

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 16, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

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

Administration: Louisa Garbo
Ryan Nickel
Andrew Mok
Tyson Fisher

2. ADOPTION OF AGENDA

2016-001

Anderson-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held March 16, 2016 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2016-002

Boivin-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on March 2, 2016 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. CONDITIONAL USE

1875 Middleton Ave

Owner: 67786 Manitoba Ltd.

Applicant: Keller Enterprises Ltd.

Mr. Mok indicated that the applicant, Evan Keller of Keller Enterprises Ltd., on behalf of the property owner of 67786 Manitoba Ltd., is applying for a condition use for a property located at 1875 Middleton Avenue in the CHW Commercial Highway Zone. Approval of this application will allow for a general contractor's office and a lumber retail store to be established on the subject property.

Upon presentation by staff, Commissioners questioned the nature of the general contracting business, manufacturing of wood products on site and requirements for hardsurfacing the parking area.

Josh Church, applicant's representative, attended to answer questions from the commission. Commissioners questioned the separation of the storage area between the lumber yard and trucking business.

2016-003 Anderson-Sieklicki
That the Public Hearing for Conditional Use Application C-02-16-B at 1875 Middleton Avenue be concluded

CARRIED 5/0

2016-004 Anderson-Sieklicki
That Conditional Use Application C-02-16-B to allow for a commercial establishment under 4,645.0m2 and an office in the CHW Commercial Highway Zone be approved at 1875 Middleton Avenue (Lot 3, Plan 37171 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 5/0

FOR

Commissioner Anderson
Commissioner Boivin
Commissioner Coey
Commissioner Boyd
Commissioner Sieklicki

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated the application conforms to the development and secondary plans, zoning by-law standards and is a good use of a vacant building.

- b. BY-LAW NO. 7134**
6701 & 8055 Richmond Ave E
Owner: Viterra Inc.
Applicant: Federated Co-Operatives Ltd.

Commissioner Coey declared a conflict of interest.

Mr. Mok indicated that the applicant, Aaron Rohrke of Federated Co-Operatives Limited, on behalf of the property owner, Viterra Inc., is applying to rezone a property located at 6701 and 8055 Richmond Avenue East from the DR Development Reserve Zone to the IH Industrial Heavy Zone. Approval of this application will allow for the development of a bulk granular fertilizer storage facility.

Aaron Rohrke, presented on behalf of the applicant. Commissioners questioned environmental considerations with the proposed use and the status of approvals through Manitoba Conservation.

2016-005 Sieklicki-Boivin
That the Public Hearing regarding By-law No. 7134 (Z-04-15-B) to rezone 6701 and 8055 Richmond Avenue East (Pt. SW¼ 15-10-18 WPM and Pt. SE¼ 15-10-18 WPM) from DR Development Reserve Zone to IH Industrial Heavy Zone be concluded.
CARRIED 4/0

2016-006 Sieklicki-Boivin
That the Planning Commission recommend By-law 7134 (Z-04-15-B) be approved subject to the owner or successor entering into a development agreement with the City of Brandon.
CARRIED 4/0

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

Prior to the above motion being voted on, the following comments were made: Commissioners stated the applicant has addressed safety and environmental concerns, surrounding businesses did not come forward with any concerns and is a good fit with the area.

c. VARIANCE
412 15th Street
Owner: Pro-Fit Renovations and Property Management
Applicant: Steve McMillan

Mr. Mok indicated that the applicant, Steve McMillan, on behalf of the property owner Pro-Fit Renovations and Property Management Ltd., is applying to vary the following under Zoning By-law No. 7124 for property located at 412 – 15th Street in the RLD Residential Low Density Zone:

- Table 10: Residential Bulk and Siting Requirements under section 51 of the City of Brandon Zoning By-law by increasing the maximum allowed dwelling units from two (2) to four (4); and
- Table 4: Required Parking and Loading Spaces under section 26 to decrease required parking stalls from six (6) to five (5).

Upon presentation by staff, Commissioners questioned the types of residential uses in the area.

Steve McMillan, applicant, presented to the commission. Commissioners questioned the bedroom limit proposed by administration, renting or selling the units as condo's, and square footage of each unit. Commissioners raised concerns over loss of greenspace.

2016-007

Sieklicki-Boivin

That the Public Hearing for Variance Application V-03-16-B at 412 – 15th Street be concluded.

CARRIED 5/0

2016-008

Sieklicki-Boyd

That Variance Application V-03-16-B to vary Table 11 of Zoning By-law No. 6642 by increasing the allowable density from two (2) units to four (4) and decreasing the required parking stalls from six (6) to five (5), in the RLD Residential Low Density Zone at 412 – 15th Street (Lot 9, Block 15, Plan 2 BLTO) be approved 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", subject to the owner or successor, prior to the issuance of a building permit:

- a. submitting floor plans identifying no more than 10 total bedrooms within the four dwelling units;
- b. submitting \$245.98 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
- c. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon that the Brandon School Division has received a cash-in lieu contribution for school purposes.

CARRIED 5/0

FOR

Commissioner Anderson
Commissioner Boivin
Commissioner Coey
Commissioner Boyd
Commissioner Sieklicki

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated the building will be beneficial to the area, the applicant has worked with the city to address the number of bedrooms, parking remains a concern, however no concerns were brought forward by neighbours.

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel spoke about upcoming applications.

b. Administrative Business

Mr. Nickel thanked Commissioner Anderson and Commissioner Boivin for their service on the Planning Commission. Mr. Nickel spoke about the new Planning Commission members.

c. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2016-009 Anderson-Boivin
That the meeting does now adjourn. (7:59 p.m.)

CARRIED 5/0

Ryan Nickel
Principal Planner

Calvin Coey
Chairperson