

MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 03, 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
Andrew Sieklicki

Administration: Ryan Nickel
Robert Zilke
Brenda Rosset

2. ADOPTION OF AGENDA

2014-126

Boivin-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held August 20, 2014 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2014-127

Boivin-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on Aug 6, 2014 be adopted as presented.

CARRIED 4/0

2014-128

Sieklicki-Boyd

That the minutes of the regular meeting of the Planning Commission held on Aug 20, 2014 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. VARIANCE

**415 Rosser Ave East
4895461 Manitoba Ltd**

Mr. Zilke indicated the applicant and owner of the subject project, Tyler Ursel, is applying for a variance to increase the maximum number of dwelling units from two (2) to three (3) for a property located at 415 Rosser Ave East (Lot 5/6, Block 35 Plan 4 BLTO) in the RLD Residential Low Density Multiple Family Zone. Approval of this application will allow for the development of a two-storey triplex.

Upon presentation by staff, Commissioners questioned the handicapped parking allocation, the location of the refuse containers, and the proximity of the rail line to the development.

Tyler Ursel (applicant), was in attendance to answer any questions. Commissioners inquired if consolidating the subject property with the adjacent property was considered, refuse container placement, positions of units and entrances.

2014-129 Boivin-Boyd
That the Public Hearing for Variance Application V-13-14-B at 415 Rosser Avenue East be concluded.

CARRIED 4/0

2014-130 Boivin-Boyd
That Variance Application V-13-14-B to increase the maximum number of dwelling units from two (2) to three (3) in the RLD Residential Low Density Multiple Family Zone be approved at 415 Rosser Avenue East (Lot 5/6, Block 35 Plan 4 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 the owner or successor:

- a. prior to the issuance of a building permit, submitting \$ 247.34 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.

FOR
Commissioner Anderson
Commissioner Boivin
Commissioner Boyd
Commissioner Sieklicki

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: The development meets all criteria and is an improvement to the property and neighborhood.

5.0 GENERAL BUSINESS

a. Tracking Table

Mr Nickel advised of five items scheduled for the next meeting September 17, 2014.

b. Administrative Business

Mr. Nickel advised of an upcoming fiscal impact analysis lunch and learn on Tuesday, September 16th which commissioners are welcome to attend.

c. Absences from upcoming meetings

Commissioner Sieklicki will be absent September 17th

6.0 ADJOURNMENT

2014-131

Boivin-Boyd

That the meeting does now adjourn. (7:25 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson