

MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 16, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Calvin Coey
Andrew Sieklicki
Colleen Anderson
Leo Boivin

Administration: Louisa Garbo
Ryan Nickel
Andrew Mok
Tyson Fisher

2. ADOPTION OF AGENDA

2015-113

Anderson-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held Dec 16, 2015 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2015-114

Sieklicki-Anderson

That the minutes of the regular meeting of the Planning Commission held on Nov 18, 2015 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. VARIANCE

255 26th Street

Owner & Applicant: Keller Enterprises Ltd.

Mr. Mok indicated that Evan Keller of Keller Enterprises Ltd., owner and applicant, is applying to vary Table 11 of the Zoning By-law by reducing the minimum required site width from 12.1m to 11.6m in the RSF Residential Single Family Zone for a property located at 255 – 26th Street (Lots 31/34, Block 33, Plan 15 BLTO) in the RSF Residential Single Family Zone. The variance request is running concurrently with a subdivision application which, if approved, will result in the creation of one lot for the construction of a single-family dwelling.

Upon presentation by staff, Commissioners requested clarification of future development on the new lot, the process for completing the subdivision and information about the methane gas zone.

Evan Keller, applicant, presented to the commission. Commissioners requested clarification of the methane gas testing.

2015-115 Sieklicki-Anderson
That the Public Hearing for Variance Application V-30-15-B at 255 26th Street be concluded.

CARRIED 4/0

2015-116 Sieklicki-Anderson
That Variance Application V-30-15-B to reduce the minimum required site width from 12.1m to 11.6m, be approved at 255 – 26th Street (Lots 31/34, Block 33, Plan 15 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-2) and the attached site plan “Attachment B-2” subject to the following requirement;
a. That the subdivision as shown on the attached site plan (B-2) being registered with the Brandon Land Titles Office.

CARRIED 4/0

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Commissioner Anderson Commissioner Boivin Commissioner Coey Commissioner Sieklicki		

Prior to the above motion being voted on, the following comments were made:
Commissioners said the request is a minimal deviation and similar to other lots in the area.

b. **BY-LAW NO. 7124**
Applicant: City of Brandon

Mr. Mok indicated that the City of Brandon Planning & Building Safety Department is applying to repeal the existing Zoning By-law No. 6642 and to replace it with an amended Zoning By-law (By-law No. 7124) created to:

- bring the Zoning By-law up-to-date with the current provincial and municipal regulations;
- revamp the document by creating a new format that is easier to read and reference; and
- consolidate with land-use regulations found in other City by-laws that are more appropriate to be in the Zoning By-law.

Upon presentation by staff, Commissioners questioned approval requirements for temporary buildings, electronic signs and accessory buildings in modular home parks. Commissioner Sieklicki requested more detail on the proposed changes and stated legal concerns with certain aspects of the proposed by-law.

Steve McMillan, presented to gain more information. Mr. McMillan raised questions regarding the definitions for a fence and terrace, guest parking, and minimum width requirements for private street.

Commissioners requested clarification on an additional review prior to the by-law being presented to City Council and guest parking calculation.

2015-117

Boivin-Anderson

That the Public Hearing regarding By-law No. 7124 (Z-01-15-B) to repeal the City of Brandon Zoning By-law No. 6642 and to adopt the new Zoning By-law No. 7124 be concluded.

CARRIED 3/1

FOR

Commissioner Anderson
Commissioner Boivin
Commissioner Coey

AGAINST

Commissioner Sieklicki

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioner Sieklicki stated the public hearing was not conducted properly and both the public and the commission were not provided adequate information on the proposed changes.

2015-118

Boivin-Anderson

That the Planning Commission recommend the following with respect to By-law No. 7124 (Z-01-15-B):

- a. That the by-law be amended by deleting “Schedule A – Zoning By-law” thereto and substituting the revised “Schedule A – Zoning By-law” as attached to the report of the Heritage Community Planner dated November 16, 2015; and
- b. That the by-law, as amended, be approved.

CARRIED 3/1

FOR

Commissioner Anderson
Commissioner Boivin
Commissioner Coey

AGAINST

Commissioner Sieklicki

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners said there will be some changes yet to be made and City Council will make the final decision.

Commissioner Sieklicki stated concerns regarding the legality of the process and the content of the by-law.

5.0 GENERAL BUSINESS

a. Appointment of Chair and Vice Chair and Schedule for 2016

2015-119

Boivin-Anderson

That Commissioner Coey is appointed Chair and Commissioner Boyd is appointed Vice Chair.

CARRIED 4/0

2015-120

Anderson-Sieklicki

That the 2016 Planning Commission meeting schedule be adopted as presented.

CARRIED 4/0

b. Tracking Table

The January 6th, 2016 meeting will be cancelled.

c. Administrative Business

Mr. Nickel informed the commission that Waleed Albakry has resigned from the Planning & Building Safety Department.

d. Absences From Upcoming Meetings

Commissioner Coey will be absent from the January 20, 2016 meeting.

6.0 ADJOURNMENT

2015-121

Anderson-Boivin

That the meeting does now adjourn. (8:07 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson