

**MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 6, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Calvin Coey  
Garnet Boyd  
Andrew Sieklicki  
Corinne Robinson  
John Jack Lindsay

Administration: Louisa Garbo  
Ryan Nickel  
Robert Zilke  
Brenda Rosset

**2. ADOPTION OF AGENDA**

2016-010

Boyd-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held April 6, 2016 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2016-011

Boyd-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on March 16, 2016 be adopted as presented.

CARRIED 3/0

**4.0 PUBLIC HEARING**

**a. By-Law No. 7136 To Amend  
The Zoning By-Law For  
Residential Development**

Applicant: City Of Brandon

Mr. Zilke indicated that the applicant, The City of Brandon is applying to amend the existing Zoning By-law No. 7124, to update Table 9: Residential Uses and Table 10: Residential Bulk and Siting Requirements in order to;

- promote an increase in housing types and choices;
- decrease development timelines by reducing the number of variance applications;
- provide flexibility in the placement and type of building while maintaining neighbourhood character; and
- to better address livability and design of new developments.

Upon presentation by staff, Commissioners requested clarification on density regulations for corner and mid-block sites in RLD zones, the definition of site width, reduced parking requirements for residents and visitors, semi-detached and duplex development in RSD zones and minimum dwelling unit area requirements in the EI zone.

**IN FAVOUR**

Chad Martin (local developer), stated he supports the amendments.

Leann Petrin (Brandon Neighborhood Renewal Corporation), presented support for the amendments from Habitat for Humanity and Western Seniors Housing Co-op.

**OPPOSED**

Terry Pearce (Brandon resident), presented a report outlining his objection to the proposed amendments to Bylaw 7136.

Commissioners inquired if he attended any of the open houses and if he provided feedback.

2016-012 Sieklicki-Boyd  
That the Public Hearing regarding By-law No. 7136 (Z-05-15-B) to provide an update on the regulations for residential development in the City of Brandon Zoning By-law No. 7124 be concluded.  
CARRIED 5/0

2016-013 Sieklicki-Boyd  
That the Planning Commission recommend By-law 7136 (Z-05-15-B) be approved.  
CARRIED 5/0

<b><u>FOR</u></b>	<b><u>AGAINST</u></b>	<b><u>ABSTAIN</u></b>
Commissioner Robinson		
Commissioner Lindsay		
Commissioner Coey		
Commissioner Boyd		
Commissioner Sieklicki		

Prior to the above motion being voted on, the following comments were made: Commissioners stated it is a positive change allowing the city to grow providing developers with more opportunities, pleased with the public consultation, the changes will address some of the affordable housing strategy, complies with policy 10.2.4 of the development plan.

**5.0 GENERAL BUSINESS**

- a. Tracking Table**  
Mr. Nickel spoke about upcoming applications.
- b. Administrative Business**  
Louisa Garbo introduced the Planning and Building Safety Department’s GM Jacqueline East and Community Planner Sam van Huizen

**c. Absences From Upcoming Meetings**

**6.0 ADJOURNMENT**

2016-014 Lindsay-Boyd  
That the meeting does now adjourn. (8:02 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel  
**Ryan Nickel**  
**Principal Planner**

Original signed by Calvin Coey  
**Calvin Coey**  
**Chairperson**