

Portage la Prairie Planning District Board
October 21, 2021 @ 10:00 a.m.
MINUTES

Present: Kevin Blight, Ryan Espey, Ryan Kontzie, Irvine Ferris,
Kinelm Brookes, Randy Fraser, Lynn Anderson

Regrets: Brent Budz, Arnold Verwey

I. Call to order

II. Adoption of Agenda

FERRIS / BLIGHT

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

CARRIED

III. Delegations/Petitions

- None

IV. Approval of Minutes

KONTZIE / FERRIS

BE IT RESOLVED THAT the Board approves the minutes of September 16, 2021 meeting.

CARRIED

V. New Business:

- **Financial**
 - Board reviewed the third quarterly report.
 - Board reviewed the Permit Fees (Schedule A)
- **Statistics**
 - Board reviewed the monthly statistics for September 2021.
- **Updates**
 - Board reviewed the monthly planning updates.
- **Subdivisions**

BLIGHT / KONTZIE

- BE IT RESOLVED THAT the Board recommend APPROVAL of SR 15-21 Subdivision Applicant No. 4163-21-8089 made by 10082903 MB Ltd. as the owners and Tyler Harland as the Applicant for One (1) Lot Residential on Lot 2 SP Plan 2130 PLTO in SW ¼ of 12-11-7 WPM in the Rural Municipality of Portage la Prairie.

VI. By-Laws

Development Plan PD 34-21 Planning District By-law 1-2021

BLIGHT / FERRIS

Greg Hamilton 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 Lot 1 Plan 68067, Rural Municipality of Portage la Prairie from 'Agricultural Policy Area' to 'Neighbourhood 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 47(1) of the Planning Act.

The application has also been advertised in the Herald Leader Press for two consecutive weeks.

First Reading of this By-law was given on May 20, 2021 to commence the process as defined in the Planning Act in considering this application.

Second Reading of this By-law was given on July 15, 2021 and forwarded to the minister for approval.

Minister approved this By-law on September 28, 2021 with the following conditions:

- a) Increased complaints related to noise and odour due to the adjacent industrial area will need to be addressed. This should be done as part of the future zoning and subdivision approvals on the property. Please ensure that the effects of the adjacent industrial area are mitigated through site design requirements and recognized in a development agreement with the Municipality; and
- b) Concerns regarding drainage, increased traffic and sewer and water capacity should also be addressed at that time.

KONTZIE / BLIGHT

BE IT RESOLVED THAT the Board of Portage la Prairie Planning District approve the application to re-designate the land legally described as Lot 1 Plan 68067, Parish of Portage la Prairie from 'Agricultural Policy Area' to 'Neighbourhood Policy Area' with the condition that the applicant enter into a Development Agreement with the Rural Municipality of Portage la Prairie to address the conditions listed by the Province and THAT By-Law 1-2021 be read a third time, finally passed, signed and sealed. CARRIED

Development Plan PD 52-21
Planning District By-Law 2-2021

6844406 Manitoba Ltd. 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 Lot 1 plan 1817, Rural Municipality of Portage la Prairie from 'Agricultural Policy Area to Commercial/Industrial Policy Area.

The application will be circulated to the Province for review and comment after first reading.

As per Part 4 Division 1 of 'The Planning Act'; the Board shall indicate its intention to enact a Development Plan by-law amendment by giving first reading and proceed with Public Notice as set out in section 168.

The first reading of By-law No. 2-2021 will commence the process as defined in "The Planning Act" in considering this application.

KONTZIE / BLIGHT

BE IT RESOLVED THAT the Board of the Portage la Prairie Planning District give By-law No 2-2021 First reading and provide public notices as defined in Section 168 of the Planning Act. CARRIED

VII. Other Business

FERRIS / BLIGHT

- BE IT RESOLVED THAT the Board approved Charles Randall Fraser for signing authority with the Portage la Prairie Planning District. CARRIED
- New Administrative Assistant will be hired by Friday at 4:30 pm.

VIII. Next Meeting:

November 18, 2021 @ 10:00 am

IX. Adjournment:

Meeting adjourned at 10:20 am

Minutes recorded by: Lynn Anderson
