

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

1 ROLL CALL

Commissioners: Garnet Boyd
Colleen Anderson
Andrew Sieklicki
Leo Boivin

Administration: Louisa Garbo
Ryan Nickel
Robert Zilke
Brenda Rosset

2. ADOPTION OF AGENDA

2015-094

Anderson-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held Oct 7, 2015 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2015-095

Sieklicki-Anderson

That the minutes of the regular meeting of the Planning Commission held on Sept 16, 2015 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. VARIANCE

17 Grassland Crescent
Owner: Douglas and Renee Hunt
Applicant: Warren Hope

Mr. Zilke indicated the applicant, Warren Hope, on behalf of the owners, Douglas and Renee Hunt, is applying to reduce the minimum distance from main building setback for an accessory building from 1.2m to 0.7m for a property located at 17 Grassland Crescent in the RSF Residential Single Family Zone.

Upon presentation by staff, commissioners inquired if there were any issues with the application letter submitted by Kelly Dickson.

Kelly Dickson (on behalf of applicant) was in attendance to answer any questions. Commissioners inquired if conditions of the sale had anything to do with the application approval and if there is electrical service in the shed.

2015-096 Anderson-Sieklicki
That the Public Hearing for Variance Application V-26-15-B at 17 Grassland Crescent be concluded.

CARRIED 4/0

2015-097 Anderson-Sieklicki
That Variance Application V-26-15-B to reduce the minimum distance from main building setback for an accessory building from 1.2m to 0.7m for a property located at 17 Grassland Crescent in accordance with the intent of the application (A-1), the attached letter of intent (A-2) and the attached site plan (B-2).

CARRIED 4/0

FOR

Commissioner Anderson
Commissioner Sieklicki
Commissioner Boyd
Commissioner Boivin

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:
Commissioners stated the neglected process was through no fault of the home buyers.

b.

VARIANCE

120 5th Street N
Owner City of Brandon
Applicant Brandon Community Garden Network

Mr. Zilke indicated the applicant, Brandon Community Garden Network (BCGN) on behalf of the property owner, the City of Brandon, is applying to vary Table 1, 2, and 3: Permitted Obstructions in Required Front, Side, and Rear Yards of the City of Brandon Zoning By-law to increase the maximum side yard fence height from:

- 1.2m to 2.1m (Front yard)
- 1.8m to 2.1m (Side yard)
- 1.8m to 2.1m (Rear yard)

The requested variance is for a property located at 120 5th Street Lot 1/4 & 17/20, Block 104, Plan 2 BLTO) in the OS Open Space Zone. Approval of this application will allow a 2.1m high fence to be constructed around the site used for a community garden.

Upon presentation by staff, commissioners inquired if there was an existing fence on the property.

Blake Hamilton (Co-ordinator of Community Garden Network), stated a fence was erected in 2012 and removed in 2014 by the City of Brandon, the garden is used by Samaritan House and hamper program users, Brandon University and Assiniboine Community College. There are currently 80 raised beds and they are cultivating a large ground plot this year. The fence line has been moved in on the south end of the lot. Commissioners inquired about the height of the fence, parking for the garden, options for ensuring deer do not enter the compound, and setbacks.

IN FAVOUR

Geoffrey Cruse (president of ENACTUS - Brandon University), stated they are co-managers of the site, the garden concept has been copied nationally and they are happy with the involvement of Samaritan House.

Commissioners inquired if Brandon University is still involved with the community gardens.

Marcia Wiebe (Samaritan House employee & Garden Network Executive), stated the site is used for education and to help people grow their own food, there were 15 community and school groups (rural and city), involved with the garden and hamper program this year, local businesses and the farming community donate vegetables and bedding plants.

Commissioners inquired how sharing of spaces is going to affect Samaritan House.

2015-098

Sieklicki-Boivin

That the Public Hearing for Variance Application V-24-15-B at 120 5th Street N. be concluded.

CARRIED 4/0

2015-099

Sieklicki-Boivin

That Variance Application V-24-15-B to increase the maximum fence height from 1.8m to 2.1m in the OS Open Space Zone be approved at 120 5th Street Lot 1/4 & 17/20, Block 104, Plan 2 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A- 2 and A-3" and the attached site plan "Attachment B- 2".

CARRIED 4/0

FOR

Commissioner Anderson
Commissioner Sieklicki
Commissioner Boyd
Commissioner Boivin

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated it is an appropriate use for the area and the Brandon Community Garden Network is a positive community project deserving of support.

c.

CONDITIONAL USE

1514 1st Street North
Owner/Applicant: Ibrahim Tahhan

Mr. Zilke indicated the owner/applicant, Ibrahim Tahhan, is applying for a conditional use to allow for a Taxi business in the CAR Commercial Arterial Zone. The property is located at 1514 1st Street North and zoned Commercial Arterial Zone.

Ibrahim Tahhan (owner & applicant), stated he has been in the taxi business for twenty years and is the owner and operator of ABC and One United, he has had 13 vehicles and 25 drivers, most drivers take their cars home except when being repaired and there are currently 5 cars on the road.

2015-100 Boivin-Anderson
That the Public Hearing for Conditional Use Application C-12-15-B at 1514 1st Street be concluded.
CARRIED 4/0

2015-101 Boivin-Anderson
That Conditional Use Application C-10-15-B to allow for a Taxi business in the CG Commercial General Zone be approved at 1514 1st Street (Lots 1, Block 1, Plan 925 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plan (B-2 & B-3).
CARRIED 4/0

FOR	AGAINST	ABSTAIN
Commissioner Anderson		
Commissioner Sieklicki		
Commissioner Boyd		
Commissioner Boivin		

Prior to the above motion being voted on, the following comments were made:
Commissioners stated the taxi business fits well with the current property and the use complies with all regulations in the zoning bylaw.

5.0 GENERAL BUSINESS

- a. Tracking Tables**
Mr. Nickel advised of two upcoming items for October 21st.
- b. Administrative Business**
Built Green Canada will be at Brandon Design Studio Nov 3, 5-6:30.
- c. Absences from upcoming meetings**

6.0 ADJOURNMENT

2015-102 Anderson-Sieklicki
That the meeting does now adjourn. (7:50 p.m.)

CARRIED 4/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson