it would impact water streams.

Public Hearing Conditional Use 2020/003C Kamal Sandhu

Public Hearing Conditional Use 2020/004C Kamal Sandhu

No written objections were received prior to the public hearing. Bill Morgan was present for the hearing. Bill Morgan spoke about his concerns, the increase in noise, property values and parking.

Brent Owen/John Peckover

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

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Reports of Committees

None

Reception of Petitions

None

Communications

None

Accounts

Brad Johnston/Jane Swanton

Be it resolved that the financial statements for March & April 2020 be approved. Carried.

By-laws

Brent Owen/John Peckover

Carman-Dufferin Planning District By-law 15/2020

Be it resolved that By-Law 15/2020 being a By-Law amending the 4.2.1 Agricultural table be read a first time. Carried.

Unfinished Business

RM of Grey Update – Amalgamation – The RM of Grey needs to have a public hearing about the amalgamation, but they have not been able to have one due to COVID-19 restrictions. That has been put on hold until further notice.

General Business

William Dudgeon- The board has discussed Williams's proposal and would like to see another option, preferably not one with so many buildings in front of the house. They recommended putting the greenhouse east of the house.

Public Hearing Variation Order 2020/004D Rosevalley Holdings Co Ltd

John Peckover/Brent Owen

Be it resolved that the Carman-Dufferin Planning District approve the variation order request of Rosevalley Holdings Co Ltd to vary the distance between the earthen manure storage and a residence from the required 4594 ft to 3650 ft and to vary the separation distance from a designated area (Graysville) from the required 9186 ft to 7920 ft in a "AR" (Agricultural Restricted) zone at 33091 Road 33W; Section 22-06-06 W in the RM of Dufferin. Carried.

Public Hearing Conditional Use 2020/001D Rosevalley Holdings Co Ltd

Jane Swanton/John Peckover

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of Rosevalley Holdings Co Ltd to increase the animal units from 1,110 to 1,959 in an "AR" (Agricultural Restricted) zone at 33091 Road 33W; Section 22-06-06 W in the RM of Dufferin with the following conditions, to have a shelter belt around the proposed construction site (as shown in attached Schedule A) and to have effective odor covers over earthen manure storage and existing manure storage. This includes showing the Carman-Dufferin Planning District Board the

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type of odor cover for their approval which then the type of cover needs to be reviewed in 2 years. Carried.

Public Hearing Conditional Use 2020/003C Kamal Sandhu

Brad Johnston/Jane Swanton

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of Kamal Sandhu to allow for a secondary suite in a "RT" (Residential Two-Family) zone at 280 Main St S; Lot 2 Plan 60118 in the Town of Carman with the following conditions; sufficient parking in the back yard for the suites and the plan needs to be shown with their building permit application & follow Provincial Standards for rental suites. Carried.

Public Hearing Conditional Use 2020/004C Kamal Sandhu

Brent Owen/John Peckover

Be it resolved that the Carman-Dufferin Planning District approve the conditional use request of Kamal Sandhu to allow for a secondary suite in a "RT" (Residential Two-Family) zone at 282 Main St S; Lot 1 Plan 60118 in the Town of Carman with the following conditions; sufficient parking in the back yard for the suites and the plan needs to be shown with their building permit application & follow Provincial Standards for rental suites. Carried.

Permits

Brad Johnston/John Peckover

Be it resolved that the following building permits be approved.

Roll	Name	Address	Work	Value
91240 Carman	Parkview Estates	255 2nd Ave NW	New house w/ garage	\$300,000.00
5700 Dufferin	Brent Vandersluis	32154 Road 16W	Living room Addition	\$75,000.00
109600 Carman	Ann Holmes	225 1st St SE	Sunroom Addition	\$16,000.00
87000 Carman	Brady McGillivray	78 3rd St SE	Attached Deck	\$6,000.00
88600 Carman	Donnie Walker	135 Ross Place	Sunroom & Deck	\$26,000.00
147700 Dufferin	Edward Penner	28015 Road 39N	New house w/ garage	\$374,474.00
71250 Dufferin	Sylwia Sieminska	21025 PR 305	New basement & addition	\$70,000.00
116000 Dufferin	Ken Dyck	33168 Road 34W	Pole Shed	\$13,072.47
51500 Carman	Larry Funke	38 1st St SE	Sunroom & Deck	\$50,000.00
17600 Carman	Maverick Developments	134 Main St S	Sign	\$3,100.00
91220 Carman	Dwight Adams	258 2nd Ave NW	New RTM w/ garage	\$285,000.00
35200 Carman	Kent Boeve	81 2nd St NW	Detached Garage	\$15,000.00
46900 Carman	Harry/Gerry Van Dijk	45 1st Ave NW	Attached Deck	\$2,500.00
57900 Carman	Linda Grant	162 2nd St SE	Detached Garage	\$12,450.00
90000 Dufferin	Jordan Reimer	310 4th Ave SW	Attached Garage bonus room	\$65,000.00
13400 Carman	Bill North	35 3rd St SW	Attached Deck	\$3,000.00
15000 Dufferin	Jeff Nicolajsen	13035 Road 35N	Shed	\$75,000.00
74100 Dufferin	Ard & Cara Veldman	41115 Road 22W	New house with Garage	\$320,000.00
176475 Dufferin	Joel Stahl (Instahl Woodwork)	NE 12-07-07 W	RTM to sell offsite	\$115,000.00

Carried.

Be it resolved that the following development permits be approved.

Brent Owen/Jane Swanton

Roll	Name	Address	Work	Value
111000/111100 Dufferin	Rosevalley Colony	33091 Road 33W	Community Center	\$1,300,000.00
226360 Dufferin	Kroeker Farms Ltd	34046 Road 33W	Potato Storage Shed	\$950,000.00
80500 Dufferin	Arie Koster	25105 Road 31N	Grain Dryer/Grain Bin	\$240,000.00

Carried.

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Be it resolved that the following demolition permits be approved.

Jane Swanton/John Peckover

Roll	Name	Address	Work
43600 Dufferin	Carman Vegetable Storage	240 4th Ave SE	Demolish Buildings
74100 Dufferin	Ard & Cara Veldman	41115 Road 22W	Demolish House

Carried.

Closed Session


None

Notice of Motion

None

Adjournment

Brent Owen adjourned the meeting at 9:32 a.m.



George Gray, Chairperson

Janine Penner, Secretary-Treasurer