

**MINUTES OF THE PLANNING COMMISSION MEETING HELD March 21, 2018 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

---

**1.0 ROLL CALL**

Commissioners: Garnet Boyd  
Andrew Sieklicki  
Jack Lindsay  
Corinne Robinson  
Mary Jo Abbott

Administration: Ryan Nickel  
Shengxu Li  
Brenda Rosset  
Tammy Ernst

**2.0 ADOPTION OF AGENDA**

2018-027

Sieklicki-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held March 21, 2018 be adopted as presented.

CARRIED 5/0

**3.0 CONFIRMATION OF MINUTES**

2018-028

Lindsay-Robinson

That the minutes of the regular meeting of the Planning Commission held on March 7, 2018 be adopted as presented.

CARRIED 4/0

**4.0**

**a. Conditional Use**

629 Ottawa Avenue

Owner and Applicant: Colleen Sigurdson

Community Planner, Shengxu Li, introduced the application as presented in the City of Brandon Planning report.

Three letters of opposition were received prior to the meeting.

Commissioner Robinson excused herself due to conflict.

The property owner and applicant, Colleen Sigurdson, is applying for a conditional use to allow for a duplex dwelling on a site located at 629 Ottawa Avenue in the Residential Single Detached (RSD) Zone.

Colleen Sigurdson, owner and applicant, was in attendance to answer any questions.

## IN FAVOUR

Ken English, (husband of owner/applicant) stated he is in favour of the application.

Bob Crang, neighboring resident, stated he is also the owner of a duplex dwelling next door to the applicant.

2018-029

Sieklicki-Lindsay

That the Public Hearing for Conditional Use Application C-04-18-B at 629 Ottawa Avenue be concluded.

CARRIED 4/0

2018-030

Sieklicki-Lindsay

That Conditional Use Application C-04-18-B to allow for a duplex dwelling in the Residential Single Detached Zone be approved at 629 Ottawa Avenue (Lot 25, Block 5, Plan 289 BLTO exc. Nly 485 feet) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2" and the site plan "Attachment B-2.

CARRIED 4/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Existing duplex next door
- Use conforms with general nature of area
- Applicant plans to improve property
- Letters of opposition are vague and authors are not in attendance

### **b. Variance**

906 Princess Avenue East

Owner and Applicant: Michael Peterson

Community Planner, Shengxu Li, introduced the application as presented in the City of Brandon Planning report.

The property owner, Michael Peterson, is applying to vary Section 51, Table 10 of the City of Brandon Zoning By-law No. 7124 (Zoning By-law) to reduce the minimum rear yard setback from 7.6m to 4.4m for a property located at 906 Princess Avenue East in the Residential Low Density (RLD) Zone. Approval of this application will allow for the construction an attached garage in the rear yard of the site.

Michael Peterson, owner and applicant was in attendance to answer any questions.

## IN FAVOUR

Jason Moorehead, neighbour and Manitoba Hydro employee, voiced his support for the application and stated the hydro pole could potentially be moved closer to the sidewalk in the future.

Jean Boulet, related to owner/applicant, stated he is a carpenter by trade and will be involved in the construction, paying attention to the material and aesthetics of the area.

2018-031

### Abbott-Robinson

That the Public Hearing for Variance Application V-21-17-B at 906 Princess Avenue East be concluded.

CARRIED 5/0

2018-032

### Robinson-Abbott

That Variance Application V-21-17-B to vary Table 10 of Zoning By-law by reducing the rear yard setback from 7.6 metres to 4.4 metres in the RLD-Residential Low Density Zone be approved at 906 Princess Avenue East (Lot 18/22, Block 18 Plan 21 BLTO exc. Sly 100 feet of said lots & exc. Public Lane 905 BLTO of Lot 22) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2" and the site plan "Attachment B-2", subject to:

1. Prior to the issuance of a building permit, the owner or successor submitting a site plan to the Planning, Property & Buildings Department identifying:

- a) A minimum distance of 1.0m between the existing hydro pole and the northerly edge of the proposed driveway; and
- b) A fence to be constructed along the northerly edge of the proposed driveway to separate the driveway from the existing hydro pole.

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following comments:

- Location of attached garage is consistent with other garages in the neighbourhood
- Difficult site and conscientious approach to application
- Lots of support in attendance
- Minimum setback request

### **c. Street Names**

Bellfield Condos Located Part of 1901 & 1955 - 34th Street  
Proposed Development of South of Maryland Avenue & East of 34th Street  
By VBJ Developments Ltd.

Community Planner, Ryan Nickel, introduced the application as presented in the City of Brandon Planning report.

**IN FAVOUR**

Colleen Sigurdson, stated she was in favour of the application and thought it was a good idea.

2018-033 Robinson-Lindsay  
That the Public Hearing for Street Names, located part of 1901 & 1955 - 34th Street located south of Maryland Avenue and east of 34th Street in the SW 1/4 10-10-19 WPM be concluded.

CARRIED 5/0

2018-034 Abbott-Lindsay  
That the proposed street names submitted by VBJ Developments Ltd. for their development of the area known as Bellafield at 1901 & 1955 - 34th Street located south of Maryland Avenue and east of 34th Street in the SW 1/4 10-10-19 WPM, be approved and added to the Street Names Registry.

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Good tribute to some of the Wheat King legends

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

Mr. Nickel spoke about upcoming applications - none for April.

**b. Administrative Business**

**c. Absences From Upcoming Meetings**

**6.0 ADJOURNMENT**

2018-035 Abbott-Sieklicki  
That the meeting does now adjourn (7:44 p.m.)

CARRIED 4/0

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

Original signed by G. Boyd  
**Garnet Boyd**  
Chairperson