

MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 16, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Calvin Coey
Colleen Anderson
Andrew Sieklicki
Leo Boivin

Administration: Andrew Mok
Waleed Albakry
Tyson Fisher

2. ADOPTION OF AGENDA

2014-045

Anderson-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held April 16, 2014 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2014-046

Boivin-Anderson

That the minutes of the regular meeting of the Planning Commission held on March 19, 2014 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. Conditional Use

1260 18th Street

Owner: Pavillion Holdings Ltd.

Applicant: VBJ Developments

Mr. Albakry indicated that VBJ Developments, on behalf of the owner, Pavillion Holdings Ltd., is applying to allow for an electronic identification sign located at 1260 – 18th Street in the CAR Commercial Zone.

Upon presentation by staff, Commissioner Boivin asked for clarification on the need for a conditional use and the similarities between the new and old sign. Mr. Albakry clarified.

Steve McMillan presented on behalf of VBJ Developments. Mr. McMillan spoke about the special setbacks to residential zones, the height, location and design of the sign. Commissioner Boivin asked for more details about the old sign removal. Mr. McMillan provided details.

2014-047 Boivin-Anderson
That the Public Hearing for Conditional Use Application C-04-14-B at 1260 – 18th Street be concluded.

CARRIED 4/0

2014-048 Boivin-Sieklicki
That Conditional Use Application C-04-14-B to allow for an electronic identification sign be approved at 1260 – 18th Street (Lots 2/3, Plan 2256 BLTO) in accordance with the intent of the application “Schedule A-1”, the attached letter of intent “Schedule A-2” and the attached site plan “Schedule B-2” and elevation plan “Schedule B-3”.

CARRIED 4/0

Prior to the above motion being voted on, the following comments were made:
Commissioners said the new sign will be better with a single pole, a nice upgrade from the old sign and is compatible with the area.

- b. **VARIANCE**
2051 Tracey Street
Owner: Vanguard Credit Union Ltd.
Applicant: Tracey Street Developments

Commissioner Sieklicki cited a conflict of interest and was excused.

Mr. Albakry indicated that Tracey Street Developments Ltd., on behalf of the owner, Vanguard Credit Union Ltd., is applying for a variance to reduce the minimum required rear yard setback from 9.1m to 6.8m for a property located at 2051 Tracey Street (Parcels A, B, C, D & E, Plan 55363 BLTO) in the RMD Residential Moderate Density Multiple Family Zone. This would allow the applicant to construct five multi-family dwellings with a 6.8m rear yard setback.

Upon presentation by staff, Commissioner Anderson sought clarification about the prior development of the site. Mr. Albakry deferred to the applicant. Commissioner Boivin asked for clarification of the difference between the minor variance and the current application. Mr. Albakry clarified. Commissioner Coey asked for clarification of the requirements of a minor variance. Mr. Albakry clarified.

Steve McMillan presented on behalf of Tracey Street Developments Ltd. Mr. McMillan gave a history of the prior proposed development of the site, the reason for the variance application and current development on site. Commissioner Coey asked who the owner of the property to the north is. Mr. McMillan stated the owner is Vanguard Credit Union.

2014-049 Anderson-Boivin
That the Public Hearing for Variance Application V-06-14-B at 2051 Tracey Street be concluded.
CARRIED 3/0

2014-050 Anderson-Boivin
That Variance Application V-06-14-B to reduce the minimum required rear yard setback from 9.1m to 6.8m be approved at 2051 Tracey Street (Parcels A, B, C, D & E, Plan 55363 BLTO) in accordance with the intent of the application, the attached letter of intent schedule (A-3) and the attached site plan schedule (B-3).
CARRIED 3/0

Prior to the above motion being voted on, the following comments were made:
Commissioners said the development meets all other setbacks and parking requirements.

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Mok spoke about the upcoming appeal of the conditional use application for 1700 McGregor Avenue at the next City Council meeting and gave details about the upcoming Planning Commission meetings.

b. Administrative Business

- i. Appointment of Chairperson and Vice Chairperson

2014-051 Boivin-Anderson
That Commissioner Coey be Chairperson
CARRIED 3/0

2014-052 Coey-Sieklicki
That Commissioner Anderson be Vice-Chairperson
CARRIED 3/0

- ii. Planning Commission Orientation
Ms. Garbo spoke about the orientation for the Planning Commission on May 7.

c. Absences from May 7, 2014 meeting

No absences from the May 7, 2014 meeting.

6.0 ADJOURNMENT
2014-053 Anderson-Sieklicki
That the meeting does now adjourn. (7:35 p.m.)

CARRIED 4/0

Original signed by Andrew Mok for Ryan Nickel
Ryan Nickel
Acting Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson