

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 18, 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

2015-014

Boyd-Anderson

That the Agenda for the regular meeting of the Planning Commission to be held Mar 18, 2015 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2015-015

Boivin-Boyd

That the minutes of the regular meeting of the Planning Commission held on Mar 4, 2015 be adopted as presented.

CARRIED 3/0

4.0 PUBLIC HEARING

a. BY-LAW NO. 7113

2105 Brandon Ave

Owner: City of Brandon

Applicant: 4538481 Manitoba Ltd.

Mr. Zilke indicated that the applicant, 4538481 Manitoba Ltd, on behalf of the owner, City of Brandon, is applying to rezone part of a property located at 2105 Brandon Avenue (Lot 52, Block 2, Plan 148 BLTO) from Parks and Recreation (PR) Zone to Commercial General (CG) Zone. The rezoning, along with the concurrent subdivision application, will result in the creation of two (2) parcels which will be consolidated with 2025 Brandon Ave and 1040 20th Street.

Upon presentation by staff, Commissioners asked if the development will decrease the amount of land available affordable housing in the area, the process for designating land for affordable housing and the zoning of the property immediately to the north.

Brian Barnes, applicant, presented to the commission.

2015-016 Anderson-Sieklicki
That the Public Hearing regarding By-law No. 7113 (Z-09-14-B) be concluded.

CARRIED 5/0

2015-017 Anderson-Sieklicki
That the Planning Commission recommend By-law 7113 (Z-09-14-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:
Commissioners said both the businesses are appropriate for the location, and the zoning and use of property will be a benefit to the city.

- b. CONDITIONAL USE**
1857, 1865 1st Street North
Owner: Waverly Developments Ltd.
Applicant: Martian Properties Inc.

Mr. Zilke indicated that the applicant, Martian Properties Inc., on behalf of the property owner, Waverly Developments Ltd., is applying for a conditional use to allow for a truck terminal to be established on a property located at 1857 and 1865 1st Street North in the CAR Commercial Arterial Zone.

Upon presentation by staff, Commissioners questioned the alignment of the service road and rationale for not requiring a traffic impact study.

Terry McCutcheon, applicant, presented to the planning commission. Commissioners asked about potential additional services at the terminal, permits required through Manitoba Infrastructure and Transportation, the number of truck movements, and products shipped to the terminal.

2015-018 Boyd-Boivin
That the Public Hearing for Conditional Use Application C-02-15-B at 1849, 1857, and 1865 1st Street North be concluded.

CARRIED 5/0

2015-019 Boyd-Boivin

That Conditional Use Application C-02-15-B to allow for a truck terminal in the CAR Commercial Arterial Zone be approved at 1857 and 1865 1st Street North (Lots 2, 3, Plan 40809) 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-2" and elevation plan "Attachment B-3 & B-4", subject to the owner or successor:

- a) Prior to the issuance of a building permit, submitting a site plan identifying fencing to the north, south and east of the trailer parking area.
- b) Prior to the issuance of a building permit, submitting a Certificate of Title to the City of Brandon Planning & Building Safety Department confirming that 1865 1st Street North (Lot 2, Plan 40809) has been consolidated with 1857 1st Street North (Lot 3, Plan 40809).

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: Commissioners said the development is a good fit for the area, and the proposed location is a significant improvement from the sites existing location on Moreland Avenue.

5.0 GENERAL BUSINESS

- a. **Tracking Tables**
Mr. Nickel spoke about upcoming meetings.
- b. **Administrative Business**
- c. **Manitoba Planning Conference**
Mr. Nickel spoke about the upcoming Manitoba Planning Conference.
- d. **Absences from upcoming meetings**

6.0 ADJOURNMENT

2015-020 Boyd-Anderson
That the meeting does now adjourn. (7:44 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson