

South Interlake Planning District
Meeting Minutes
September 2017 15/09/2017 - 9:00AM

South Interlake Planning District Meeting held on September 15, 2017, in the Committee Room located in the Administrative Building at 285 Main Street, Stonewall, Manitoba.

PRESENT: Jim Campbell (Chair), Angela Emms, Clive Hinds, Frances Smee, Mark Hidlebaugh.

ALSO PRESENT: Eric Shaw.

ABSENT WITH NOTIFICATION: Walter Badger, Bert Campbell, Jim Dola, Fernando Velarde Trejo

1 Call Meeting To Order

With a quorum present Chairman Campbell called the meeting to order at 9:01AM.

2 Adoption of Agenda

2.1 Adoption of Agenda for September 15, 2017 meeting

Resolution No: 2017-114

Moved By: Angela Emms

Seconded By: Clive Hinds

BE IT RESOLVED THAT the Agenda be adopted as prepared.

CARRIED

3 Confirmation of Minutes

3.1 Meeting Minutes

Resolution No: 2017-115

Moved By: Frances Smee

Seconded By: Angela Emms

BE IT HEREBY RESOLVED THAT the minutes of Regular Meeting held on August 18, 2017 be adopted as prepared.

CARRIED

4 Reception of Delegations and Petitions

4.1 Delegation (10:00AM): Henry Vroom (Small Faces Home Construction)

The below statement was presented by Mr. Vroom to the SIPD Board:

"Re: Penalty fee, Basement Permit, 10 Prairie Lane, Balmoral

WITHOUT PREJUDICE

Chairman Campbell and board members, I appear before you to address a serious concern over the fairness in a penalty fee assessed by S.I.P.D.

The project was a new home designed and built by Small Faces Home Construction for Ron and Charleen Waruk in Balmoral, MB (Permit RW 63/16).

Their home was constructed as per the original Building Permit submission which included the Main Floor and a frost wall around the perimeter of the basement. The installation of any interior basement walls was to be done by the homeowners some time after possession and was not part of the original application.

Prior to the commencement of the frost wall the homeowners agreed that Small Faces, while there building the frost wall, would frame the basement floor plan that was proposed to them for future completion. They would make application for the completion of the basement when they were ready to proceed in a year or so.

As per the stipulations of the Building Permit, an inspection of the frost wall is a mandatory requirement. This was performed by Mr. Klaasen on May 3/17. Mr. Klaasen was surprised to see that the interior walls of the basement were framed and that all safety fixtures were installed. What was in place passed his inspection but he pointed out that a basement development permit would be required. That was the first I ever heard of having to obtain a permit for framing only.

The final home inspection was subsequently conducted by Mr. Brook on May 26/17. Mr. Brook listed a few deficiencies that would have to be corrected in order to fulfill the standards for the release of the \$3,000 compliance deposit. That list included securing the basement development permit. All outstanding items were satisfied and the deposit was received by Small Faces on July 18/17.

The homeowner's basement permit application process was initiated on Jun 23/17. I started the course of action as a service to the homeowners but the application submission and payment would be their responsibility.

On July 26/17 I was contacted by Ron Waruk expressing shock at the amount of the basement permit. At his request, on July 27/17 I asked for an explanation of the costs.

The amount of \$2,358 was broken down to:

- Permit Fee - \$298
- Plumbing Fee - \$60

- Compliance Deposit - \$2,000

On July 28 I asked for a meeting with Mr. Brook and, if he chose, Mr. Klaasen as well to discuss the fees in view of the level of development and anticipated time of completion. Later in the day, I was informed that, as per a decision made by Mr. Shaw, GM for S.I.P.D, the deposit was reduced to \$1,000 but the permit and plumbing fees had been doubled as a punitive measure for not having a permit prior to beginning the framing.

The option to take up the matter with Mr. Shaw was offered. That meeting was held Aug 3/17. I pointed out that I had no idea that framing by itself constituted "development" so it never occurred to me that a permit would be required. I also pointed out that, when informed that a permit was required, no argument was offered and no attempts at delay were made. Mr. Shaw told me that he is in no position to make an exception for this situation. That prompted the question as to how it came to be that the deposit was reduced to half. Mr. Shaw stated that it was his decision to do so.

To summarize, there are several points that I wish to emphasize.

1. There was no willful attempt to cheat the system. With several site inspections still to be performed, it would be absurd to think that a site inspections professional wouldn't notice the framing work;
2. No additional work was required on the part of S.I.P.D. staff;
3. All inspections were completed, all outstanding items were satisfied and the compliance deposit was returned in full;
4. Even though the application process began June 23/17, a penalty fee did not emerge until July 28/17.

In view of the above, I hereby request that S.I.P.D. forego the penalty imposed on the subject basement application.

Henry P. Vroom
President, Impact Holdings Ltd. O/A Small Faces Home Construction"

The Board upheld Section F.1.1. of the South Interlake Planning District Bylaw No. 1-15 (as amended) in which the fee shall be double the normal rate.

5 Reports: Committees, General Manager, Financial, Statistics, Other

5.1 General Manager's Report **Resolution No:** 2017-116 **Moved By:** Frances Smee **Seconded By:** Clive Hinds

BE IT RESOLVED THAT the General Manager's monthly report for the period of August 1, 2017 to August 31, 2017 be received as presented

CARRIED

5.2 Building Permit Report
Resolution No: 2017-117
Moved By: Angela Emms
Seconded By: Frances Smee

BE IT RESOLVED THAT the Building Permit Report for the period of August 1, 2017 to August 31, 2017 be received as presented.

CARRIED

5.3 Cheque Report and Financial Statement
Resolution No: 2017-118
Moved By: Mark Hidlebaugh
Seconded By: Clive Hinds

BE IT RESOLVED THAT the Financial Statement for the period ending August 31, 2017 be adopted as presented;

AND FURTHER BE IT RESOLVED THAT the accounts as of August 31, 2017 be approved for payment.

GENERAL FUND: \$73, 691.24

CARRIED

6 Communications and Correspondence

6.1 R.M. of St. Laurent - Public Hearing Notice - By-law No. 2/17

7 Preliminary Subdivisions

7.1 Interlake School Division (File 4168-17-7666) - RM of Rockwood

8 Final Subdivisions

9 Bylaws

9.1 Second Reading of SIPD Bylaw 1/17 - Building Permit Fees for Roof-Mounted Solar Panel Installations
Resolution No: 2017-119
Moved By: Clive Hinds
Seconded By: Angela Emms

BE IT RESOLVED THAT By-Law 1-17, being an amendment to SIPD By-Law 1-15 of the South Interlake Planning District Board to establish Fees, be read a second time.

CARRIED

10 Unfinished Business

11 New Business

11.1 Variation Application Fees - RWV 9/17 (Amorim) and RWV 10/17 (Van Dorp)

Resolution No: 2017-120

Moved By: Angela Emms

Seconded By: Frances Smee

BE IT RESOLVED THAT the applicants for Variation applications RWV 9/17 (Amorim) and RWV 10/17 (Van Dorp) both receive application fee refunds of \$ 400.00.

CARRIED

12 Member Reports

13 Notice of Motion

14 In-Camera

14.1 Motion to go In-Camera

Resolution No: 2017-121

Moved By: Mark Hidlebaugh

Seconded By: Clive Hinds

BE IT RESOLVED THAT the Board of the South Interlake Planning District hereby agree to sit as a Committee of the Whole "In-Camera" at 10:37 AM.

CARRIED

14.2 Motion to go Out of In-Camera

Resolution No: 2017-122

Moved By: Mark Hidlebaugh

Seconded By: Angela Emms

BE IT RESOLVED THAT the Board of the South Interlake Planning District hereby agree to adjourn sitting as a Committee of the Whole "In Camera" at 11:40AM and resume regular order of business.

CARRIED

15 Adjournment


Resolution No: 2017-123

Moved By: Frances Smee

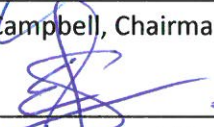
Seconded By: Clive Hinds

BE IT HEREBY RESOLVED THAT we do now adjourn at 11:40 AM;
AND BE IT FURTHER RESOLVED THAT the Next Regular Board Meeting be held October 20, 2017 at 9:00 AM

CARRIED



Jim Campbell, Chairman



Eric Shaw, General Manager