

**MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 17, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Colleen Anderson  
Leo Boivin  
Calvin Coey  
Andrew Sieklicki

Administration: Ryan Nickel  
Waleed Albakry  
Tyson Fisher

**2. ADOPTION OF AGENDA**

2014-180

Anderson-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held Dec 17, 2014 be adopted as presented.

CARRIED 4/0

**3. CONFIRMATION OF MINUTES**

2014-181

Boivin-Anderson

That the minutes of the regular meeting of the Planning Commission held on Dec 3, 2014 be adopted as presented.

CARRIED 4/0

**4.0 PUBLIC HEARING**

**a. BY-LAW NO. 7103**

2010 & 2110 49<sup>th</sup> Street E

Owner: Shawne Elder.

Applicant: Lawrence Donald

Mr. Albakry indicated that the applicant, Lawrence Donald, on behalf of the property owner, Shawne Elder, is applying to rezone the following two contiguous parcels:

- 2010 – 49th Street East from MG Industrial General Zone to MH Industrial Heavy Zone and OS Open Space Zone; and
- 2110 – 49th Street East from DR Development Reserve Zone to MH Industrial Heavy Zone.

The rezoning, along with the concurrent subdivision application, will result in the creation of four (4) parcels zoned for heavy industrial uses.

Upon presentation by staff, Commissioners requested clarification of the location of the area zoned open space, the zoning of 1950 49<sup>th</sup> Street East, and whether hardsurfacing is required.

Lawrence Donald, applicant, attended to answer questions. Commissioners questioned the availability of city services to the properties, changes in taxation, and ownership of the land prior to the application.

2014-182     Anderson-Sieklicki  
That the Public Hearing regarding By-law No. 7103 (Z-06-14-B) be concluded.  
CARRIED 4/0

2014-183     Anderson-Sieklicki  
That the Planning Commission recommend By-law 7103 (Z-06-14-B) be approved.  
CARRIED 4/0

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Commissioner Anderson Commissioner Boivin Commissioner Coey Commissioner Sieklicki		

Prior to the above motion being voted on, the following comments were made:  
Commissioners stated the area is going to be used as intended.

b.     **STREET NAMES**  
2200 1<sup>st</sup> Street  
Owner & Applicant: VBJ Developments

Mr. Nickel indicated that VBJ Developments Ltd. have submitted proposed street names for their development of The Elements, a 122 unit condominium development located south of Portola Drive and west of 1st Street in the SE 1/4 11-10-19 WPM (please refer to the attached Map #1 for reference to this location).

2014-184     Sieklicki-Anderson  
That the proposed street names submitted by VBJ Developments Ltd. for their development of a 122 unit condominium development at 2200 – 1st Street located south of Portola Drive and west of 1st Street in the SE 1/4 11-10-19 WPM, be approved.  
CARRIED 4/0

Prior to the above motion being voted on, the following comments were made:  
Commissioners said it is a private development and the developer chose generic names.

## 5.0     **GENERAL BUSINESS**

a.     **Appointment of Chair and Vice Chair and Schedule for 2015**  
Commissioner Coey is appointed Chair. Commissioner Boyd is appointed Vice Chair.

2014-185

Anderson-Sieklicki

That the 2015 Planning Commission meeting schedule be adopted as presented.

CARRIED 4/0

**b. Tracking Tables**

Mr. Nickel spoke about upcoming applications.

**c. Administrative Business**

Mr. Nickel spoke about the appeal of 659 Franklin Street.

**d. Absences from upcoming meetings**

**6.0 ADJOURNMENT**

2014-186

Boivin-Anderson

That the meeting does now adjourn. (7:30 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel

**Ryan Nickel**  
**Principal Planner**

Original signed by Calvin Coey

**Calvin Coey**  
**Chairperson**