

MINUTES OF THE PLANNING COMMISSION MEETING HELD NOVEMBER 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
Corinne Robinson
Jack Lindsay

Administration: Ryan Nickel
Sonikile Tembo
Danniele Carriere

Absent: NIL

2.0 ADOPTION OF AGENDA

2018-128 SIEKLICKI - ROBINSON

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

CARRIED 4 /0

3.0 CONFIRMATION OF MINUTES

2018-129 ROBINSON – SIEKLICKI

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

CARRIED 4/0

4.0

a. By-law No. 7217 Rezone; Conditional Use

1015 – 13th Street

Owner: Manly and Cherise Arnason

Applicant: Manly and Cherise Arnason

Community Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Manly Arnason, spoke to the re-zoning and conditional use applications to allow for an office in the Commercial Neighbourhood. The applicant expects minimal walk-in traffic as the business focus on visiting their customers' homes. In addition, no flammable items would be stored on-site; scrap would be collected every day from the business site, and excessive noise would not be an issue, as no assembly would take place on site.

2018-130 SIEKLICKI - ROBINSON
That the Public Hearing for By-law No. 7217 (Z-05-18-B) and Conditional Use Application (C-14-18-B) at 1015 – 13th Street (Lot 25/26, Block 11, Plan 193 BLTO) be concluded.
CARRIED 4 /0

2018-131 SIEKLICKI - ROBINSON
That the Planning Commission recommend City Council Approve By-law No. 7217 to rezone the property located at 1015 – 13th Street (Lots 25/26, Block 11, Plan 193 BLTO) from Residential Low Density (RLD) Zone to Commercial Neighbourhood (CN) Zone.
CARRIED 4 /0

2018-132 LINDSAY - ROBINSON
That the Use Application (C-14-18-B) to allow for an office in the Commercial Neighbourhood (CN) Zone be approved at 1015 – 13th Street (Lots 25/26, Block 11, Plan 193 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”, subject to the site being rezoned from Residential Low Density (RLD) Zone to Commercial Neighbourhood (CN) Zone.
CARRIED 4/0

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

- the business is compatible within the area
- all concerns and questions had been addressed

b. Variance Application

1430 Parker Boulevard

Owner: Profile Paving Ltd.

Applicant: Burns Maendel Consulting Engineers Ltd. (Daniel Burns)

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

Commissioner Robinson excused herself from the application discussion and vote.

The applicant, Daniel Burns spoke to the application changes with respect to the elevation due to drainage constrains. Mr. Burns determined the previous approved grade would be impossible to achieve. Mr. Burns along with the City of Brandon engineering department agreed the grading required updating to an elevation that would work.

2018-133 LINDSAY - SIEKLICKI
That the Public Hearing for Variance Application (V-18-18-B) at 1430 Parker Boulevard (Lots 8/17 & 29/37, Block 5, Plan 223 BLTO exc. Lots 16/17 & 29/30, Road Plan 1560 BLTO, and the portion of 15th St. and Lane (now closed) shown on Plan 223) be concluded.

CARRIED 3 /0

2018-134 LINDSAY - SIEKLICKI
That Variance Application (V-18-18-B) to vary Clause 69(d)(3) of the Zoning By-law to permit the first floor of a building to be constructed 1.5m below the design flood level in the Floodplain Overlay Zone, and Clause 69(d)(4) to permit the finished grade of the building to be 1.7m below the design flood level in the Industrial Restricted (IR) Zone at 1430 Parker Boulevard (Lots 8/17 & 29/37, Block 5, Plan 223 BLTO exc. Lots 16/17 & 29/30, Road Plan 1560 BLTO, and a portion of 15th St. and lane (now closed) shown on Plan 223) be approved in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachments A-3, through A-5" and the site plan "Attachment B-4 and B-5", subject to the owner or successor entering into a save harmless development agreement with the City of Brandon.

CARRIED 3/0

c. Variance Application

2830 Victoria Avenue

Owner: Darryl and Heather Andrews

Applicant: Cardinal Signs c/o Brandon Area Community Foundation

Community Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Jason Alston spoke to the height of the signage. The cost to raise the entire sign would not cost feasible. The ability to see under the sign would not be obstructed to pedestrian and vehicular traffic.

2018-135 ROBINSON – SIEKLICKI
That the Public Hearing for Variance Application (V-17-18-B) at 2830 Victoria Avenue (Lot 1, Plan 44855) be concluded.

CARRIED 4 /0

2018-136 SIEKLICKI - LINDSAY
That Variance Application (V-17-18-B) to vary Section 31, Table 7 of the Zoning By-law by decreasing the minimum clearance height of a freestanding sign from 2.5m to 1.8m to allow for a freestanding sign in the Commercial Arterial (CAR) Zone, be approved at 2830 Victoria Avenue (Lot 1, Plan 44855 BLTO) 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

d. Extension Conditional Use; Variance

2150 Park Avenue
Owner: Maunders R. McNeil & Associates Ltd.
Applicant: Scott Finn

Community Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

2018-137

ROBINSON – SIEKLICKI

That the approval deadline for Conditional Use Decision (C-14-17-B) and Variance Decision (V-13-17-B) be extended to October 19, 2019.

CARRIED 4/0

e. Organizational Meeting

Under Section 19 in the Planning Commission By-law No. 6843, the Planning Commission must each year appoint a Chairperson and Vice Chairperson as well as adopt the scheduling of meeting dates for the following twelve (12) months. Under Section 20 of the Planning Commission By-law regular meetings of the Commission shall be held at 7:00 p.m. on the 1st and 3rd Wednesday of each month.

2018-138

LINDSAY - BOYD

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Andrew Sieklicki be appointed Chairperson as head of the Planning Commission with a term of office to expire December 31st, 2019.

CARRIED 4/0

2018-139

ROBINSON - SIEKLICKI

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Jack Lindsay be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office to expire December 31st, 2019.

CARRIED 4/0

2018-140

LINDSAY - SIEKLICKI

That pursuant to Section 20 of the Planning Commission By-law No. 6843, regular meetings of the Planning Commission be held on the following dates in 2019:

- | | |
|-----------------------------|--------------------|
| January 2, 2019 - CANCELLED | July 3, 2019 |
| January 16, 2019 | July 17, 2019 |
| February 6, 2019 | August 7, 2019 |
| February 20, 2019 | August 21, 2019 |
| March 6, 2019 | September 4, 2019 |
| March 20, 2019 | September 18, 2019 |
| April 3, 2019 | October 2, 2019 |
| April 17, 2019 | October 16, 2019 |
| May 1, 2019 | November 6, 2019 |

May 15, 2019
June 5, 2019
June 19, 2019

November 20, 2019
December 4, 2019
December 18, 2019

CARRIED 4 /0

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

6.0 ADJOURNMENT

2018-141 SIEKLICKI - ROBINSON
That the meeting do now adjourn (8:03 p.m.)

CARRIED 4/0

“Original Signed For”

Danniele Carriere
Planning Commission Clerk

“Original Signed By”

Garnet Boyd
Chairperson