

MINUTES OF THE PLANNING COMMISSION MEETING HELD FEBRUARY 19, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Colleen Anderson
Don Jessiman
Leo Boivin
Garnet Boyd
Calvin Coey

Administration: Angie Veilleux
Andrew Mok
Tyson Fisher

2. ADOPTION OF AGENDA

2014-025

Jessiman-Anderson

That the Agenda for the regular meeting of the Planning Commission to be held February 19, 2014 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2014-026

Boyd-Anderson

That the minutes of the regular meeting of the Planning Commission held on Feb 5, 2014 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

a. VARIANCE

1151 5th Street

Owner: Stacy Leanne Dobrescu

Applicant: Jay Dobrescu & Contractors Corner

Steve McMillan representing Jay Dobrescu & Contractor's Corner, on behalf of the owner, Stacy Dobrescu, are applying to increase the maximum number of dwelling units from two (2) dwelling units to three (3) dwelling units for a property located at 1151 5th Street in the RLD Residential Low Density Multiple Family Zone.

Upon presentation by staff, Commissioners asked for clarification on increase of dwelling units requested and if another variance was required for a setback on the same property. Mr. Mok clarified the increase and that another variance is not required. Ms. Veilleux explained that the application was referring to a density variance and did not need any other variances. Commissioner Anderson asked if there is a limit on how many duplexes can be put on a block. Mr. Mok said there is no policy specifically dealing with that in the zoning by-law in built up areas. Each variance application would be taken on a case by case basis.

Steve McMillan gave an overview of the reasons for the variance application and parking requirements. Mr. McMillan clarified the size requirements stated in the letter from the applicant and that the applicants and owner have no issues with the conditions. Commissioners asked if the current house was dilapidated, about garbage container screening and about arrows on the site plan. Mr. McMillan said the interior of the house is unsuitable for occupation, the applicants would likely put up a fence and the arrows on the site plan are hatching for grass.

2014-027

Boyd-Anderson

That the Public Hearing for Variance Application V-28-13-B at 1151 5th Street be concluded.

CARRIED 5/0

2014-028

Boyd-Anderson

That Variance Application V-28-13-B to increase the maximum number of dwelling units from two (2) dwelling units to three (3) dwelling units be approved at 1151 5th Street (Lots 35/36, Block 28, Plan 7 BLTO) in accordance with the intent of the application dated December 24, 2013, the attached letter of intent dated December 16, 2013 and the attached site plan "B-2" and elevation plans "B-3" and "B-4", subject to the owner or successor:

- a) prior to the issuance of a building permit, submitting \$248.49 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 5/0

Prior to the above motion being voted on, the following comments were made: Commissioners like the increase to accommodations in the area, the application meets the requirements of the zoning by-law, the increase is not that great and the owner will work with the planning department for the exterior of the building.

b.

SUBDIVISION

1910 Bell Avenue

Owner & Applicant: Waverly Developments Ltd.

John Burgess, on behalf of, Waverly Developments Ltd. is applying to subdivide 1910 Bell Avenue to create 20 lots and a public road in the RSF Residential Single Family Zone. The subdivision would allow for the continued development of the Oakridge Estates neighbourhood, consisting mainly of single family lots with some multi-family and commercial parcels near the future PTH 10 alignment.

Upon presentation by staff, Commissioners asked for clarification on where cash in lieu for public reserve and other requirements. Mr. Mok said the public reserve portion will be included in the development agreement and the other requirements proposed are

standard items. Commissioners asked when the Bell Ave extension is going in. Mr. Mok said a temporary all-weather access road is already there, however the acquisition of the right of way was not done under previous phase and the city requested the right of way be legally established for phase two. Commissioners asked if the development agreement has any consideration for geo technical investigation. Mr. Mok said a planning study was completed for the entire Oakridge Estates neighbourhood when phase one was subdivided.

John Burgess, applicant, attended to answer questions. Commissioners asked for clarification on who requested the Bell Ave right of way and if there were any possible alternatives to the proposed Bell Ave location, about groundwater issues and why the light standards are not painted. Mr. Burgess said the right of way is a city requirement, Outback Drive will not have an access to the highway and Bell Ave will be the main access to the highway. Mr. Mok added that once the re-alignment is built, outback drive will have an entrance only onto the southbound lane of the re-aligned highway. Mr. Burgess spoke about some of the issues with groundwater from previous developments in the area and clarified that MB Hydro is responsible for painting the light standards.

2014-029

Boivin-Jessiman

That the Public Hearing for subdivision application 4500-13-566 at 1910 Bell Avenue be concluded.

CARRIED 5/0

2014-030

Boivin-Jessiman

That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-13-566) 1910 Bell Avenue (Lot 72, Plan 48868 BLTO) to create 20 lots and a public road in the RSF Residential Single Family Zone, subject to:

1. the owner or successor:
 - a. entering into a development agreement with the City of Brandon;
 - b. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$33,178.39 as a cash-in lieu contribution for school purposes;
 - c. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.

CARRIED 5/0

Prior to the above motion being voted on, the following comments were made: Commissioners said the planning has been in for a while, no objections were raised, more lots will be available for purchase in the city, and it will be a nice development.

5.0 GENERAL BUSINESS

a. Tracking Table

Ms. Veilleux said the re-zoning for Willowcrest received third reading at council. Commissioner Jessiman asked for clarification on the procedure. Ms. Veilleux clarified that the re-zoning is complete. Commissioner Boyd questioned the sign height for Grand Valley Animal Clinic. Ms. Veilleux and Mr. Mok confirmed the request was accurate as written.

b. Administrative Business

c. Absences from Mar 5, 2014 meeting

None

6.0 ADJOURNMENT

2014-031 Anderson-Jessiman

That the meeting does now adjourn. (7:42 p.m.)

CARRIED 5/0

Original signed by Angie Veilleux
Angie Veilleux
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson