

**Portage la Prairie Planning District Board**  
**March 21, 2024 @ 10:00 a.m**  
**MINUTES**

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

Regrets: Adam Carpenter

**I. Call to order**

**II. In Camera**

ESPEY/PORTER

BE IT RESOLVED THAT the Board hereby authorized to move in camera.

PORTER/VERWEY

BE IT RESOLVED THAT the in-camera meeting be hereby closed and the board resume the regular meeting of the board.

**III. Adoption of Amended Agenda**

ESPEY/PORTER

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

**IV.**

CARRIED

**By-Laws**

**Development Plan PD 1-24**

**Planning District By-law 1-2024**

BLIGHT/VERWEY

BE IT RESOLVED THAT the Board move into Hearing for Development Plan Amendment PD 1-24 BY-Law No. 1-2024 @ 10:00 am.

Ross Mitchell / 10160259 Manitoba 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 Lot 1 Plan 2281 in Wood Lots 289 and 290, Parish of Portage la Prairie from 'Agricultural Policy Area' to 'Rural Residential Policy Area'.

After second reading 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.

As per clause 48 of the Planning Act, notice of second reading must be provided to every person who made representation at the hearing held under subsection 46(1).

The land immediately west of the property was redesignated and rezoned to Rural Residential 12 plus years ago that has yet to be developed.

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

Manitoba Agriculture objects to this By-Law from an Agricultural perspective due to its inconsistencies with the Development Plan and the Provincial Planning Regulation (PLUPs). The impacts on surrounding agricultural uses must be considered, adjacent to the subject lands are a specialized agricultural operation and active livestock operation. Rural Residential Lots this close to livestock operations have the potential for an increased number of complaints regarding the normal farming practices of the existing operation. See full report attached.

Manitoba Transportation and Infrastructure does not object but notes that redesignation is located within close proximity to Rural Residential to the west. The department will not support any access onto PR 240. Existing access shall be removed and all proposed lots shall gain access off the Gov't Road Allowance or a new public Road. See full report attached.

Community Planning recommends that Portage la Prairie Planning District does not approve Development Plan By-Law 1-2024.

In accordance with the Development Plan and Provincial Planning Regulation (PLUPs 1.2.2; and 1.2.3), new rural residential development should not be wasteful of land and the amount to be re-designated should be consistent with the demonstrated need. In addition, these uses should be directed away from prime agricultural land, viable lower class land and not interfere with the continued operation or future expansion of agricultural operations (PLUPs 1.2.7; and 3.1.2).

This development plan amendment to re-designate 24 acres of class 4 land (non-prime agricultural land, but viable lower class agricultural land) for rural residential development is not entirely consistent with the intent and objectives of development plan policies 17.3 and 18.6 as there are available undeveloped lands already designated Rural Residential that have little to no conflicts with neighbouring agricultural operations. This land is not taking prime agricultural land out of production and will not necessarily be wasteful as the demand for the land use has been demonstrated by the Rural Municipality of Portage la Prairie. However, the Board should also carefully consider if the re-designation is in support of the Provincial Planning Regulation (PLUP's) Policy 3.1.2 and Development Plan Policy 9.6 indicating that re-designation of lands should consider compatibility with existing land uses as to not impede potential future growth and not create incompatible development. See full report attached.

The application has also been advertised in the Daily Graphic Leader paper /online for two consecutive weeks, paper copies were posted at City Hall, RM of Portage la Prairie and the Post Office 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 **January 18, 2024** to commence the process as defined in the Planning Act in considering this application.

The Proponents Ross Mitchell / Jordan Sharples (10160259 Manitoba Ltd.), attended the meeting and made a presentation to Board and answered questions.

Letters were received from Kim & Jean Jack, Carter Giffin, Joan Fust, Cindy Jack and Abe & Marva Plett which voiced opposition and were read into the hearing.

Kim & Jean Jack, Cindy Jack, Glen Jack, Barb Jack, Murray Ennis, Ryan, Kelly & Austyn Sommerfeld, Angela Spence- Bedard, Nate Coates, Carter Giffin were all in attendance and made representation with the exception of Nate Coates.

Ross Mitchell & Jordan Sharples answered questions that were presented to them.

ESPEY/BLIGHT

BE IT RESOLVED THAT Public Hearing for Development Plan Amendment PD 1-24 By-Law 1-2024 now be closed.

PORTER/VERWEY

BE IT RESOLVED THAT the Board of the Portage la Prairie Planning District approve Development Plan Amendment PD 1-24 to redesignate the land legally described as Lot 1 Plan 2281 in Wood lots 289 & 290, Parish of Portage la Prairie from 'Agricultural Policy Area' to 'Rural Residential Policy Area' THAT By-Law No.1-2024 be read a second time.

CARRIED

### **Development Plan Amendment PD 59-23 Planning District By-Law 2-2023**

6408673 Manitoba Inc. has 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 15 13<sup>th</sup> Street SW / Part of Lot 181 Plan 15 PLTO RL 58, Parish of Portage la Prairie from 'Neighbourhood Policy Area' to 'Downtown Corridor Policy Area'.

After second reading of the Development Plan Amendment, the Board must submit the By-Law to the minister for approval as per clause 47(1) of the Planning Act.

**First Reading** of this By-Law was given on October 19, 2023 to commence the process as defined in the Planning Act in considering this application.

**Second Reading** of this By-law was given on December 14, 2023 and forwarded to the minister for approval.

Minister approved this By-Law on February 16, 2024.

ESPEY/BLIGHT

BE IT RESOLVED THAT the Board of the Portage la Prairie Planning District approve the application to re-designate the land legally described as part of Lot 181 Plan 15 PLTO RL 58, Parish of Portage la Prairie from 'Neighbourhood Policy Area' to 'Downtown Corridor Policy Area' and THAT By-Law No.2-2023 be read a third time, finally passed signed and sealed.

CARRIED

**V. Delegations/Petitions**

- None

**VI. Approval of Minutes**

PORTER/VERWEY

BE IT RESOLVED THAT the Board approves the February 15, 2024 meeting minutes.

CARRIED

**VII. Business Arising**

None

**VIII. New Business:**

**a) Statistics**

- Board reviewed Monthly Building Statistics for February Information

**b) Updates**

- Board Reviewed Monthly Planning updates Information

**c) Building Inspector Positions**

Two Positions have been filled Cam Leckie & Chance Murray have been hired, Cam started March 18<sup>th</sup> and Chance to Start March 25<sup>th</sup>.

Information

**d) Subdivisions**

BLIGHT/ VERWEY

BE IT RESOLVED THAT the Board recommends conditional approval of SR 1-24 Subdivison applicant No. 4163-24-8316 made by Mark Essay / Schwarz Farms Ltd. to consolidate 3.89 acres from CT 3252326 to CT 2567381 on part of NW ¼ 2-12-4 WPM in the Rural Municipality of Portage la Prairie. With the condition that a Variation for less than 80 acres is applied for on CT 3252326 or is consolidated with CT 3252325.

CARRIED

ESPEY/PORTER

BE IT RESOLVED THAT the Board recommends conditional approval of SR 2-24 Subdivision No. 4550-24-8315 made by Steven & Linda Wiebe for a Five (5) Lot Residential on Part of Blocks 4-6 Plan 523 PLTO and Part of Plan 1319 PLTO, City of Portage la Prairie, with the following conditions: a zoning amendment is required to rezone the property from 'RLL' Residential Large Lot to an 'RR' Rural Residential Zone. A

Variation be applied for to reduce the front yard requirement on Lot 2 from 30.5 metres to 6 metres. Septic System approval from applicable provincial authority and municipal approval for water service hook-up and access drive to Lot 4. CARRIED

PORTER/VERWEY

BE IT RESOLVED THAT the Board recommends conditional approval of SR 3-24 Subdivision Applicant No. 4163-24-8317 made by Oakville Community Club for a Two (2) Lot Residential on part of 18-11-04-WPM, Being Lot 18 Plan 20447 PLTO and Lot 21 Plan 20447 PLTO, Rural Municipality of Portage la Prairie with the following conditions: the property be rezoned from 'PR' Parks and Recreation Zone to 'RU' Rural Urban Zone, and confirmation has been made with the Rural Municipality of Portage la Prairie regarding service line locations between Lots 1 & 2.

CARRIED

#### **IX. Other Business**

- X.** Ernie Epp from Way to Go Consulting came to present the Operations report to the Board March 21<sup>st</sup>, 2024. Information

ESPEY/BLIGHT

- XI.** BE IT RESOLVED THAT the Board gives approval for the Planning District to move forward and negotiate pricing for a mail machine from Pitney Bowes. CARRIED

- XII.** Board was informed that MBOA Conference is coming up in Winnipeg April 17 & 18<sup>th</sup> and 4 Building Inspectors will be attending.

- XIII.** BE IT RESOLVED THAT the Board gives approval for the Planning District to explore Advertising options and pricing and confirm with the Province the Advertising regulations in the Planning Act.

CARRIED

#### **XIV. Next Meeting:**

April 18, 2024 @ 10:00 am

#### **XV. Adjournment:**

Meeting adjourned at 11:55 am.

Minutes recorded by: Dana Grant