

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 4, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Leo Boivin
Calvin Coey
Garnet Boyd

Administration: Ryan Nickel
Andrew Mok
Brenda Rosset

2. ADOPTION OF AGENDA

2015-014

Boyd-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held Mar 4, 2015 be adopted as presented.

CARRIED 3/0

3. CONFIRMATION OF MINUTES

2015-015

Boivin-Boyd

That the minutes of the regular meeting of the Planning Commission held on Feb 18, 2015 be adopted as presented.

CARRIED 3/0

4.0 PUBLIC HEARING

a. SUBDIVISION; BY-LAW NO. 7112 TO REZONE

Property Located at 1901 & 1955 – 34th Street

Owner: 663251 Manitoba Ltd

Applicant: VBJ Developments Ltd

Mr. Mok indicated that the applicant, Steve McMillan of VBJ Developments Ltd., on behalf of the property owner, 663251 Manitoba Ltd., is applying for the following:

- To rezone 4 hectares of a property of approximately 55 hectares located at 1901 & 1955 – 34th Street from AG80 Agricultural General Zone under the RM of Cornwallis Zoning By-law No. 1558/09/99 to RSF Residential Single Family Zone under the City of Brandon Zoning By-law No. 6642; and
- To subdivide the 4-hectare portion of the property to create fifty (50) lots and a public road in the AG80 Agricultural General Zone under the RM of Cornwallis Zoning By-law No. 1558/09/99.

Approval of these applications will allow for the development of single-family dwellings within the Southwest Brandon Secondary Plan area.

Upon presentation by staff, Commissioners inquired if future development phases will require further rezoning and subdivision applications, if the fiscal impact analysis should be completed prior to a public hearing, the definition of the zoning code AG80 and clarification on the current civic address.

Steve McMillan (on behalf of the applicant) summarized the proposal and provided information on the completed public consultation where concerns were brought forward regarding the preservation of natural areas, line of site easements, phasing of construction, traffic on Maryland, pedestrian walkways and the housing market.

Commissioners questioned the drainage plan for stage one, vehicle access during construction, and the contributions for boulevards trees and buffers.

2015-016 Boivin-Boyd
That the combined Public Hearing regarding By-law No. 7112 (Z-08-14-B) to rezone 1901 & 1955 – 34th Street (Pt. SW¼ 10-10-19 WPM) from AG80 Agricultural General Zone under the RM of Cornwallis Zoning By-law No. 1558/09/99 to RSF Residential Single Family Zone under the City of Brandon Zoning By-law No. 6642, and subdivision application 4500-14-595, be concluded.
CARRIED 3/0

2015-017 Boivin-Boyd
That the Planning Commission recommend By-law 7112 (Z-08-14-B) be approved.
CARRIED 3/0

FOR	AGAINST	ABSTAIN
Commissioner Boivin		
Commissioner Coey		
Commissioner Boyd		

Prior to the above motion being voted on, the following comments were made: Commissioners stated that the public consultation had been completed, and the plan reflects the input received during the Southwest Secondary Plan process.

2015-018 Boyd - Boivin
That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-14-595) 1901 & 1955 – 34th Street (Pt. SW¼ 10-10-19 WPM) to create fifty (50) lots and a public road in the AG80 Agricultural General Zone, subject to:

1. the site being rezoned from AG80 Agricultural General Zone under the RM of Cornwallis Zoning By-law No. 1558/09/99 to RSF Residential Single Family Zone under the City of Brandon Zoning By-law No. 6642; and
2. the owner or successor
 - a. entering into a development agreement with the City of Brandon;
 - b. providing written confirmation to the City of Brandon Planning & Building Safety Department that taxes for the property to be subdivided, for the current year plus any penalty, interest and arrears, have been paid in full or arrangements satisfactory to Council have been made;
 - c. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$14,175.00 as a cash-in lieu contribution for school purposes;

- d. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group; and
- e. submitting written confirmation to the City of Brandon Planning & Building Safety Department that a Water Rights Act License has been obtained from Manitoba Conservation and Water Stewardship. The permit will not be required should approved servicing drawings demonstrate that drainage from the site is accommodated into the existing City drainage network to the north and east of the site.

CARRIED 3/0

FOR

Commissioner Boivin
 Commissioner Coey
 Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated concerns were addressed with no opposition at the public hearing.

b. VARIANCE

339 23rd Street

Applicant: Jason Kasper

Owner: Craig Moore

Mr. Mok indicated that the applicant, Jason Kasper and Craig Moore, on behalf of the owners, Marcel and Tannis Pelletier, is applying for a variance to increase the maximum allowable number of dwelling units from one (1) to two (2) for a property located at 339 23rd Street (Lot 35/36, Block 37 Plan 15 BLTO) in the RLD Residential Low Density Multiple Family Zone. The applicant intends to complete a title split which, will result in the creation of two (2) lots that will have a width of 7.6 metres each. Approval of this application will allow for the development of a one-storey two-family dwelling on each lot.

Upon presentation by staff, Commissioners asked what the setbacks are, what the density limit is for a single family dwelling, why the developer is required to pay cash in lieu for public reserve and land dedication for a school, on developed land and parking.

Jason Kasper (applicant), was in attendance to answer any questions. Commissioners inquired if the neighborhood was canvassed.

MORE INFORMATION

Mardel Watson (neighbour), inquired about setbacks, rodent problems in the existing building, the preservation of the existing fence, proposed landscaping and potential encroachments during construction.

2015-019

Boyd-Boivin

That the Public Hearing for Variance Application V-03-15-B at 339 23rd Street be concluded.

CARRIED 3/0

2015-020

Boyd-Boivin

That Variance Application V-03-15-B to increase the density from one (1) dwelling unit to two (2) dwelling units for Lot 35, Block 37 Plan 15 BLTO and Lot 36, Block 37 Plan 15 BLTO located at 339 23rd Street be approved 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 plans "Schedule B- 3 & B - 4", subject to owner or successor:

- a. prior to the issuance of a building permit, submitting \$247.64 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes;
- b. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$567.00 as a cash-in lieu contribution for school purposes; and
- c. prior to the issuance of a building permit, submitting two certificates of title to the City of Brandon Planning & Building Safety Department confirming that Lots 35 & 36 of Block 37, Plan 15 BLTO have been registered as two separate titles.

CARRIED 3/0

FOR

Commissioner Boivin
Commissioner Coey
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:
Commissioners said the development is a good fit for the area.

5.0 GENERAL BUSINESS

- a. **Tracking Tables**
Mr. Nickel advised of two upcoming items on March 18th.
- b. **Administrative Business**
- c. **Absences from upcoming meetings**

6.0 ADJOURNMENT

2015-021 Boyd-Boivin
That the meeting does now adjourn. (8:02 p.m.)

CARRIED 3/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson