

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 19, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Colleen Anderson  
Garnet Boyd  
Leo Boivin  
Calvin Coey

Administration: Louisa Garbo  
Ryan Nickel  
Waleed Albakry  
Tyson Fisher

**2. ADOPTION OF AGENDA**

2015-081

Anderson-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held August 19, 2015 be adopted as presented.

CARRIED 4/0

2015-082

Anderson-Boyd

That the variance application for 1300 Kirkcaldy Drive be deferred to the Sept 16, 2015 planning commission meeting.

CARRIED 4/0

**3. CONFIRMATION OF MINUTES**

2015-083

Boivin-Boyd

That the minutes of the regular meeting of the Planning Commission held on August 5, 2015 be adopted as presented.

CARRIED 4/0

**4.0 PUBLIC HEARING**

**a. VARIANCE**

23 12<sup>th</sup> Street

Owner: Canadian Mental Health Association Westman Region

Applicant: Glen Kruck

Mr. Albakry indicated the applicant, Glen Kruck, on behalf of the property owner, Canadian Mental Health Association (CMHA) Westman Region, is applying to vary Table 13.2 under Part 45.5, Division II of the Zoning By-law to reduce the required minimum density from 9 dwelling units to 5 dwelling units for a property located at 23 12th Street in the HMU HUB Mixed Use Zone. Approval of this application will allow for the development of five (5) dwelling units in the HMU HUB Mixed Use Zone.

Upon presentation by staff, Commissioners requested details on mitigation for the impacted site, including testing, migration and leaching. Questions were also raised regarding parking and servicing for the site.

Glenn Kruck, applicant, attended to answer questions from the commission. Commissioners enquired regarding the consultant hired to complete the environmental assessment and the construction process.

2015-084      Anderson-Boyd  
That the Public Hearing for Variance Application V-19-15-B at 23 12th Street be concluded.

CARRIED 4/0

2015-085      Anderson-Boyd  
That Variance Application V-19-15-B to vary Table 13.2 under Part 45.5, Division II of the Zoning By-law to reduce the density from 9 dwelling units to 5 dwelling units in the HMU HUB Mixed Use Zone be approved at 23 12th Street (Lot 8, Block 79, Plan 2 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".

CARRIED 4/0

**FOR**

Commissioner Anderson  
Commissioner Boivin  
Commissioner Boyd  
Commissioner Coey

**AGAINST**

**ABSTAIN**

Prior to the above motion being voted on, the following comments were made: Commissioners stated the applicant had answered their questions and the proposed development will be a good fit in the area.

**b.**

**CONDITIONAL USE**

507 42nd Street  
Owner: 6733540 Manitoba Ltd.  
Applicant: Evan Keller

Mr. Albakry indicated that Evan Keller, owner and applicant, is applying for a conditional use to allow for a Planned Unit Development for a site located at 507 42nd Street in the RMD Residential Moderate Density Multiple Family Zone. Running concurrently with this application is a subdivision to create six (6) parcels and a common element containing the amenity and the parking areas within the subdivision. Approval of this conditional use application and the concurrent subdivision application will allow for the development six (6) 3- storey residential buildings to be established.

Upon presentation by staff, Commissioners requested clarification of the development and subdivision application process.

Daniel Burns, on behalf of applicant, attended to answer questions from the commission. Commissioners asked about the storm water plan, parking, traffic, and the timing of construction.

Evan Keller, applicant, attended to answer questions from the commission. Commissioners asked if permanent fencing will be erected during construction.

Ali Somarin, area resident, presented to the commission in objection and raised concerns regarding the appropriateness of multi-family housing in the area.

Robert Fotheringham, presented to the commission for information and raised questions regarding construction of 42<sup>nd</sup> Street and drainage in the area.

2015-086      Boyd-Anderson  
That the Public Hearing for Conditional Use Application C-08-15-B at 507 42nd Street be concluded.

CARRIED 4/0

2015-087      Boyd-Anderson  
That Conditional Use Application C-08-15-B to allow for a Planned Unit Development in the RMD Residential Moderate Density Multiple Family Zone be approved at 507 42nd Street (Parcel A, Plan 37524 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2 & A-3" and the attached site plan "Attachment B-3, B-4, B-5" and elevation plan "Attachment B-8."

CARRIED 4/0

**FOR**

Commissioner Anderson  
Commissioner Boivin  
Commissioner Boyd  
Commissioner Coey

**AGAINST**

**ABSTAIN**

Prior to the above motion being voted on, the following comments were made: Commissioners stated the application was before the commission previously, the development has changed from three buildings to six building, drainage has been addressed, and setback and parking requirements have been met.

**5.0 GENERAL BUSINESS**

**a. Tracking Tables**

The Sept 2, 2015 meeting has been cancelled. There are three items for the Sept 16, 2015. Meeting.

**b. Administrative Business**

No administrative business to report.

**c. Absences from upcoming meetings**

Commissioner Boivin will be absent from the Sept 16, 2015 meeting.

**6.0 ADJOURNMENT**

2015-088      Boivin-Anderson  
That the meeting does now adjourn. (8:04 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel  
**Ryan Nickel**  
**Principal Planner**

Original signed by Calvin Coey  
**Calvin Coey**  
**Chairperson**