

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

1 ROLL CALL

Commissioners: Colleen Anderson
Leo Boivin
Garnet Boyd
Calvin Coey

Administration: Ryan Nickel
Robert Zilke
Tyson Fisher

2. ADOPTION OF AGENDA

2014-132

Boivin-Anderson

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

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2014-133

Boyd-Anderson

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

CARRIED 3/0

Commissioner Coey abstained.

4.0 PUBLIC HEARING

a. VARIANCE

857 7th Street

Applicant: Trident Development Group

Owner: Jackie Herbert

Mr. Zilke indicated that the applicant, Trident Development Group, on behalf of the owner, Jackie Herbert, is applying for a variance to reduce the minimum required side yard setbacks from 3m to 1.8m for the property located at 857 7th Street (Lot 29, Block 54 Plan 8 BLTO) in RMD Residential Moderate Density Multiple Family Zone. Approval of this application will allow for the development of a one-storey duplex.

Upon presentation by staff, Commissioners questioned the number of dwelling units and the height of the steps on the front of the duplex.

Jarrett Kehler, representing the current owner and applicant, attended to answer questions. Commissioners asked for clarification on the bi-level design, the public outreach process and privacy issues resulting from the location of the windows.

2014-134 Anderson-Boyd
That the Public Hearing for Variance Application V-16-14-B at 857 7th Street be concluded.

CARRIED 4/0

2014-135 Anderson-Boyd
That Variance Application V-16-14-B to reduce the minimum required side yard setbacks from 3m to 1.8m for the property located at 857 7th Street (Lot 29, Block 54 Plan 8 BLTO) in accordance with the intent of the application "Schedule A- 1", the attached letter of intent "Schedule A- 2" and the attached site plan "Schedule B- 2" and elevation plans "Schedule B- 3 & B - 4", subject to owner or successor:

- a. prior to the issuance of a building permit, submitting \$372.64 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
- b. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$283.50 as a cash-in lieu contribution for school purposes.

CARRIED 4/0

FOR

Commissioner Anderson
Commissioner Boivin
Commissioner Boyd
Commissioner Coey

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners said the development will have a positive impact on the neighbourhood, the proposal complies with the four criteria along with all setbacks and parking requirements; development on the lot would not be possible without a setback variance.

b. VARIANCE

1335 9th Street

Owner: Tyler Monkcton & Tanya Moore

Applicant: Keller Developments

Mr. Zilke indicated, the applicant of the subject project, Evan Keller, is applying for a variance to increase the maximum allowable number of dwelling units from three (3) to four (4) for a property located at 1335 9th Street (Lot 32/34, Block 16 Plan 7 BLTO) in the RLD Residential Low Density Multiple Family Zone. Approval of this application will allow for the development of a one-storey fourplex.

Upon presentation by staff, Commissioners asked about the ability for the existing sewer and water infrastructure to handle the increased density and the setbacks of the proposed building.

Evan Keller, applicant, attended to answer questions. Commissioners questioned servicing for the development, similar developments in the area and the public outreach process.

2014-136

Boivin-Anderson

That the Public Hearing for Variance Application V-14-14-B at 1335 9th Street be concluded.

CARRIED 4/0

2014-137

Boivin-Anderson

That Variance Application V-14-14-B to increase the maximum number of dwelling units from three (3) to four (4) in the RLD Residential Low Density Multiple Family Zone be approved at 1335 9th Lot 32/34, Block 16 Plan 7 BLTO) in accordance with the intent of the application "Schedule A- 1", the attached letter of intent "Schedule A- 2" and the attached site plan "Schedule B- 2" and elevation plans "Schedule B- 3 & B - 4", subject to owner or successor:

- a. prior to the issuance of a building permit, submitting \$372.64 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
- b. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$ 283.50 as a cash-in lieu contribution for school purposes.

CARRIED 3/1

FOR

Commissioner Coey
Commissioner Boivin
Commissioner Anderson

AGAINST

Commissioner Boyd

ABSTAIN

Prior to the above motion being voted on, the following comments were made:

Commissioners said the applicant did a good job with public outreach, the development complies with the four criteria and meets all setback and parking requirements.

Commissioner Boyd stated concerns with the appropriateness of a variance for a four-plex within a predominantly single family detached area.

c.

VARIANCE

634 Franklin Street

Owner: 6864598 Manitoba Ltd.

Applicant: Keller Enterprises

Mr. Zilke indicated the applicant of the subject project, Evan Keller, is applying for a variance to increase the maximum allowable number of dwelling units from three (3) to

four (4) for a property located at 634 Franklin Street (Lot 29/31, Block 11 Plan 9 BLTO) in the RLD Residential Low Density Multiple Family Zone. Approval of this application will allow for the development of a one-story four-plex.

Upon presentation by staff, Commissioners questioned testing requirements for Zone 3 of the Methane Gas Policy.

Evan Keller, applicant, attended to answer questions.

2014-138 Boyd-Anderson
That the Public Hearing for Variance Application V-15-14-B at 634 Franklin Street be concluded.
CARRIED 4/0

2014-139 Boyd-Anderson
That Variance Application V-15-14-B to increase the maximum number of dwelling units from three (3) to four (4) in the RLD Residential Low Density Multiple Family Zone be approved at 634 Franklin Street (Lot 29/31, Block 11 Plan 9 BLTO) in accordance with the intent of the application "Schedule A- 1", the attached letter of intent "Schedule A- 2" and the attached site plan "Schedule B- 2" and elevation plans "Schedule B- 3 & B - 4", subject to owner or successor:
a. prior to the issuance of a building permit, submitting \$372.64 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
b. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$ 283.50 as a cash-in lieu contribution for school purposes.
CARRIED 4/0

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

Prior to the above motion being voted on, the following comments were made:
Commissioners said the development is a good fit for the area by promoting a mix of housing styles, complies with the four criteria, and meets all setback and parking requirements.

d. **CONDITIONAL USE**
1303 6th Street
Owner: Leslie Lesack
Applicant: Jim Kauk

Mr. Zilke indicated the applicant, Jim Kauk, on behalf of the owner, Leslie Lesack, is applying for a conditional use to allow for special needs housing for four (4) individuals

on a property located at 1303 6th Street (Lot 21/22, Block 13, Plan 7 BLTO) in the RLD Residential Low Density Multiple Family Zone. Approval of this application will allow for the development of a one-storey dwelling which will provide accommodations for four (4) special needs clients.

Jim Kauk, applicant, attended to answer questions. Commissioners asked about transportation for clients, wheelchair accessibility of the building and the development agreement.

2014-140

Anderson-Boyd

That the Public Hearing for Conditional Use Application C-10-14-B at 1303 6th Street be concluded.

CARRIED 4/0

2014-141

Anderson-Boyd

That Conditional Use Application C-10-14-B to allow for special needs housing for four (4) individuals be approved at 1303 6th Street (Lot 21/22, Block 13, Plan 7 BLTO) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedule A-4" and the attached site plan "Schedule B-2" and elevation plans "Schedule B-3 & B -4", subject to:

- a. the owner or successor, prior to the issuance of a building permit, entering into a development agreement with the City of Brandon attached to the report of the Community Planner dated September 17th 2014, and submitting written confirmation to the City of Brandon Planning & Building Safety Department that the development agreement has been registered on the Title to the subject property.

CARRIED 4/0

FOR

Commissioner Boyd
Commissioner Boivin
Commissioner Anderson
Commissioner Coey

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:

Commissioners said this is similar to other project brought forward by the applicant and will be a great improvement to the area as it is a good location for the proposed use.

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel advised of two items scheduled for the next meeting October 1, 2014

b. Administrative Business

Mr. Nickel noted city council gave the urban and landscape design standards third reading and the reason behind have the development agreement attached to the conditional use application. Ms. Garbo spoke about working with engineering, the growth strategy, the public-private partnership policy and fiscal impact analysis.

c. Absences from upcoming meetings

Commissioner Coey will be absent from the Oct 1, 2014 meeting.

6.0 ADJOURNMENT

2014-142 Boivin-Anderson
That the meeting does now adjourn. (8:19 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson