

MINUTES OF THE PLANNING COMMISSION MEETING HELD JANUARY 21, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

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

Administration: Ryan Nickel
Robert Zilke
Tyson Fisher

2. ADOPTION OF AGENDA

2015-001

Boyd-Anderson

That the Agenda for the regular meeting of the Planning Commission to be held Jan 21, 2015 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2015-002

Sieklicki-Boivin

That the minutes of the regular meeting of the Planning Commission held on Dec 17, 2014 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. BY-LAW NO. 7104

3500 Richmond Ave E

Owner: RM of Cornwallis

Applicant: Donna Anderson

Mr. Zilke indicated that the applicant, Donna Anderson, on behalf of the property owner, RM of Cornwallis, is applying to rezone a portion of a property located at 3500 Richmond Ave East from Development Reserve (DR) Zone to Industrial Heavy (MH) Zone. The rezoning, along with the concurrent subdivision application, will result in the creation of two (2) lots which will be consolidated with 4000 & 4001 Richmond Avenue East respectively to provide additional land for outdoor and indoor storage for the existing businesses.

Upon presentation by staff, Commissioners asked for clarification of building requirements in methane gas zone four.

Emil Egert presented on behalf of the RM of Cornwallis. Commissioners inquired about vehicle access to the site.

Commissioners asked for clarification on the application approval process between the City of Brandon and Brandon & Area Planning District.

2015-003 Anderson-Boyd
That the Public Hearing regarding By-law No. 7104 (Z-07-14-B) be concluded.
CARRIED 5/0

2015-004 Anderson-Sieklicki
That the Planning Commission recommend By-law 7104 (Z-07-14-B) be approved.
CARRIED 5/0

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

Prior to the above motion being voted on, the following comments were made:
Commissioner said the re-zoning will be compatible with the area and the proposal conforms to the land use regulations.

5.0 GENERAL BUSINESS

2015-005 a. **Variance Extension – 1017 Stickney Ave**
 Boyd-Anderson
 That the approval deadline of Variance Order V-24-13-B be extended to
 December 19, 2015.
CARRIED 5/0

Commissioners asked for clarification of the methane gas zones and to be provided a map of the methane gas zones.

- b. **Tracking Tables**
 Mr. Nickel spoke about upcoming applications. The Feb 4, 2015 meeting is cancelled.
- c. **Administrative Business**
 Mr. Nickel spoke about the zoning by-law open house on Jan 27, 2015.
- d. **Absences from upcoming meetings**

6.0 ADJOURNMENT

2015-006

Anderson-Sieklicki

That the meeting does now adjourn. (7:16 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel

Ryan Nickel
Principal Planner

Original signed by Calvin Coey

Calvin Coey
Chairperson