

PORTAGE LA PRAIRIE PLANNING DISTRICT BOARD
MEETING MINUTES
AUGUST 19, 2011 @ 12:30 P.M.

PRESENT: Kam Blight, Kinelm Brookes, Liz Driedger,
Irvine Ferris, Larry Gibbs, Roy Tufford

ABSENT: Deb Kilcup, Earl Porter

1.0 CALL TO ORDER

2.0 ADOPTION OF AGENDA:
FERRIS / BLIGHT

BE IT RESOLVED THAT the Board adopts the agenda.

CARRIED

3.0 DELEGATIONS/PETITIONS: None

4.0 APPROVAL OF MINUTES OF JULY 15, 2011:
BLIGHT / FERRIS

BE IT RESOLVED THAT the Board approves the minutes of
July 15, 2011.

CARRIED

5.0 BUSINESS ARISING:

5.1 HUMAN RESOURCES: None

5.2 RECORDS POLICY: No update

6.0 NEW BUSINESS:

6.1 REPORTS:

A) FINANCIAL

Draft 2012 budget to be reviewed at next meeting.

B) STATISTICS

Board reviewed the monthly By-law and Building statistics.

C) UPDATES

Board reviewed the monthly updates and circulations.

BLIGHT / DRIEDGER

BE IT RESOLVED THAT the Board recommends approval
of SR 15-11 Subdivision Application No. 4163-11-5423 made by
Joan Laing for SE 12-10-5 WPM in the Rural Municipality of
Portage la Prairie.

CARRIED

GIBBS / FERRIS

BE IT RESOLVED THAT the Board recommends approval of SR 16-11 Subdivision Application No. 4163-11-5409 made by William Hales for SW 10-14-8 WPM in the Rural Municipality of Portage la Prairie.
CARRIED

6.2 BY-LAWS:

**Zoning By-law Amendment PC 19-11
City of Portage la Prairie By-law 11-8522**

FERRIS / BLIGHT

BE IT RESOLVED THAT the Board move into Hearing for PC 19-11 in the matter of an objection to proposed By-law 11-8522 of the City of Portage la Prairie being a By-law to amend the City of Portage la Prairie Zoning By-law 10-8492.
CARRIED

Dale Lyle presented on behalf of the City of Portage la Prairie.
Alan Kent presented as objector.

DRIEDGER / FERRIS

BE IT RESOLVED THAT the public hearing for Zoning By-law Amendment PC 19-11 By-law 11-8522 now be closed.
CARRIED

The properties in question, Blocks 2/5 Plan 523 and Lots 1/6 Plan 2177, Parish of Portage la Prairie, is presently zoned RR – Rural Residential Dwelling. The applicants, City of Portage la Prairie, wish to amend to include a new zone named ‘RLL – Residential Large Lot’ and to rezone property.

In the previous zoning by-law 7680, the area was zoned R1A with the minimum site area requirement of 4 hectares (10 acres). After adoption of the current zoning by-law 10-8492, it has been recognized that a specific dwelling zone should be in place for large lots on the island and separate from the RR - Rural Residential zone in other parts of the city.

The proposed zoning by-law allows single family dwellings, home day care in a single family dwelling and accessories uses as Permitted Uses, with a variety of Conditional Uses (B&B, Boarding Houses, community centres, emergency services, gov’t services, libraries & museums, live/work studio, public utilities, religious institutions, schools).

The old zoning by-law allowed single family dwellings, child care services (home day care and nursery schools), accessory uses and temporary buildings as Permitted Uses with a variety of Conditional Uses (B&B, Gov’t Buildings & uses, public utilities & works, Boarding houses, and playground, tot lots).

Site requirements for single family dwellings and accessory uses in both the old and proposed zoning by-laws are very similar. Site coverage of accessory uses in the proposed allows 5% coverage and the old zoning by-law allowed 14%, while accessory use height in the proposed is set at 6.1m and the old allowed only 4.5m.

The Portage la Prairie Development Plan 5.1.1.3 states: "Island Park: Existing non-serviced areas may be considered for limited large lot rural residential use provided the existing bridge access to the Island and continuation of private sewer and water services can sustain the use and further residential development can be accommodated without adding to the service and maintenance expenses of the City of Portage la Prairie and School Division."

The application has been circulated to the various City Departments with no concerns being expressed.

The application has been advertised in the Daily Graphic for two consecutive weeks, circulated to the Province and public notices have been sent to all owners of property within a 100 meter radius of the proposed development as per Section 168 of the Planning Act.

No concerns have been raised from Provincial commenting agencies. Community and Regional Planning recommend the approval of the subject by-law as proposed.

First Reading of By-Law 11-8522 was given by the City of Portage la Prairie on April 26, 2011 to commence the process as defined in the Planning Act in considering this application.

An objection was received at the hearing on June 13, 2011.

Second Reading of By-Law 11-8522 was given by the City of Portage la Prairie on June 27, 2011.

As per the Planning Act Section 77, a letter was sent out to the objector giving 14 days to provide a second objection.

A second objection was received for By-Law No. 11-8522 and has been referred to the Planning District Board to hold a hearing.

DRIEDGER / BLIGHT

BE IT RESOLVED THAT the board confirms that zoning amendment PC 19-11 By-law 11-8522 should proceed as requested.

CARRIED

**Development Plan Amendment PD 40-11
Portage la Prairie Planning District By-law 04-2011**

BLIGHT / GIBBS

BE IT RESOLVED THAT the Board move into Hearing for
Development Plan Amendment PD 40-11 By-law 04-2011

CARRIED

Correspondence was received from Community and Regional
Planning with no objections.

No one appeared.

BLIGHT / FERRIS

BE IT RESOLVED THAT the public hearing for Development
Plan Amendment PD 40-11 By-law 04-2011 now be closed.

CARRIED

The amendment will change items that are incorrect and provide
consistency within the Development Plan.

The application has been circulated to the Province with no
objections being expressed.

The application has been advertised in the Herald Leader Press
for two consecutive weeks as per Clause 168 of the Planning
Act.

First Reading of this By-Law was given on **June 17, 2011** to
commence the process as defined in the Planning Act in
considering this application.

No objections to the proposed redesignation scheme have been
received.

FERRIS / GIBBS

BE IT RESOLVED THAT the Board of the Portage la Prairie
Planning District approve the application to amend items that
are inconsistent within the Development Plan.

AND THAT By-Law No. 04-2011 be read a second time. After
second reading of the Development Plan By-law, the Board must
submit the By-law to the Minister for approval as per clause 47(1)
of the Planning Act.

CARRIED

**Development Plan Amendment PD 42-11
Portage la Prairie Planning District By-law 06-2011**

FERRIS / BLIGHT

BE IT RESOLVED THAT the Board move into Hearing for
Development Plan Amendment PD 42-11 By-law 06-2011

CARRIED

Correspondence was received from Community and Regional
Planning with no objections.

No one appeared.

DRIEDGER / GIBBS

BE IT RESOLVED THAT the public hearing for Development
Plan Amendment PD 42-11 By-law 06-2011 now be closed.

CARRIED

The amendment will change the designation of Lots 1 & 3 Plan
43303, Lots 1/2 Plan 42906, Lots 1/9 Plan 1152, Lots 1/4 Plan
22176, Lots 1/8 Block 1 Plan 1114, Parish of Portage la Prairie
from Agricultural to Rural Residential as shown on the attached
By-Law.

The application has been circulated to the Province with no
objections being expressed.

The application has also been advertised in the Herald Leader
Press for two consecutive weeks as well as public notices have
been sent to all owners of property within a 100 meter radius of
the proposed development as per Clause 168 of the Planning
Act.

First Reading of this By-Law was given on **June 17, 2011** to
commence the process as defined in the Planning Act in
considering this application.

No objections to the proposed redesignation scheme have been
received.

BLIGHT / DRIEDGER

THAT the Board of the Portage la Prairie Planning District
approve the application to redesignate lands from Agricultural to
Rural Residential.

THAT By-Law No. 06-2011 be read a second time. After
second reading of the Development Plan By-law amendment,
the Board must submit the By-law to the Minister for approval as
per clause 47(1) of the Planning Act.

CARRIED

**Development Plan Amendment PD 43-11
Portage la Prairie Planning District By-law 07-2011**

FERRIS / BLIGHT

BE IT RESOLVED THAT the Board move into Hearing for Development Plan Amendment PD 43-11 By-law 07-2011.

CARRIED

Correspondence was received from Community and Regional Planning with objections.

Correspondence was received from Stevenson & DesRochers representing Long Plain.

No one appeared.

BLIGHT / FERRIS

BE IT RESOLVED THAT the public hearing for Development Plan Amendment PD 43-11 By-law 07-2011 now be closed.

CARRIED

The amendment will change the designation of Portion of River Lot 49, Portion of River Lot 22, Lot 2 Plan 1220, Lot 1 Plan 29827, Lot 1 Plan 37467, Lot H Plan 2047, Parish of Portage la Prairie with no designation to Agricultural as shown on the attached By-Law.

The application has been circulated to the Province with concerns being expressed at time of writing.

The application has also been advertised in the Herald Leader Press for two consecutive weeks as well as public notices have been sent to all owners of property within a 100 meter radius of the proposed development as per Clause 168 of the Planning Act.

First Reading of this By-Law was given on **June 17, 2011** to commence the process as defined in the Planning Act in considering this application.

THAT the Board of the Portage la Prairie Planning District withhold decision until further clarification.

**Development Plan Amendment PD 23-10
Portage la Prairie Planning District By-law 01-2010**

The applicant, Bowes Polar King Homes Inc., has applied to amend the Portage la Prairie Planning District Development Plan By-law No. 1-2006 to redesignate lots as shown on Schedule A of By-Law 01-2010. The amendment will change the designation of **Portion of Parish Lots 32/35, Parish of High Bluff** from **Rural/Agricultural** to **Mobile Home Area**.

First Reading of this By-Law was given on **May 21, 2010** to commence the process as defined in the Planning Act in considering this application.

Second Reading of this By-law was given on **August 20, 2010** and forwarded to the minister for approval.

Minister approval has been provided subject to it being altered to reflect The Municipal Board's recommendation for the "Mobile Home Area" designation encompassing the final reduced area proposed by the applicant and the Planning District.

BLIGHT / GIBBS

BE IT RESOLVED THAT the Board of the Portage la Prairie Planning District approve the application to redesignate the land legally described as: Portion of Parish Lots 32/35, Parish of High Bluff from Rural/Agricultural Area to Mobile Home Area.

AND THAT By-Law No. 01-2010 be read a third time, finally passed, signed and sealed. CARRIED

7.0 OTHER BUSINESS:

7.1 ZONING BY-LAWS:
No update.

7.2 LOP: No update.

8.0 NEXT BOARD MEETING: September 16, 2011

9.0 ADJOURNMENT: Meeting adjourned at 1:20 P.M.

Minutes recorded by: Kinelm Brookes