

PORTAGE LA PRAIRIE PLANNING DISTRICT BOARD
MEETING MINUTES
MAY 16, 2013 @ 12:30 P.M.

PRESENT: Kam Blight, Kinelm Brookes, Liz Driedger, Irvine Ferris,
Larry Gibbs, Deb Kilcup, Earl Porter, Roy Tufford

1.0 CALL TO ORDER

2.0 ADOPTION OF AGENDA:

DRIEDGER / GIBBS

BE IT RESOLVED THAT the Board adopts the agenda.

CARRIED

3.0 DELEGATIONS/PETITIONS: None

4.0 APPROVAL OF MINUTES:

Minutes of April 19, 2013 5.1 should read as follows:

By-law officer position is currently under review and will not be filled at this point in time. The duties will be looked after by the Development Officer.

PORTER / FERRIS

BE IT RESOLVED THAT the Board approves the minutes of April 19, 2013 as amended.

CARRIED

5.0 BUSINESS ARISING:

5.1 HUMAN RESOURCES:

As it pertains to By-law Officer, K. Brookes will obtain copies of Vacant & Derelict Building By-law and Property Standards By-law from other communities to be provided to and reviewed by City members of the Board.

6.0 NEW BUSINESS:

6.1 REPORTS:

A) FINANCIAL

None

B) STATISTICS

Board reviewed the monthly By-law and Building statistics.

C) UPDATES

Board reviewed the monthly updates and circulations.

DRIEDGER / PORTER

BE IT RESOLVED THAT the Board recommends SR 4-13 APPROVAL of Subdivision Application No. 4163-13-7074 made by Southport Aerospace Centre Inc. for a sixty-five (65) lot subdivision on Parcels B, C, G & H Plan 1868 PLTO in W ½ 05-11-06 WPM and Woodlots 116 – 118, in the Rural Municipality of Portage la Prairie. CARRIED

PORTER / BLIGHT

BE IT RESOLVED THAT the Board recommends APPROVAL of SC 9-13 Subdivision Application No. 4550-13-7093 made by Mellco Developments Ltd for a forty-eight (48) lot subdivision on Lots 37-39, Block 1 & Blocks 4-6, Plan 53601 PLTO in RL 92, 93, 94 Parish of Portage la Prairie, in the City of Portage la Prairie. CARRIED

6.2 BY-LAWS:

Development Plan Amendment PD 36-12 Planning District By-Law 03-2012

3112276 Manitoba Ltd has applied to amend the Portage la Prairie Planning District Development Plan to re-designate lots as shown on the attached By-Law. The amendment will change the designation of Lot 1 Block 4 Plan 2123, Parish of Oakville from 'RF' Future Residential Policy Area to 'R' Residential Policy Area.

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 15, 2012** to commence the process as defined in the Planning Act in considering this application.

Hearing was held **August 23, 2012** with objections and concerns raised from Government departments.

Barb Ingram was in attendance on behalf of applicant to support.

No one else was in attendance and no written objections were received.

The property legally described as Portion of SE 19-11-4W, Parish of Oakville requested to be re-designated from 'A' Agricultural Policy Area to 'R' Residential Policy Area has been removed to satisfy government agencies concerns.

On April 22, 2013, the revised amendment was circulated to Provincial Departments who filed concerns. MAFRI and Manitoba Conservation have withdrawn their objections based on the revised amendment.

Approval of this re-designation will allow 40 new lots to be developed. No further development can occur until expansion of lagoon takes place to the satisfaction of Manitoba Conservation.

DRIEDGER / GIBBS

THAT the Board of the Portage la Prairie Planning District approve the application to re-designate the land legally described as Lot 1 Block 4 Plan 2123, Parish of Oakville from 'RF' Future Residential to 'R' Residential and THAT By-Law No. 03-2012 be read a second time with the understanding that no more than 40 new lots may be developed until the lagoon is expanded. CARRIED

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.

7.0 OTHER BUSINESS:

7.1 ZONING BY-LAWS:

Zoning Amendment PC 22-13

City of Portage la Prairie By-Law 13-8597

Due to a misunderstanding between parties, the following resolution was brought forward.

FERRIS / DRIEDGER

BE IT RESOLVED that Beauchamp's be asked if they want to withdraw their application and if they agree, provide full reimbursement.

PORTER / BLIGHT

With an accepted friendly amendment to deduct cost of ads from the application cost. CARRIED

8.0 NEXT BOARD MEETING: Thursday June 20, 2013.

9.0 ADJOURNMENT: Meeting adjourned at 1:05 P.M.

Minutes recorded by: Deb Kilcup
