

**RURAL MUNICIPALITY OF GRAHAMDALE**  
**Public Hearing Minutes**  
**Tuesday, May 10, 2022 at 6:30 p.m.**  
**R.M. Municipal Office, Moosehorn, Manitoba.**

IN THE MATTER OF: Lorne and Susan Midford Variance Application No. 02-2022

PROPOSAL: To allow for a variance of the maximum allowable height for an accessory building from 15 feet to 25 feet to allow for the construction of a two-storey garage.

AREAS AFFECTED: Lot 12, Block 1, Plan 49585 – Subdivision 3 – Steep Rock

The Hearing opened at 6:30 p.m.

Present: Councillor Sigurdson, Councillor Nickel, Councillor Jabusch, Councillor Gould, Reeve Howse, CAO Schwitek, and Administrative Assistant Shannon.

Present via Zoom: Councillor Lobay and Councillor Bittner

Absent: None.

Lorne Midford was present as the applicant.

Reeve Howse called the Hearing to Order and outlined the process and procedures to anyone wishing to present.

CAO Schwitek read the Notice of Public Hearing pursuant to The Planning Act.

Proof of proper notice for the Notice of Public Hearing was stated.

CAO Schwitek read out a brief overview of the timeline of this matter.

1 person was in attendance and signed the Sign-In sheet to observe the proceedings.

2 people were in attendance via Zoom.

The applicant, Lorne Midford, provided details on their proposal:

- Proposes to vary the maximum allowable height for an auxiliary building to allow for the construction of a two-storey garage as set out in the engineered drawings included in the application.
- Additional space to be used for storage and a home gym. Additional storage space is necessary to facilitate full time relocation to Steep Rock.
- The large lot size means that their garage can be set far enough away from the property lines so as to not adversely effect his neighbors.
- Emphasized that there was no intention to use the structure as dwelling space. No washroom facilities, plumbing, kitchen or sleeping facilities are reflected on the drawings provided and there is no intention to ever include them.
- Understands that the construction of potential rental units is a controversial issue in Steep Rock, and wants to reassure Council that there is no intention to ever rent the property, and that he and his wife have never owned or operated rental property of any kind.

- Approval of the variance for this structure will result in work for local contractors and additional taxable assessment for the Municipality.

The Applicant received the following questions from members of Council:

Councillor Lobay asked whether Mr. Midford has a host account with Air BnB. Mr. Midford replied that he does not.

There was one formal written letter of support filed before the Hearing.

1. R. Potter and M. Grogan – Are the owners of the property adjacent to Lorne and Susan Midford and the proposed structure will be along their shared property line, and are supportive of the variance application. They state that they have no concerns with the proposed structure and that it will fit with the aesthetics of the Midford home, and will not overwhelm either the property or neighborhood because of the size of the lot.

No one formally presented a letter of support during the Hearing.

1 presentation was made in support of the application.

1. C. Turner – Expressed his support for the variance application. Stated this is the kind of development that the Municipality should be encouraging. Agreed with the applicant that there is no negative impact to the applicant's neighbors.

No presentations were made opposing the application.

No attendees had general comments to make.

Reeve Howse asked if the Applicants had any comments to add.

The Applicant had no additional comments.

Reeve Howse asked if there were any other persons wishing to speak.

There were none.

Reeve Howse thanked everyone in attendance and declared the Public Hearing closed at 6:49 p.m.

  
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CAO Shelly Schwitek

  
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Reeve Craig Howse