

Portage la Prairie Planning District Board
November 16, 2023 @ 9:00 a.m General Meeting
Public Hearings @ 10:00 am
MINUTES

Present: Joe Masi, Terrie Porter, Kevin Blight, Randy Fraser, Grant Gessell, Adam Carpenter, Arnold Verwey, Ryan Espey, Dana Grant

I. Call to order

II. Adoption of Amended Agenda

MASI/BLIGHT

BE IT RESOLVED THAT the Board adopts the agenda as amended.

CARRIED

III. Delegations/Petitions

- None

IV. Approval of Minutes

VERWEY/PORTER

BE IT RESOLVED THAT the Board approves the October 19,2023 meeting minutes.

CARRIED

V. Business Arising

None

VI. New Business:

Statistics

- Board reviewed Monthly Building Statistics for October

Updates

- Board reviewed Monthly Planning updates
- Subdivisions

1)Board reviewed SR 14-23 387 Holding Co. Ltd. – Minor Subdivision

2) VERWEY/BLIGHT

BE IT RESOLVED THAT the board of the Portage la Prairie Planning District recommends conditional approval of SR 15-23 subdivision applicant No. 4163-23-8294 being made by Kyle & Janelle Lopez for a Three (3) Lots Residential on part of SW ¼ 15-14-7 in the rm of Portage la Prairie (Delta), with the condition that the property is rezoned from "PR" parks and recreation zone to

"RS" residential seasonal zone, and the Development will be referred to the applicable Provincial Authority for review. CARRIED

VII. By-Laws

Development Plan PD 58-23 Planning District By-law 1-2023

MASI/VERWEY

BE IT RESOLVED THAT the Board move into Hearing for Development plan Amendment PD 58-23 By-Law 1-2023 @ 10:00 am.

Verwey Farms Ltd. have applied to amend the Portage la Prairie Planning District Development Plan to redesignate lots as shown on the attached By-Law. The amendment will change the designation of part of Lots 4,5,6 Plan 2131 / NW ¼ 12-11-7W, Parish of Portage la Prairie from 'Agricultural Policy Area' to 'Rural Residential Policy Area'.

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 168 of the Planning Act.

The application has been circulated to the province with no objections being expressed by the Municipal & Northern Relations Community Planning.

Recommendation Letter in support was submitted by the Rural Municipality of Portage la Prairie.

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 metre radius of the proposed development as per clause 168 of the Planning Act.

First Reading of this By-Law was given on September 21, 2023 to commence the process as defined in the Planning Act in considering this application.

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

The proponent, Jill Verwey attended the meeting and answered questions.

1 Email of concern was received from Cameron & Stephanie Wright which was read into the hearing.

Stephanie Wright was in attendance for the meeting.

PORTER/BLIGHT

BE IT RESOLVED that the public hearing for Development Plan Amendment PD 58-23 By-law 1-2023 now be closed.

CARRIED

PORTER/BLIGHT

BE IT RESOLVED THAT the Board of the Portage la Prairie Planning District approve Development Plan Amendment PD 58-23 to redesignate the land legally described as part of Lots 4,5,6 Plan 2131 / NW ¼ 12-11-7W, Parish of Portage la Prairie and THAT By-Law No. 1-2023 be read a second time.

CARRIED

Development Plan PD 70-23 Planning District By-Law 3-2023

MASI/PORTER

BE IT RESOLVED THAT Board move into Public Hearing for Development Plan Amendment PD 70-23 By-Law 3-2023.

CARRIED

Ross Mitchell / 14015941 Canada Ltd. have applied to amend the Portage la Prairie Planning District Development Plan to redesignate lots as shown on the attached By-Law. The amendment will change the designation of part of River Lots 125 & 126, Parish of Portage la Prairie from 'Agricultural Policy Area' to 'Commercial/Industrial Policy Area'.

The application has been circulated to the province with the following concerns:

- a) Manitoba Agriculture objects to this by-law from an agriculture perspective due to its inconsistencies with the Development Plan & Provincial Planning Regulations & its potential impacts on Agricultural Lands.
- b) Manitoba Transportation & Infrastructure (Highway Design Branch- Roadside Development) states that the department has current plans for an interchange & highway improvements at the PTH 1 / PTH 1 A Intersection and along PTH 1A which will impact the subject property. In addition Manitoba Transportation and Infrastructure have strong concerns regarding potential impacts to the traffic operations of PTH 1A. Therefore a deferral is required to this amendment until the first round of design studies have been completed. The first round of studies will enable the department to determine if the extent of the right -of-way will be required. Once completed the department would be able to submit more specific comments and it is anticipated that the first round of studies will be completed at the end of 2024.

- c) Community Planning recommends that the Portage la Prairie Planning District not give second reading to Development Plan Amendment By-law 3-2023.

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 **September 21, 2023** to commence the process as defined in the Planning Act in considering this application.

The proponent, Ross Mitchell, attended the meeting and made a presentation to the Board and answered questions.

A letter was received from the following neighbours, Lee Ann & Ken Carmichael, Diane Dunning, Rod Perchak, Roy Vust, Darcy Ingram, Chris Ingram, Kris Verwey, Guy Verwey, Kelly Robinson, Lisa Sharp, Shelley Swidnicki, Jeff Chemerka, Jim Sharp, Rick Bobei, Richard VanAert which voiced opposition and were read into the hearing.

Emails were received from Kelly Beaulieu & Allen Watson and read into the hearing.

CN email of requirements was read into the hearing.

Richard VanAert, Diane Dunning, Rick Bobei, Darcy Ingram, Lee Ann Carmichael, Chris Ingram, Ken Carmichael, Kris & Guy Verwey, Lisa & Jim Sharp, Shelley Swidnicki, Jeff Chemerka, Kelly Robinson were in attendance for the meeting and all made representation.

Ross Mitchell answered questions that were presented to him.

MASI/BLIGHT

BE IT RESOLVED THAT Public Hearing for Development Plan Amendment PD 70-23 By-Law 3-2023 now be closed. CARRIED

BLIGHT/CARPENTER

BE IT RESOLVED THAT the Board of the Portage la Prairie Planning District approve not to proceed with Development Plan Amendment PD 70-23 By-Law 3-2023 to redesignate part of River lots 125 & 126, Parish of Portage la Prairie from 'Agricultural Policy Area' to 'Commercial/Industrial Policy Area'.

CARRIED

VIII. Other Business:

IX. Next Meeting:

December 14, 2023 @ 10:00 am

X. Adjournment:

Meeting adjourned at 12:10 pm

Minutes recorded by: Dana Grant