

**MINUTES OF THE PLANNING COMMISSION MEETING HELD FEBRUARY 5, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Colleen Anderson  
Don Jessiman  
Leo Boivin  
Garnet Boyd  
Calvin Coey

Administration: Angie Veilleux  
Andrew Mok  
Brenda Rosset

**2. ADOPTION OF AGENDA**

2014-017

Jessiman-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held February 5, 2014 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2014-018

Anderson-Boyd

That the minutes of the regular meeting of the Planning Commission held on January 15, 2014 be adopted as presented.

CARRIED 4/0

**4.0 PUBLIC HEARING**

**a. VARIANCE**

**1637 8th Street**

**Owners/Applicants: John Fehr & Darrell Enns**

Mr. Mok indicated on behalf of John Fehr and Darrell Enns, owners and applicants, are applying for two variances: the first to reduce the minimum required site width from 12.1m to 9.1m, and the second to reduce the minimum required site area from 372m<sup>2</sup> to 334m<sup>2</sup> for a property located at 1637 8th Street (Lot 2, Plan 26296 BLTO) in the RSF Residential Single Family Zone.

Upon presentation by staff, Commissioners requested clarification between what is being proposed and an attached duplex and how much space will be between the two homes. Mr. Mok advised that under the zoning bylaw a two family dwelling or a semi-detached dwelling is not a permitted use in the RSF zone. The application proposes four foot side yards on each side to the shared property line.

Darrell Enns (applicant), advised the dwellings will be built and occupied by the applicants. Commissioners inquired about the requirement to maintain the back lane, if

the neighbours were consulted on the design, and if there was any negative feedback. Mr. Enns responded that they agree to maintain the lane and that comments from the neighbours was generally positive.

#### OPPOSITION

Todd Misanchuk, (area resident), voiced his concern over the size of the dwellings and the potential to become revenue property stating that the design does not fit in with the neighborhood.

Commissioners stated that they only deal with the land uses and the zoning by-law, not rent versus ownership.

2014-019

#### Boivin-Anderson

That the Public Hearing for Variance Application V-27-13-B at 1637 8th Street be concluded.

CARRIED 5/0

2014-020

#### Boivin-Anderson

That Variance Application V-27-13-B to reduce the minimum required site width from 12.1m to 9.1m, and to reduce the minimum required site area from 372m<sup>2</sup> to 334m<sup>2</sup> be approved at 1637 8th Street (Lot 2, Plan 26296 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-2) and the attached site plan (B-1) and elevation plans (B-3, B-4, B-5).

CARRIED 5/0

Prior to the above motion being voted on, the following comments were made: Commissioners stated that there is a demand for small lot development, that it facilitates affordable housing, meets all setbacks and that the design does not take away the merit of the application.

#### b. **BY-LAW NO. 7080**

Southwest Brandon Secondary Plan

Mr. Mok indicated The City of Brandon is applying to establish a Secondary Plan By-law to facilitate the long term planning of the southwest part of the City, including lands annexed in 2012. The Secondary Plan would provide a policy and land use framework to ensure new development integrates appropriately with existing areas and implements the vision set forth in the Development Plan for the southwest Brandon area.

Mr. Mok advised two letters of objection were received with concerns about infrastructure and location of streets.

Upon presentation by staff, Commissioners inquired how the existing homes will fit into the plans over time, specifically the higher density developments. Mr. Mok advised this is a long term plan that doesn't oblige existing property owners to redevelop at this time if the plan is approved. RMD areas will be refined through the neighborhood plans brought forward by the developers. The Land Use map works in conjunction with all of the other policies in the plan area. Commissioners noted an objection regarding the

current 26<sup>th</sup> St. becoming a dead end. Mr. Mok advised under subdivision regulations every property has to have some sort of access to a street.

Patrick Pulak (City of Brandon Engineer), attended to answer questions. Commissioners noted the water table, drainage and infrastructure concerns in the area. Mr. Pulak advised drainage in the Southwest travels to the south and west resulting in discussions with municipalities, Water Stewardship and Manitoba Conservation to establish a drainage plan for the area. Most water can be held in a retention pond. There are no concerns with land or storm drainage. The biggest concern is how to service the area. Everything north of the annexed land flows north into a collector on Richmond Ave and heads east. Everything in Southwest area will go to the south. The question is whether the grade is sufficient to get it to go east or whether they have to put in a lift station. An analysis is being done on the capacity of the south end lift station to see if it can service this area. A city-wide model is being developed to provide some direction (approx. March) to determine capacity of existing infrastructure. Fluctuating water tables cannot be predicted. It can impact housing but that is the developer's responsibility.

#### OPPOSITION

John Burgess (Waverley Developments), stated his main concerns as a developer are density requirements and sewer capacity and that the cost of servicing will not make affordable housing possible.

Commissioners inquired why higher density is an issue and if a variety of lot sizes would be an option.

Mr. Burgess replied that he supports high density and mixed neighborhoods but he also wants to meet the market and that density issues were not mentioned at any of the public open houses. The proposed lots would be too small and would not meet the minimum requirements.

Lloyd Curtis and Rory Gibson (area residents), stated concerns regarding the density of the whole neighborhood, the water table, timeline for development and location of multi-family development.

#### MORE INFORMATION

Neil Vinthers (area resident), inquired about the road layout. Mr. Mok responded that the road location is conceptual and any proposal involving the homeowners land requires consent. The exact location will have to be figured out through the neighborhood plan development.

Steve McMillan (VBJ Developments), stated he believes the proposed density map is fixed but that the Secondary Plan could be amended. He also commented on traffic circles and the proposed road layout as it relates to existing developments. He indicated the developer will do geotechnical analysis of the site to study the water table. Ms. Veilleux responded that this plan is a by-law and that the land use maps are to be used in conjunction with the policies. Should it be required in the future, there is a legislated process to amend the plan by the landowner if necessary.

2014-021 Anderson-Boyd  
That the Public Hearing regarding By-law No. 7080 to adopt the Southwest Brandon Secondary Plan be concluded.

CARRIED 5/0

2014-022 Anderson-Boivin  
That By-law No. 7080 be amended to include the following minor alterations:

- a. by deleting policy 2.1.2.3 in its entirety and substituting it with the following therefor:  
“Residential Low Density areas shall include a mixture of the predominant housing types identified in policy 2.1.2.2 in a variety of forms and parcel sizes. Development within Residential Low Density areas should typically be within a density range of 15 to 40 units per net hectare.”;
- b. by deleting policy 2.1.2.5 in its entirety;
- c. by deleting Table 1 in its entirety;
- d. by deleting policy 2.1.3.4 in its entirety and substituting it with the following therefor:  
“Residential Moderate Density areas should be developed with adequate density to support transit service and neighbourhood commercial uses. Development within Residential Moderate Density areas should typically be within a density range of 41 to 86 units per net hectare.”;
- e. by deleting policy 2.1.3.8 in its entirety;
- f. by deleting Table 2 in its entirety;
- g. by deleting policy 2.2.1.5 in its entirety and substituting it with the following therefor:  
“The Mixed Use area should be developed with adequate density to support transit service and neighbourhood commercial uses. Development within the Mixed Use area should typically be within a density range of 41 to 86 units per net hectare.”; and
- h. by deleting Table 3 in its entirety.

CARRIED 4/1

Prior to the above motion being voted on, the following comments were made: Commissioners stated there are concerns on density and the 26<sup>th</sup> Street alignment and hopes that development and that there is a process to deal with the Secondary Plan and any issues that develop. Commissioner Boyd stated concerns about details of the development area and cannot support the motion at this time.

2014-023 Anderson - Jessiman  
That the Planning Commission recommend By-law 7080 be approved as amended.

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

**b. Administrative Business**

Ms. Veilleux advised terms are expiring for two Commissioners at the end of March. Those positions will be advertised.

**c. Absences from Feb 19, 2014 meeting**

None

**6.0 ADJOURNMENT**

2014-024 Anderson-Jessiman

That the meeting does now adjourn. (9:22 p.m.)

CARRIED 5/0

Original signed by Angie Veilleux  
**Angie Veilleux**  
**Principal Planner**

Original signed by Calvin Coey  
**Calvin Coey**  
**Chairperson**