

MINUTES OF THE PLANNING COMMISSION MEETING HELD March 7, 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

Administration: Andrew Mok
Shengxu Li
Brenda Rosset

2.0 ADOPTION OF AGENDA

2018-018

Sieklicki-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held March 7, 2018 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2018-019

Lindsay-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on February 21, 2018 be adopted as presented.

CARRIED 3/0

4.0

a. Conditional Use

1875 Middleton Ave
Owner: 67786 Manitoba Ltd
Applicant: Steven Richmond

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

The applicant, Steven Richmond, on behalf of the property owner, 67786 Manitoba Ltd, is applying to allow for accessory manufacturing of RTM homes for a property located at 1875 Middleton Ave in the Highway Commercial (CHW) Zone. Approval of this application will allow for the manufacturing of a RTM homes.

Tyson Nurse, on behalf of the applicant, was in attendance to answer any questions.

2018-020 Sieklicki-Robinson
That the Public Hearing for Conditional Use Application C-03-18-B at 1875 Middleton Avenue be concluded.

CARRIED 4/0

2018-021 Sieklicki-Robinson
That Conditional Use Application C-03-18-B to allow for the accessory manufacturing of Ready to Move (RTM) homes in the Commercial Highway (CHW) Zone be approved at 1875 Middleton Ave (Lot 3 Plan 37171) 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", subject to:

1. That a maximum of two (2) Ready to Move (RTM) Homes be constructed on-site at one time.
2. That the owner or successor, prior to the issuance of a permit submission of a landscape plan including a tree buffer screening the location of RTM construction from the adjacent service roads.
3. That the owner or successor, prior to the issuance of a permit obtain approvals from the Rural Municipality of Elton for the proposed use.

CARRIED 4/0

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

- No issues with application
- Not detrimental to the area
- No opposition

b. Conditional Use; Variance
1054, 1056 & 1058 7th Street
Owner/Applicant: 7301791 Manitoba Ltd

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

The applicant, 7301791 Manitoba Ltd., is applying for the following to allow for the development of detached suites for a property located at 1054, 1056 & 1058 7th Street in the Residential Low Density (RLD) Zone:

- Conditional use – to allow for the development of detached suites in the RLD Zone
- Variance – to vary Section 35(f)(8) of the Zoning By-law 7124 (Zoning By-law) by reducing the minimum site area containing a detached suite from 367m² to 278m² in the RLD Zone

Steven McMillan, on behalf of applicant, was in attendance to answer any questions.

OPPOSED

Steven Higgins, area resident, voiced concerns regarding

- Lack of green space for children
- Not viable family homes
- Separate water and sewer lines and the impact on drainage
- Owners cannot convert secondary suites back to garage
- Enforcement of owner occupied requirement
- Potential for suites to be overpopulated in RLD zone
- Houses in close proximity to each other
- Designer taking advantage for maximum profit
- Transient sales of houses

He believed suites should be attached, and he is not opposed to a condominium development.

Peter Kabaluk, area resident, voiced concerns regarding

- Lack of rental regulations
- Overpopulated units
- Pets
- Lack of green space and parking

Lisa Halter, owner of neighbouring residence, stated she was not advised of the development proposal of lot, and developers should talk with affected neighbours. She had the following concerns:

- The plumbing has already been installed for the suites
- The houses are close creating a lack of privacy
- The trees were taken down
- There is a lack of parking
- Enforcement of the owner occupied requirement

Rhonda Martin, area resident, was concerned with the lack of public outreach, the potential of an increase in transient population, and the lack of parking.

Ken Kroeker, area resident, inquired whether the suites will be built to the same standard as the house. He was also concerned about the increase in number of garbage and recycling bins, increase in traffic, and a lack of green space.

2018-022

Robinson-Lindsay

That the combined Public Hearing for Conditional Use Application C-02-18-B and Variance Application V-02-18-B at 1054, 1056 & 1058 7th Street be concluded.

DEFEATED 0/0

Steve McMillan answered questions raised during discussion.

2018-023 Robinson-Lindsay
That the combined Public Hearing for Conditional Use Application C-02-18-B and Variance Application V-02-18-B at 1054, 1056 & 1058 7th Street be concluded.
CARRIED 4/0

018-024 Lindsay-Robinson
That Conditional Use Application C-02-18-B to allow for the development of detached suites in the Residential Low Density (RLD) Zone be approved at 1054, 1056 & 1058 7th Street (Lots 3/5, Block 34, Plan 7 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-3" and the site plan "Attachment B-2" and, subject to:
1. The owner or successor, prior to the issuance of a building permit for the detached suites, submitting written confirmation to the City of Brandon Planning, Property & Buildings Department that the Brandon School Division has received \$607.50 as a cash in lieu contribution for school purposes
DEFEATED 2/2

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

- Proposed development provides affordable housing, the city has no control over the tenure of the residences, lack of green space and parking are common concerns with small properties, if the suite was attached we would not be discussing this conditional use and variance application, owner has a right to develop property
- Development is incompatible with general nature of area, lots of community opposition, city council has implemented this bylaw - this proposal should be presented to city council, public concern over detached secondary suite
- Site is too small for laneway housing and variance request is too large, drainage is a concern and applicant is not being asked to manage it, lot is an infill site with gravel shoulders and without curb and gutter

2018-025 Lindsay-Robinson
That Conditional Use Application C-02-18-B to allow for the development of detached suites and Variance Application V-02-18-B to reduce the minimum site area containing a detached suite from 367m² to 278m² in the Residential Low Density (RLD) Zone be rejected at 1054, 1056 & 1058 7th Street (Lots 3/5, Block 34, Plan 7 BLTO)".
CARRIED 4/0

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

- Breaking the tie vote and rejecting the application allows the applicant to appeal the request to City Council for a final decision

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Mok spoke about upcoming applications.

b. Administrative Business

c. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2018-026

Sieklicki-Lindsay

That the meeting does now adjourn. (8:48 p.m.)

CARRIED 4/0

Andrew Mok
Acting Chief Planner

Garnet Boyd
Chairperson