

MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 21, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Jack Lindsay
Andrew Sieklicki
Mary Jo Abbott
Garnet Boyd

Administration: Ryan Nickel
Sam van Huizen
Brenda Rosset

2. ADOPTION OF AGENDA

2016-073

Sieklicki-Abbott

That the Agenda for the regular meeting of the Planning Commission to be held September 21, 2016 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2016-074

Lindsay-Abbott

That the minutes of the regular meeting of the Planning Commission held on September 7, 2016 be adopted as presented.

CARRIED 4/0

4.0 PUBLIC HEARING

a. By-Law No. 7154 To Re-Zone

Property Located At 660-7th Street &
725 Van Horne Avenue

Owner: Van Bi Lee

Applicant: VBJ Developments Ltd

Mr. van Huizen indicated that the applicant, Steve McMillan of VBJ Development Ltd., on behalf of the property owner, Van Bi Lee, is applying to rezone a property located at 660-7th Street and 725 Van Horne Avenue from Industrial Restricted (IR) zone to Residential Moderate Density (RMD) zone. The applicant is also applying for two setback variances:

1. To reduce the minimum required setback for residential development located in the railway protection overlay zone from 30 meters to 18 metres; and
2. To reduce the required minimum front yard setback from 6.0 metres to 3.0 metres.

Approval of this application will allow for the development of a 24-unit residential dwelling.

2016-075

Abbott-Lindsay

That By-law No. 7154 (Z-05-16-B) to rezone 660-7th Street and 725 Van Horne Avenue from IR Industrial Restricted Zone to RMD Residential Moderate Density Zone, and variance application V-17-16-B, be referred to administration for receipt and review of the applicant’s required information regarding site servicing, drainage and storm water management for report back at the October 19, 2016 Planning Commission meeting.

CARRIED 4/0

FOR

Commissioner Lindsay
Commissioner Sieklicki
Commissioner Abbott
Commissioner Boyd

AGAINST

ABSTAIN

b.

Variance

1340 Pacific Avenue

Owner: Army, Navy, Air Force

Veterans In Canada – Unit No. 10

Applicant: Eric Seniuk, of Pattison Outdoor Advertising

Mr. van Huizen indicated that the applicant, Eric Seniuk of Pattison Outdoor Advertising, on behalf of the property owner, Army, Navy, Air Force Veterans in Canada – Unit no. 10, is applying to vary Table 7 of Part II, Division, IV, Section 31 of the City of Brandon Zoning By-law No. 7124 to permit a free-standing advertising sign for property located at 1340 Pacific Avenue in the HMU HUB Mixed Use zone. Approval of this application will allow for the replacement and enlargement of a legally non-conforming free-standing advertising sign.

Upon presentation by staff, Commissioners requested confirmation of a non-conforming use and requested confirmation of previous approvals for signs in the HUB.

Eric Siniuk and Jeff Pinchin (applicant), made a presentation to support their application.

Commissioners asked how long the sign has been unrented, the orientation of the sign at 285 Pacific Ave, and alternatives to the proposal.

IN FAVOUR

Al Dunham, (vice-president of Army and Navy Air Force Veterans Canada Unit 10), stated the sign is a critical source of revenue.

Commissioners confirmed the Planning Commission, in rejecting the application, is not removing the sign. The removal of the existing sign is at the discretion of the sign company.

2016-076

Sieklicki-Lindsay

That the Public Hearing for Variance Application V-18-16-B at 1340 Pacific Avenue be concluded.

CARRIED 4/0

2016-077 Lindsay
That Variance Application V-18-16-B to allow a freestanding advertising sign in the HMU HUB Mixed Use zone be **rejected**.

Motion not Seconded

New motion:

2016-078 Sieklicki – Abbott
That Variance Application V-18-16-B to allow a freestanding advertising sign in the HMU HUB Mixed Use zone be approved.

2/2

FOR

Commissioner Sieklicki
Commissioner Abbott

AGAINST

Commissioner Lindsay
Commissioner Boyd

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated the proposal is similar in nature to another sign in the area, the sign is located at the edge of the HUB in a less developed area, the sign has been there for 18 years, it is not detrimental to the health and well-being of residents in the area, the proposal is a minimal modification and is reducing the height of the sign, and the area is not likely to become a major pedestrian corridor given the proximity to the rail lines.

Commissioner Lindsay stated if the application is approved a precedent will be set, the direction of council for the HUB should be respected, an appeal process is available to the applicant, the existing sign is grandfathered and can continue to exist.

2016-079 Sieklicki – Lindsay
That the decision on the application be deferred to a later date.

CARRIED 4/0

- c. Conditional Use
1550 Highland Avenue
Owner: A&W Restaurants Ltd.
Applicant: Ace Signs Ltd.

Mr. van Huizen indicated that the applicant, the applicant, Ace Signs Ltd. on behalf of the property owner, A&W Restaurants Ltd., is applying for a conditional use to allow for an electronic identification sign for a property located at 1550 Highland Avenue in the CHW Commercial Highway Zone.

Upon presentation by staff, Commissioners requested confirmation that the sign will not affect the Super 8 Hotel.

David Mills (owner), made a presentation to support the application and was available to answer any questions.

Commissioners asked what the difference is between the proposed sign and the current sign.

2016-080 Abbott-Lindsay
That the Public Hearing for Conditional Use Application C-09-16-B at 1550 Highland Avenue be concluded.

CARRIED 4/0

2016-081 Sieklicki-Abbott
That Conditional Use Application C-09-16-B to allow for an electronic identification sign in the CHW Commercial Highway Zone be approved at 1550 Highland Avenue (Lot 2, Plan 34502 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" the attached site plan "Attachment B-2" and elevation plan "Attachments B-3".

CARRIED 4/0

FOR

Commissioner Lindsay
Commissioner Sieklicki
Commissioner Abbott
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated the applicant has all of his permits, there are no objections from anyone, the City advises to accept the application and it is not intrusive.

5.0 GENERAL BUSINESS

- a. **Tracking Table**
Mr. Nickel spoke about upcoming applications.
- b. **Administrative Business**
- c. **Absences From Upcoming Meetings**

6.0 ADJOURNMENT

2016-082 Sieklicki - Abbott
That the meeting does now adjourn. (8:12 p.m.)

CARRIED 4/0

Original signed by R. Nickel

Ryan Nickel
Principal Planner

Original signed by G. Boyd

Garnet Boyd
Chairperson