

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 17, 2015 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: Louisa Garbo
Ryan Nickel
Waleed Albakry
Tyson Fisher

2. ADOPTION OF AGENDA

2015-052

Boivin-Anderson

That the Agenda for the regular meeting of the Planning Commission to be held June 17, 2015 be adopted as presented.

CARRIED 4/0

2015-053

Boivin-Anderson

That item C be removed from the agenda.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2015-054

Anderson-Boivin

That the minutes of the regular meeting of the Planning Commission held on May 20, 2015 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. VARIANCE

347 Park Ave E
Applicant: Samson Engineering Inc.
Owner: Blue Water Wash Ltd.

Mr. Albakry indicated the applicant, Phil Dorn, a representative of the applicant, Samson Engineering INC., on behalf of the property owner, Blue Water Wash LTD., is applying to vary Table 15 under Section 43 of the Zoning By-law by decreasing the required northwest interior side yard from 4.5m to 0.3m for a property located at 347 Park

Avenue East in the MG Industrial General Zone. Approval of this application will allow for the construction of three (3) additional wash bays to the existing truck wash use.

Upon presentation by staff, Commissioners asked about on-site trailer parking regulations, the existence of a regulatory body to monitor livestock waste, retaining wall construction and landscaping requirements.

Phil Dorn, applicant, attended to answer questions from the commission. Commissioners asked about livestock waste management and the availability of alternative washing facilities.

2015-055 Boyd-Anderson
That the Public Hearing for Variance Application V-10-15-B at 347 Park Avenue East be concluded.
CARRIED 4/0

2015-056 Boyd-Anderson
That Variance Application V-10-15-B to vary Table 15 under Section 43 of the Zoning By-law by decreasing the required northwest interior side yard from 4.5m to 0.3m in the MG Industrial General Zone be approved at 347 Park Avenue East (Lot 1, Plan 37192 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3 through Attachment A-6" and the attached site plan "Attachment B-3" subject to:
a) The owner or successor, prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that an easement agreement for drainage purposes has been registered on the Title to the subject property.
CARRIED 4/0

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

Prior to the above motion being voted on, the following comments were made: Commissioners said no concerns were presented from surrounding owners, and the proposed use is compatible with the industrial nature of the area.

b. VARIANCE
517 Franklin Street
Owner & Applicant: 6369945 Manitoba Ltd.

Mr. Albakry indicated the representative of the property owner, 6369945 Manitoba LTD., is applying to vary:

- Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law by increasing the maximum allowed dwelling units from three (3) to four (4).

The subject property is located at 517 Franklin Street in the RLD Residential Low Density Multiple Family Zone. Approval of this application will allow for the development of a one-storey 4-plex with rear vehicle access.

Jarret Kehler, applicant, attended to answer questions from the commission.

2015-057

Boivin-Anderson

That the Public Hearing for Variance Application V-09-15-B at 517 Franklin Street be concluded.

CARRIED 4/0

2015-058

Boivin-Anderson

That Variance Application V-09-15-B at 517 Franklin Street to increase the maximum allowed dwelling units from three (3) to four (4) be approved at 517 Franklin Street (Lot 34/36, Block 7 Plan 9 BLTO) in accordance with the intent of the application "Attachment A- 1", the attached letter of intent "Attachment A- 2" and the attached site plan "Attachment B- 2", subject to owner or successor:

- a) prior to the issuance of a building permit, submitting \$338.83 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 Coey
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners said the applicant has a precedent of successful projects which are beneficial to the areas in which they are built.

5.0 GENERAL BUSINESS

a. Tracking Tables

Mr. Nickel spoke about upcoming meetings. There will not be a meeting on July 1st.

b. Administrative Business

No business to report.

c. Absences from upcoming meetings

Commissioner Boivin will be absent from the July 15th meeting.

6.0 ADJOURNMENT

2015-059

Anderson-Boyd

That the meeting does now adjourn. (7:50 p.m.)

CARRIED 4/0

Ryan Nickel
Principal Planner

Calvin Coey
Chairperson