

MINUTES OF THE PLANNING COMMISSION MEETING HELD FEBRUARY 17, 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
Robert Zilke
Tyson Fisher

2. ADOPTION OF AGENDA

2015-128

Anderson-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held February 17, 2016 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2015-129

Sieklicki-Anderson

That the minutes of the regular meeting of the Planning Commission held on February 3, 2016 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

a. CONDITIONAL USE

210 Highland Ave
Owner: Suncor Energy
Applicant: Rob Marshall

Mr. Zilke indicated that the applicant, Rob Marshall, on behalf of the property owner, Petro Canada, is applying for a conditional use for a property located at 210 Highland Avenue (LOT 16, PLAN 1013 BLTO EXC ROAD PLAN 23368 BLTO IN N ½ 35-10-19 WPM & PARCEL "C" PLAN 1745 BLTO, EXC ROAD PLAN 23368 BLTO IN NE ¼ 35-10-19 WPM) in the CHW Commercial Highway Zone. Approval of the conditional use application will allow for the expansion of an automotive service station including installation of an underground DEF (Diesel Exhaust Fluid) storage tank for the existing diesel station.

Upon presentation by staff, Commissioners questioned the conditional use application review criteria, the request to remove the site remediation provision in the development agreement, the timeline for remediation, the history of the remediation requirement, the difference between City of Brandon and MB Conservation's remediation requirements, and the precedent of other service stations signing the remediation agreement.

Rob Marshall and Rick Lemoine, applicants, presented to the commission. Commissioners questioned different methods or levels of site remediation, the time frame for site remediation, and examples from other municipalities.

Mario Floresco, business owner, presented to the commission. Commissioners questioned how DEF was accommodated for the service station in the absence of the tank.

2015-130 Sieklicki-Boyd
That the Public Hearing for Conditional Use Application C-01-16-B at 210 Highland Avenue be concluded.

CARRIED 5/0

2015-131 Boyd-Anderson
That Conditional Use Application C-01-16-B to allow for the expansion of an automotive service station in the CHW Commercial Highway zone be approved at 210 Highland Avenue (LOT 16, PLAN 1013 BLTO EXC ROAD PLAN 23368 BLTO IN N ½ 35-10-19 WPM & PARCEL "C" PLAN 1745 BLTO, EXC ROAD PLAN 23368 BLTO IN NE ¼ 35-10-19 WPM) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A3 & A-4" and the attached site plan "Attachment B-4" subject to:
a. The owner or successor, prior to the issuance of a building permit, entering into a development agreement with the City of Brandon attached to the report of the Community Planner dated February 17, 2016.

2015-132 Sieklicki-
amendment to the motion that the timelines and standards for site remediation shall be in accordance with provincial requirements. Amendment to motion was not seconded.

Motion 2015-131
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 city has been consistent with applying the remediation provision and the applicant should be subject to the same provision, and the recommendation is consistent with past planning commission decisions.

5.0 GENERAL BUSINESS

- a. **Tracking Table**
Mr. Nickel spoke about upcoming applications.
- b. **Administrative Business**
No new administrative business.
- c. **Absences From Upcoming Meetings**
Commissioner Coey will be absent from the March 2, 2016 meeting.

6.0 ADJOURNMENT

2015-132 Boyd-Anderson
That the meeting does now adjourn. (7:48 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson