

MINUTES OF THE PLANNING COMMISSION MEETING HELD May 16, 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
Robert Zilke
Brenda Rosset

2.0 ADOPTION OF AGENDA

2018-036

Robinson-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held May 16, 2018 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2018-037

Abbott-Lindsay

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

CARRIED 5/0

4.0

a. Conditional Use; Variance

601 18th Street

Owner: B.J. Nelson Development Ltd.

Applicant: Pattison Outdoor Advertising (Eric Seniuk)

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

The applicant, Eric Seniuk of Pattison Outdoor Advertising, on behalf of the property owner, B.J. Nelson Development Ltd., is applying for the following to allow for a freestanding advertising sign with an electronic advertising sign at 601 – 18th Street in the Commercial Arterial (CAR) Zone:

- Conditional use—to allow for an electronic advertising sign
- Variance—to vary Table 12 under Section 55 of the Zoning By-law by reducing the required front yard from 12.1m to 1.8m

Jeff Pinchin and Eric Seniuk presented on behalf of Pattison Outdoor Advertising.

IN OPPOSITION

Derek Cullen, hired advisor for neighbouring property owner, presented concerns with the sign distracting drivers, the sign being visible from adjacent residential, and adverse impacts on adjacent properties,

David Swayze, area resident and concerned parent, addressed lack of reduced speed limit on 18th Street by Earl Oxford, un-controlled crosswalk, driver distraction.

Eric Platz, area resident and concerned parent, addressed proposed sign is close to school and crosswalk.

2018-038 Abbott-Robinson
That the Public Hearing for Conditional Use Application C-15-17-B and Variance Application V-22-17-B at 601 18th Street be concluded.

CARRIED 5/0

2018-039 Sieklicki-
That Conditional Use Application C-15-17-B to allow for an electronic advertising sign in the Commercial Arterial (CAR) Zone be approved at 601 – 18th Street (Lots 1/5, Block 2, Plan 16 BLTO) in accordance with the intent of the application “Attachment A-1” and the attached letter of intent “Attachments A-3 through A-6”, subject to the owner or successor, prior to the issuance of a building permit, entering into a development agreement with the City of Brandon subject to the following supplementary conditions:

1. The existing freestanding identification sign shall be removed prior to the issuance of a building permit for the freestanding advertising sign. (rationale: to reduce the amount of signage on a smaller commercial site)
2. No other freestanding sign may be installed on the site as long as the freestanding advertising sign exists on the site. (rationale: to reduce the amount of signage on a smaller commercial site)
3. Submission of a landscape plan to the satisfaction of the Planning, Property Buildings department identifying intensified edge landscaping along 18th Street. (rationale: to beautify the streetscape as a tradeoff for the construction of a freestanding advertising sign)
4. The electronic sign shall only display static images for a period of at least 08 seconds (rationale: to reduce potential for distracted driving)

DEFEATED

2018-040 Lindsay-Abbott
That Conditional Use Application C-15-17-B be rejected.

CARRIED 4/1

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

supportive comments:

- Safety addressed under transportation standards but site advertising sign does not fit in the area
- Sign is distracting and adversely impacts pedestrian safety
- Noise of fan cooling sign is a concern
- Precedent has been set with prior approvals and the proposed sign is in a similar location to previous approvals.

2018-041

Lindsay-Abbott

That Variance Application V-22-17-B be rejected.

CARRIED 4/1

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

- Variation is no longer needed
- Standards should be adhered to

b.

Conditional Use

1534 10th Street

Owner: KPJ Holding Ltd

Community Planner, Robert Zilke, introduced the application as presented in the City of Brandon Planning report.

The applicant, Amanda Wiebe of R & M Homes Ltd, on behalf of the property owner, KPJ Holding Ltd, is applying for a conditional use to allow for the development of a fourplex on an interior lot for the property located at 1534 10th Street in the Residential Low Density (RLD) Zone.

Mark Bailey, owner of R&M Homes, was in attendance to answer any questions.

2018-043

Sieklicki-Lindsay

That the Public Hearing for Conditional Use Application C-05-18-B at 1534 10th Street be concluded.

CARRIED 5/0

2018-044

Robinson-Abbott

That Conditional Use Application C-05-18-B to allow for the development of a fourplex dwellings in the Residential Low Density (RLD) Zone be approved at 1534 10th Street (Lots 15/16, Block 1, Plan 289 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2" the site plan "Attachment B-2" and elevation plan "Attachment B-2".

CARRIED 5/0

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

- Compatible building in a low residential zone
- The addition of the attached garage fits the area

c. Conditional Use

2340 Rosser Avenue

Owner: 6061087 Manitoba Ltd.

Applicant: Cam Wirch

Community Planner, Robert Zilke, introduced the application as presented in the City of Brandon Planning report.

The applicant, Cam Wirch, on behalf of the property owner, 6061087 Manitoba Ltd., is applying to allow for an office for a property located at 2340 Rosser Avenue in the Commercial Neighbourhood (CN) Zone. Approval of this application will allow for a personal service consisting of a 500 sq.ft bookkeeping/accounting office. The proposed office will take up a portion of the space that is currently dedicated to the existing convenience store.

Cam Wirch, owner of the property, was in attendance to answer any questions.

2018-045

Sieklicki-Lindsay

That the Public Hearing for Conditional Use Application C-07-18-B at 2340 Rosser Avenue be concluded.

CARRIED 5/0

2018-046

Abbott-Robinson

That Conditional Use Application C-07-18-B to allow for an office in the Commercial Neighbourhood (CN) Zone be approved at 2340 Rosser Avenue (Lots 19/20, Block 20, Plan 15 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2" and the floor plan "Attachment B-3".

CARRIED 5/0

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

- Just a tweak of a commercial enterprise that is already in the building
- Good fit in the area

d. Conditional Use; Variance

21 8th Street

Owner: City of Brandon

Applicant: Carla Richardson

Community Planner, Robert Zilke, introduced the application as presented in the City of Brandon Planning report.

The applicant, Carla Richardson, on behalf of the property owner, City of Brandon, is applying to allow for the development of a transit office building for a property located at 21 8th Street in the HUB Entertainment and Shopping (HES) Zone:

- Conditional Use – to allow for the office use on the 1st storey in the HES Zone
- Variance – to vary Table 14 of the Zoning By-law by decreasing the building height from two (2) storeys to one (1) storey in the HUB Entertainment and Shopping (HES) Zone

Carla Richardson, Director of Transportation, was in attendance to answer any questions.

2018-047

Abbott-Robinson

That the Public Hearing for Conditional Use Application C-06-18-B and Variance Application V-04-18-B at 21 8th Street be concluded.

CARRIED 5/0

2018-048

Robinson-Abbott

That Conditional Use Application C-06-18-B to allow for office use on the 1st floor in the HUB Entertainment and Shopping (HES) Zone be approved at 21 8th Street (Lot 19, Block 75, Plan 2 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 elevation plans “Attachment B-4”, subject to:

1. The owner or successor, prior to the issuance the building permit, submitting an updated west building elevation plan to the satisfaction of the Department of Planning, Property and Buildings proposing alternative material(s) to reduce the amount of steel paneling.

CARRIED 5/0

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

- Functional building and an improvement on what currently exists
- Development improves area

2018-049

Lindsay-Abbott

That Variance Application V-04-18-B to vary Table 14 of the Zoning By-law by decreasing the building height from two storeys to one storey to allow for the development of a transit terminal building in the HUB Entertainment and Shopping (HES) Zone be approved at 21 8th Street (Lot 19, Block 75, Plan 2 BLTO) in accordance with the intent of the application “Attachment A-2”, the letter of intent “Attachment A-3” and the site plan “Attachment B-2” and elevation plan “Attachment B-4”.

CARRIED 5/0

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

supportive comments:

- Two storey mixed use is not a viable combination for transit building use.

5.0 GENERAL BUSINESS

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences From Upcoming Meetings**

6.0 ADJOURNMENT

2018-050 Lindsay-Abbott
That the meeting does now adjourn (8:57 p.m.)

CARRIED 5/0

Original signed by R. Nickel

Ryan Nickel
Chief Planner

Original signed by G. Boyd

Garnet Boyd
Chairperson