

PORTAGE LA PRAIRIE PLANNING DISTRICT BOARD
MEETING MINUTES
JULY 16, 2010 @ 12:30 P.M.

PRESENT: William Alford, Jeff Bereza, Kinelm Brookes,
Deb Kilcup, Toby Trimble, Orville Wagner, Owen Williams

ABSENT: Ken Brennan

1.0 CALL TO ORDER

2.0 ADOPTION OF AGENDA:

TRIMBLE / BEREZA

CARRIED

3.0 DELEGATIONS/PETITIONS: None

4.0 APPROVAL OF MINUTES OF JUNE 18, 2010 :

WILLIAMS / ALFORD

BE IT RESOLVED THAT the Board approves the minutes of
June 18, 2010.

CARRIED

5.0 BUSINESS ARISING:

5.1 HUMAN RESOURCES:

TRIMBLE / BEREZA

BE IT RESOLVED THAT the Board approves the HR Committee
recommendations as per attached.

CARRIED

6.0 NEW BUSINESS:

6.1 REPORTS:

A) FINANCIAL

Board reviewed the second quarter report.

B) STATISTICS

Board reviewed the monthly By-law and Building statistics.

C) UPDATES

Board reviewed the monthly updates and circulations.

BEREZA/TRIMBLE

BE IT RESOLVED THAT the Board recommends approval
of SC 30-09 Subdivision Application No. 4550-09-5243 made by
Aikins MacAulay and Thorvaldson, LLP for Parcels A & B Plan
43000 in RL 93/93 Parish of Portage la Prairie in the City of
Portage la Prairie.

CARRIED

6.2 BY-LAWS:

BEREZA / TRIMBLE

BE IT RESOLVED THAT the Board move into Hearing for
**Development Plan Amendment PD 23-10 Bowes Polar King
Homes Inc. By-law 01-2010.** CARRIED

Keith Bowes was in attendance to speak.
Correspondence was received from Intergovernmental Affairs,
Community Planning with objections. Concerns and objections
were provided by three government agencies.
An objection letter was received and read for S. Smith and
S. Radomski.

ALFORD / WILLIAMS

BE IT RESOLVED THAT the public hearing for Development
Plan Amendment PD 23-10 By-law 01-2010 now be closed.
CARRIED

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**.

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 **May 21, 2010** to
commence the process as defined in the Planning Act in
considering this application.

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

As of this writing, we have received one written objection to the
proposed redesignation.

Mr. Bowes has revised the amount of land he wishes to
designate to Mobile Home Area. MAFRI and Provincial
Planning will be contacted to see if they will support revision.
The Board will revisit and make a decision once responses are
received.

BEREZA / TRIMBLE

BE IT RESOLVED THAT the Board move into Hearing for
**Development Plan Amendment PD 42-10 Portage la Prairie
Planning District By-law 02-2010.** CARRIED

Correspondence was received from Intergovernmental Affairs,
Community Planning with no objections.

In attendance to speak with no objections raised:

B. Knott asked for clarification.

P. Phillips asked for clarification.

Observer:

B. Palmer

ALFORD / TRIMBLE

BE IT RESOLVED THAT the public hearing for Development
Plan Amendment PD 42-10 By-law 02-2010 now be closed.
CARRIED

The applicant, **Portage la Prairie Planning District** 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 02-2010. The amendment will
change the designation for the following:

- Lots 1/40 Plan 45763 (851 Saskatchewan Ave E) from
Residential to Commercial (see Schedule A);
- Lot 1 Plan 1448 and Lot B Plan 1624 (24 9th St SE) from
Residential to Institutional (see Schedule A);
- All that area West of 5th St NE to 3rd St NE and North from
4th Ave NE to Stanley Ave with the exception of the area
from 3rd St NE to West side of 4th St NE and South from
Stanley Ave to the Southerly boundary of Lot 7, Block2, Plan
366 and extending easterly to the southern boundary of Lot
12, Block 2, Plan 366 from **Industrial/Railyard to
Residential** (see Schedule B);
- All that area South of Fisher Ave to Dufferin Ave and East
from 1st St W to 4th St E from **Residential and
Commercial to Downtown Policy Area** (see Schedule C);
- Lots 1/7 Plan 41901 from **Open Space to Residential** (see
Schedule C)

The application has 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 **May 21, 2010** to
commence the process as defined in the Planning Act in
considering this application.

The application has been circulated to the Province with no concerns being expressed at time of writing.

As of this writing, we have not received any written objections to the proposed redesignation scheme.

BEREZA / TRIMBLE

BE IT RESOLVED THAT the Board of the Portage la Prairie Planning District approve the application to redesignate the land described as:

- Lots 1/40 Plan 45763 (851 Saskatchewan Ave E) from Residential to **Commercial** (see Schedule A);
- Lot 1 Plan 1448 and Lot B Plan 1624 (24 9th St SE) from Residential to **Institutional** (see Schedule A);
- All that area West of 5th St NE to 3rd St NE and North from 4th Ave NE to Stanley Ave with the exception of the area from 3rd St NE to West side of 4th St NE and South from Stanley Ave to the Southerly boundary of Lot 7, Block2, Plan 366 and extending easterly to the southern boundary of Lot 12, Block 2, Plan 366 from Industrial/Railyard to **Residential** (see Schedule B);
- All that area South of Fisher Ave to Dufferin Ave and East from 1st St W to 4th St E from Residential and Commercial to **Downtown Policy Area** (see Schedule C);
- Lots 1/7 Plan 41901 from Open Space to **Residential** (see Schedule C)

AND THAT By-Law No. 02-2010 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

7.0 OTHER BUSINESS:

7.1 ZONING BY-LAWS: No update.

7.2 LOP: No update.

7.3 PART 3 DESIGNATION: Update provided.

7.0 NEXT BOARD MEETING: August 20, 2010

9.0 ADJOURNMENT: Meeting adjourned at 1:25 P.M.

Minutes recorded by: Deb Kilcup