

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 21, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Calvin Coey
Colleen Anderson
Andrew Sieklicki
Leo Boivin
Garnet Boyd

Administration: Ryan Nickel
Andrew Mok
Tyson Fisher

2. ADOPTION OF AGENDA

2014-071

Anderson-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held May 21, 2014 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2014-072

Boivin-Boyd

That the minutes of the regular meeting of the Planning Commission held on May 7, 2014 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

a. SUBDIVISION

BY-LAW

1660 34th Street

Owner/Applicant: Waverly Developments

Mr. Mok indicated that Waverly Developments Ltd. is applying for the following:

- To rezone a property located 1660 – 34th Street from DR Development Reserve Zone to RSF Residential Single Family Zone, PR Parks and Recreation Zone and OS Open Space Zone; and
- To subdivide a property located at 1660 – 34th Street to create 44 lots, a public road and public reserve in the RSF Residential Single Family Zone, PR Parks and Recreation Zone and OS Open Space Zone.

Approval of this rezoning and subdivision will allow for the continued development of the Brookwood Park neighbourhood.

2014-073

Anderson-Sieklicki

That By-law No. 7090 (Z-02-14-B) to rezone 1660 – 34th Street (Pt. NE ¼ 9-10-19 W.P.M.) from DR Development Reserve Zone to RSF Residential Single Family Zone, PR Parks and Recreation Zone and OS Open Space Zone, and subdivision application 4500-14-569, be referred to administration for receipt and review of the applicant's community participation report on the proposed neighbourhood greenspace for report back at the June 4, 2014 Planning Commission meeting.

CARRIED 5/0

b. **SUBDIVISION**
1910 Bell Avenue
Owners/Applicant: Waverly Developments

Mr. Mok indicated that Waverly Developments Ltd. is applying to subdivide 1910 Bell Avenue and 1910 Hamilton Avenue to create 18 parcels and a public road in the RSF Residential Single Family Zone and the A Agricultural Zone. The subdivision would allow for the continued development of the Oakridge Estates neighbourhood.

Upon presentation by staff, Commissioners had questions regarding the identification of a public road, the requirement for a traffic impact analysis, details of the detention pond and when the fee for future upgrade to lift station is paid.

John Burgess, on behalf of applicant, attended to answer questions.

2014-074 Boivin-Sieklicki
That the Public Hearing for subdivision application 4500-14-574 at 1910 Bell Avenue and 1910 Hamilton Avenue be concluded.

CARRIED 5/0

2014-075 Boivin-Boyd
That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-14-574) 1910 Bell Avenue and 1910 Hamilton Avenue (Lot 72, Plan 48868 BLTO & Pt. NE¼ 34-10-19 WPM) to create 18 lots and a public road in the RSF Residential Single Family Zone and the A Agricultural Zone, subject to:

1. the site being rezoned from A Agricultural Zone to RSF Residential Single Family Zone; and
2. 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 \$5,103.00 as a cash-in lieu contribution for school purposes; and

- 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 application is consistent with the concept plan that was previously adopted for the area. .

**c. BY-LAW NO. 7091
To close Public Reserve in Plan 148 (2105 Brandon Ave)**

Tanya Marshall, City of Brandon, indicated that City Council at its meeting held January 6th, 2014 adopted the following resolution:

“That Administration proceed to make application to subdivide for sale proportionately to adjacent property owners the east 18.29 metres (60 feet) of 2105 Brandon Avenue.”

As the land is currently being used for public reserve purposes (ball diamond), the first step prior to being able to make application to subdivide 2105 Brandon Avenue is to commence a public reserve closure process, in accordance with The Planning Act. This process will decommission the land (as illustrated on the attached Schedule “A”) as “deemed to be public reserve land” based on the use of the land as a public recreation area.

Pursuant to Section 139 and 169 of The Planning Act, the City will give notice of this proposal and hold a public hearing prior to second reading of the by-law.

Upon presentation by staff, Commissioners asked about resident input, the process for establishing affordable housing projects, alternative park options, and why a joint public hearing was not being held to include rezoning the property.

Harvey Douglas, Western Manitoba Seniors Non-Profit Housing Cooperative Ltd., gave an overview of the organization and development efforts. Commissioner Boyd asked if they have a proposal to put forward to develop in this area.

2014-076

Anderson-Boyd

That the Public Hearing to close the Public Reserve in Plan 148 BLTO (2105 Brandon Avenue [Lot 52, Block 2, Plan 148 BLTO]) located east of 22nd Street and north of Brandon Avenue, be concluded.

CARRIED 5/0

2014-077

Anderson-Boyd

That the Planning Commission recommend By-law 7091 be approved.

CARRIED 4/1

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

Commissioners were satisfied that the loss of greenspace would be accommodated for elsewhere and that no resident's objections were received. Commissioner Sieklicki had concerns regarding the loss of greenspace and the need to promote healthy living in the neighbourhood.

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel spoke about new tracking table format and upcoming applications.

b. Administrative Business

No additional information.

c. Absences from June 4, 2014 meeting

Commissioners Anderson, Sieklicki and Coey will be absent from June 4, 2014 meeting.

2014-078

Boyd-Boivin

That the public hearings scheduled for the June 4, 2014 Planning Commission meeting be rescheduled to June 18, 2014.

CARRIED 5/0

Absences from June 18, 2014 meeting

None

6.0 ADJOURNMENT

2014-079

Boyd-Anderson

That the meeting does now adjourn. (7:38 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel
Ryan Nickel
Acting Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson