

**MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 18, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Calvin Coey  
Garnet Boyd  
Andrew Sieklicki  
Corinne Robinson  
Jack Lindsay

Administration: Louisa Garbo  
Ryan Nickel  
Robert Zilke  
Sam VanHuizen  
Tyson Fisher

**2. ADOPTION OF AGENDA**

2016-026

Boyd-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held May 18, 2016 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2016-027

Sieklicki-Robinson

That the minutes of the regular meeting of the Planning Commission held on May 4, 2016 be adopted as presented.

CARRIED 5/0

**4.0 PUBLIC HEARING**

**a. VARIANCE**

15 Kelsey Bay

Owner: Shawn Lamb, Bertha Lamb

Applicant: Shawn Lamb

Mr. VanHuizen indicated that the applicant and owner, Shawn Lamb, is applying to vary Table 10 of the City of Brandon Zoning By-law No. 7124 to decrease the minimum required front yard setback for an accessory building from 7.6m to 4.5m for property located at 15 Kelsey Bay in the RMH Residential Mobile Home zone. Approval of this application will allow for the development of a detached garage.

Upon presentation by staff, Commissioners questioned the proposed location of the garage relative to the underground cable, changes to the site plan, required setback for an attached garage, and the length of the driveway in front of the proposed garage.

Shawn Lamb, applicant presented to the commission. Commissioners asked if the garage location was changed to accommodate the MB Hydro easement.

2016-028      Sieklicki-Robinson  
That the Public Hearing for Variance Application V-07-16-B at 15 Kelsey Bay be concluded.  
CARRIED 5/0

2016-029      Sieklicki-Robinson  
That Variance Application V-07-16-B to amend Table 10 in Section 51 of the Zoning By-law by reducing the minimum front yard setback for an accessory building from 7.6m to 4.5m in the RMH zone be approved at 15 Kelsey Bay (Lot 8, Block 1, Plan 42059 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached site plan "Attachment B-1".  
  
CARRIED 5/0

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Commissioner Lindsay Commissioner Robinson Commissioner Coey Commissioner Boyd Commissioner Sieklicki		

Prior to the above motion being voted on, the following comments were made: Commissioners stated the applicant has taken reasonable steps to comply with city regulations, the proposal is beneficial to the applicant, the setback reduction is minimal and consistent with neighbouring properties, meets the four criteria in the planning act, and an attached garage would not require a variance.

**b.      CONDITIONAL USE**  
427 23<sup>rd</sup> Street  
Owner & Applicant: 7111231 MB Ltd.

Mr. Zilke indicated that the applicant, Tony Bertone of 7111231 Manitoba Ltd., is applying to allow for special needs housing for five (5) persons for a property located at 427 – 23rd Street in the RLD Residential Low Density Zone.

Upon presentation by staff, Commissioners questioned the hardsurfacing condition.

Tony Bertone, applicant, presented to the commission. Commissioners questioned the condition to hardsurface the parking area, management of the facility and tree removal.

2016-030 Boyd-Sieklicki  
That the Public Hearing for Conditional Use Application C-04-16-B at 427 – 23rd Street be concluded.

CARRIED 5/0

2016-031 Lindsay-Boyd  
That Conditional Use Application C-04-16-B to allow for special needs housing for five (5) persons in the RLD Residential Low Density Zone be approved at 427 – 23rd Street (Lots 26/28, Block 46, Plan 15 BLTO exc. Nly 14' of Lot 26 & Sly 6' of Lot 28) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached site plan "Attachment B-2", subject to the parking area on the site being hardsurfaced.

CARRIED 5/0

FOR

Commissioner Lindsay  
Commissioner Boyd  
Commissioner Sieklicki  
Commissioner Robinson  
Commissioner Coey

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated the proposal was well thought out, the hardsurfacing will suit the long term use of the property, the proposal is a good fit for the area and complies with the three criteria for a conditional use in The Planning Act.

**c. CONDITIONAL USE**

30 3<sup>rd</sup> Street

Owner: Manitoba Housing & Renewal Corporation

Applicant: MCM Architects

Mr. Zilke indicated that the applicant, MCM Architects, on behalf of the property owner, Manitoba Housing and Renewal Corporation., is applying to seek a conditional use approval in order to establish a Planned Unit Development (PUD) in the Hub Transitional (HTR) Zone. The conditional use for a Planned Unit Development applies to the entire property, and includes a 7-storey 38 unit multi-family apartment building with full coverage of the site that includes 27 surface parking stalls to the west.

Upon presentation by staff, Commissioners questioned the number of parking stalls, the public lane to the south of the site, and access to the site through the closed portion of the former 4<sup>th</sup> street right-of-way.

Mike Fritsij, applicant, presented to the commission. Commissioners questioned potential residents, parking generated from the use, unit availability, and the location of the hydro line.

D'Arcy Barker, representing Westman Kiwanis Court Inc., presented to the commission. Commissioners questioned parking generated from the use, the procedure for assigning parking spots to residents and hazardous material remediation.

2016-032 Robinson-Sieklicki  
That the Public Hearing for Conditional Use Application C-05-16-B be concluded.

CARRIED 5/0

2016-033 Sieklicki-Lindsay  
That Conditional Use Application C-05-16-B to allow for a Planned Unit Development in the Hub Transitional (HTR) Zone be approved at 30 3rd Street in accordance with the intent of the application(A-1), the alternative standards in the letter of intent (A-2) and the site design analysis (C-1 to C-6), subject to the owner or successor, prior to the issuance of a building permit:

- a) Entering into a development agreement with the City of Brandon attached to the report of the Community Planner dated May 18, 2016; and
- b) Submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received a cash-in lieu contribution for school purposes.

CARRIED 5/0

<u>FOR</u> Commissioner Lindsay Commissioner Robinson Commissioner Coey Commissioner Boyd Commissioner Sieklicki	<u>AGAINST</u>	<u>ABSTAIN</u>
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Prior to the above motion being voted on, the following comments were made: Commissioners stated concerns with parking stalls has been addressed, the proposal meets the housing requirements for the residents and implements the vision for the HUB plan in the area, no objections were received, the hazardous materials remediation will clean up the area and the alternative standards are reasonable.

**5.0 GENERAL BUSINESS**

- a. **Tracking Table**  
Mr. Nickel spoke about upcoming applications.
- b. **Administrative Business**
- c. **Absences From Upcoming Meetings**  
Commissioner Lindsay will be absent from the June 1, 2016 meeting.

**6.0 ADJOURNMENT**

2016-034 Boyd-Sieklicki  
That the meeting does now adjourn. (8:05 p.m.)

CARRIED 5/0

Original signed by R. Nickel  
**Ryan Nickel**  
**Principal Planner**

Original signed by C. Coey  
**Calvin Coey**  
**Chairperson**