

MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 03, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Colleen Anderson
Leo Boivin
Andrew Sieklicki

Administration: Ryan Nickel
Brenda Rosset

2. ADOPTION OF AGENDA

2014-173

Boivin-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held Dec 03, 2014 be adopted as presented.

CARRIED 3/0

3. CONFIRMATION OF MINUTES

2014-174

Boivin-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on Nov 19, 2014 be adopted as presented.

CARRIED 3/0

4.0 PUBLIC HEARING

a. VARIANCE

349 4th Street

Roman Catholic Archiepiscopal Corporation of Winnipeg

Mr. Nickel indicated that the applicant, Bruce Miles on behalf of the property owner, Roman Catholic Archiepiscopal Corporation of Winnipeg, is applying to vary Table 3: Permitted Obstructions in Required Rear Yards of the City of Brandon Zoning By-law to increase the maximum side yard fence height from 1.8m to 3.7m for a property located at 349 4th Street Lot 18, Block 32 Plan 2 BLTO) in the RLD Residential Low Density Multiple Family Zone. Approval of this application will allow a 3.7m high fence to be constructed for a portion of the southern edge of the school site.

Bruce Miles (Treasurer and Capital Project Coordinator for Brandon Catholic School Board) was in attendance to answer questions.

Commissioners inquired about pedestrian access and the type of fence proposed.

2014-175 Sieklicki-Boivin
That the Public Hearing for Variance Application V-27-14-B at 349 4th Street be concluded.

CARRIED 3/0

2014-176 Sieklicki-Boivin
That Variance Application V-27-14-B to increase the maximum fence height from 1.8m to 3.7m in the RLD Residential Low Density Multiple Family Zone be approved at 349 4th Street (Lot 18, Block 32, Plan 2 BLTO) 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".CARRIED 3/1

FOR

Commissioner Sieklicki
Commissioner Boivin
Commissioner Anderson

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:
Commissioners stated it is an appropriate plan to have a higher fence to safely contain the students during their recreational activities.

b.

VARIANCE

718, 726, 730, 734, 738, 721, 725 and 729 Franklin Street;
735 and 753 Percy Street
Owner/Applicant: Winnipeg Habitat For Humanity Inc.

Mr. Nickel indicated that the applicant, Steve Krahn, on behalf of the property owner, Winnipeg Habitat for Humanity Inc., also known as Habitat for Humanity Manitoba, is applying to vary Table 35 under Part IV, Division II, Section 35 of the Zoning By-law for properties located at 718, 726, 730, 734, 738, 721, 725 and 729 Franklin Street, and 735 and 753 Percy Street in the RMD Residential Moderate Density Multiple Family Zone by reducing the following requirements:

- The minimum site width of a single-family dwelling from 12.1m to 7.9m; and
- The minimum site area of a single-family dwelling from 372m² to 291m².

Approval of this application, along with an associated subdivision application, will allow for the creation of nineteen (19) lots to accommodate single-family housing. Upon presentation by staff, Commissioners questioned the interpretation of section 4.2 of the urban and landscape design standards, specifically what constitutes an "entrance" to a dwelling.

Upon presentation by staff, Commissioners asked who is responsible for the cost of installing services to the additional lots, if the City is able to monitor building materials and design provisions, and if Habitat will be able to sell their lots to other developers.

Rick Wells (chairman of Habitat for Humanity Brandon Chapter), stated they plan to build three dwellings per year. The intent is to build as many houses as they can in order

to have an ongoing presence in the city. All homes will be affordable and environmentally sustainable, built to or above code.

Commissioners asked what the parking pad material will be, if there will be a playground or play structure, and what is the application process for the dwellings.

OPPOSED

Evelyn Depiero (area resident), stated she is concerned about increase in traffic, lack of parking, increase in noise level, and shortage of housing for an aging community.

2014-177

Boivin-Sieklicki

That the Public Hearing for Variance Application V-22-14-B at 718, 726, 730, 734, 738, 721, 725 and 729 Franklin Street, and 735 and 753 Percy Street be concluded.

CARRIED 3/0

2014-178

Boivin-Sieklicki

That Variance Application V-22-14-B to vary Table 35 under Part IV, Division II, Section 35 of the Zoning By-law by reducing the minimum site width of a single-family dwelling from 12.1m to 7.9m, and by reducing the minimum site area of a single-family dwelling from 372m² to 291m², both in the RMD Residential Moderate Density Multiple Family Zone, be approved at 718, 726, 730, 734, 738, 721, 725 and 729 Franklin Street, and 735 and 753 Percy Street in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached site plans "Attachment B-2" and "Attachment B-3", subject to:

The subdivision as shown on the attached site plans "Attachment B-2" and "Attachment B-3" being registered with the Brandon Land Titles Office.

CARRIED 3/0

FOR

AGAINST

ABSTAIN

Commissioner Boivin
Commissioner Sieklicki
Commissioner Anderson

Prior to the above motion being voted on, Commissioners stated the smaller lot sizes will result in lower lot prices, the smaller lots are appropriate for the area, and the project complies with the majority of city policies.

5.0 GENERAL BUSINESS

a. Tracking Tables

Mr. Nickel advised of upcoming applications.

b. Administrative Business

Mr. Nickel stated organizational items and training opportunities for 2015 will be discussed at the December 17th meeting.

- c. **Absences from upcoming meetings**
None

6.0 ADJOURNMENT

2014-179 Sieklicki-Boivin
That the meeting does now adjourn. (7:42 p.m.)

CARRIED 3/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson