

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 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

Administration: Ryan Nickel
Waleed Albakry
Tyson Fisher

2. ADOPTION OF AGENDA

2014-039

Boivin-Boyd

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

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2014-040

Boyd-Jessiman

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

CARRIED 4/0

4.0 PUBLIC HEARING

a. Conditional Use

25 & 27 Ericson Crescent

Owner: VBJ Developments Ltd.

Applicant: Manitoba Public Insurance

Mr. Albakry indicated that Manitoba Public Insurance (MPI), on behalf of the owner, VBJ Developments LTD., is applying for a conditional use to allow for special needs housing for four (4) individuals in the RSF Residential Single Family Zone for a site located at 25/27 Ericson Crescent (Lots 12/13, Block 1, Plan 52074 BLTO).

Upon presentation by staff, Commissioner Boivin asked if the public reserve to the east of the property is a walkway. Mr. Albakry said the public reserve is intended for utilities only. Commissioners asked if there are negative impacts from combining the two properties, and requested clarification on the access to surface parking on the east side of property. Mr. Albakry said the size and design of the building is compatible with buildings in the surrounding neighbourhood, and that the access to the parking area is by a 3m wide driveway to the east of the building.

Christine Martin presented as a representative of Manitoba Public Insurance. Ms. Martin gave an overview of the reasoning behind the application, and stated they went visited over 70 homes and received no negative comments. Commissioner Boyd asked if this was the first build for Manitoba Public Insurance of its kind in Manitoba. Ms. Martin confirmed. Commissioner Boivin asked if there will be a basement built to accommodate more clients in the future and if there are staff accommodations. Ms. Martin stated there will be no basement and no more than 4 residents, but there will be a small second level for the attendants. Commissioner Boyd asked for clarification on staff accommodations. Rob Haithwaite, representative of Manitoba Public Insurance, said accommodations will be provided on the second floor. Commissioner Boivin asked which elevation was presented to area residents. Ms. Martin said they did not present an elevation of the home, rather provided a general overview of the proposal.

2014-041

Boivin-Jessiman

That the Public Hearing for Conditional Use Application C-02-14-B at 25/27 Ericson Crescent be concluded.

CARRIED 4/0

2014-042

Boivin-Jessiman

That Conditional Use Application C-02-14-B to allow for special needs housing for four (4) individuals in the RSF Residential Single Family Zone be approved at 25/27 Ericson Crescent (Lots 12/13, Block 1, Plan 52074 BLTO) in accordance with the intent of the application, the attached letter of intent (Schedule A- 3,4, 5) and the attached site plan (Schedule B- 3) and elevation plan (Schedule B- 6), subject to:

- a. the owner or successor prior to the issuance of a building permit, submitting a Certificate of Title to the City of Brandon Planning & Building Safety Department confirming that the subject site has been consolidated under the same title.

CARRIED 4/0

Prior to the above motion being voted on, the following comments were made: Commissioners said the project meets the criteria and is compatible with the surrounding neighbourhood.

b.

CONDITIONAL USE

1700 McGregor Avenue

Owner: J.W. Ditchfield & Son Ltd.

Applicant: Daniel Fortier

Mr. Albakry indicated that Daniel Fortier, on behalf of the owner, J.W. Ditchfield & Son LTD., is applying for a conditional use to allow for an outdoor recreational facility for a property located at 1700 McGregor Avenue (Pt. NW ¼ 19-10-18 WPM West of Assiniboine River Exc.: Rly Right of Way Plan 50 BLTO & 50' wide strip of land on South side of and adjoining said Right of Way) in the OS Open Space Zone.

Upon presentation by staff, Commissioner Boivin asked for clarification of the location of the 17th Street right-of-way. Mr. Albakry clarified. Commissioner Jessiman asked about the current use of the site and objection from the Canadian Pacific Railway CPR. Mr. Albakry stated the site is currently not in use and that CPR responded to the circulation by e-mail. Commissioner Anderson asked for clarification on the emergency alternative access route to the site. Mr. Albakry provided clarification. Commissioner Boyd asked if CPR would re-consider the application if the conditions from the city were met. Mr. Albakry said CPR is generally not in favour of having a use in their right of way. Commissioner Boivin spoke to the objection raised by CPR. Mr. Nickel gave a history of the application.

Daniel Fortier, applicant, presented. Mr. Fortier gave a background on himself and the reason for starting the paintball business. Commissioner Boyd asked if he had talked to other paintball business owners. Mr. Fortier said the other gentleman is selling the business, but he is not interested in buying. Commissioner Boivin asked for an estimate of traffic volume to the property and an explanation of the washroom facilities and parking. Mr. Fortier estimated 5 vehicles would visit the site each day, and that portable toilets and 20 parking spaces would be available on the site. Commissioner Boyd asked for clarification on the location of the parking area. Mr. Fortier clarified. Commissioner Boivin asked about the requirements from the city. Mr. Fortier spoke to the requirements of emergency vehicles.

Don Ditchfield, property owner, presented. Mr. Ditchfield circulated previous correspondence. Mr. Ditchfield indicated he had received a conditional use on this property in the past. Commissioner Anderson asked for clarification on when the previous conditional use was approved and what measures were taken to satisfy CPR. Mr. Ditchfield said that the previous approval was approximately seven years ago and that CPR was circulated at this time. Commissioners asked about traffic in the area and if there would be more or less traffic than when the driving range was operating on the property. Mr. Ditchfield said there would be less traffic than when the driving range was operating. Commissioner Anderson commented that CPR may be erring on the side of caution. Commissioner Boyd inquired about any accidents with the railway crossing. Mr. Ditchfield said there have not been any accidents.

2014-043

Jessiman-Boyd

That the Public Hearing for Conditional Use Application C-03-14-B at 1700 McGregor Avenue be concluded.

CARRIED 4/0

2014-044

Boivin-Jessiman

That Conditional Use Application C-03-14-B to allow for an outdoor recreational facility be approved at 1700 McGregor Avenue (Pt. NW ¼ 19-10-18 WPM West of Assiniboine River Exc.: Rly Right of Way Plan 50 BLTO & 50' wide strip of land on South side of and adjoining said Right of Way) in accordance with the intent of the application, the attached letter of intent (Schedule A- 3, 4).

CARRIED 4/0

Prior to the above motion being voted on, the following comments were made: The property was previously approved for a conditional use, there is no representation from CPR to present an objection, and there will be less traffic than the previous use. Mr. Nickel and Commissioner Boyd gave clarification on the appeal process.

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel indicated the April 2nd meeting will be cancelled.

b. Administrative Business

Mr. Nickel spoke about the new commissioners and thanked Commissioner Jessiman for serving on the commission.

c. Absences from April 16, 2014 meeting

No absences from the April 16th meeting.

6.0 ADJOURNMENT

2014-045

Boivin-Jessiman

That the meeting does now adjourn. (8:15 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel

Ryan Nickel
Acting Principal Planner

Original signed by Calvin Coey

Calvin Coey
Chairperson