

MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 16, 2017 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Garnet Boyd
Mary Jo Abbott
Jack Lindsay
Andrew Sieklicki
Corinne Robinson

Administration: Ryan Nickel
Andrew Mok
Brenda Rosset

2.0 ADOPTION OF AGENDA

2017-049

Abbott-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held August 16, 2017 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2017-050

Sieklicki-Robinson

That the minutes of the regular meeting of the Planning Commission held on July 5, 2017 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

a. VARIANCE

117 Waterloo Crescent
Owner: James McLachlan
Applicant: Lawrence Donald

Community Planner Andrew Mok introduced the application as presented in the City of Brandon Planning report.

The applicant, Lawrence Donald on behalf of the owner James McLachlan, is applying to vary Table 10 of Part III, Division, I, Section 51 of the City of Brandon Zoning By-law No. 7124 to decrease the required rear yard setback of an accessory building from 0.6 metres to 0 metres for the property located at 117 Waterloo Crescent in the RSD Residential Single Detached Zone. Approval of this application will address the non-conformity issue of a shed.

2017-051 Abbott-Lindsay
That the Public Hearing for Variance Application V-06-17-B at 117 Waterloo Crescent be concluded.

CARRIED 5/0

2017-052 Robinson-Abbott
That Variance Application V-06-17-B to vary Table 10 of Part III, Division, I, Section 51 of the City of Brandon Zoning By-law No. 7124 to decrease the required rear yard setback of an accessory building from 0.6 metres to 0 metres in the RSD Residential Single Detached Zone be approved at 117 Waterloo Crescent in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached surveyor sketch "Attachment B-2".

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Proposal is a minimum modification
- Neighbors in area not opposed
- Structure is permanent

b. CONDITIONAL USE

417 9th Street

Owner: Renaissance Station Inc.

Applicant: Vionell Holdings Partnership (Stephen Montague)

Community Planner Andrew Mok introduced the application as presented in the City of Brandon Planning report.

The applicant, Stephen Montague of Vionell Holdings Partnership, on behalf of the property owner, Renaissance Station Inc., is applying to allow for an unimproved surface lot parking facility for a property located at 417 – 9th Street in the HMU HUB Mixed Use Zone.

Opposition

Lawrence McGinnis, resident and member of Condominium Corporation 68, presented concerns with the substandard gravel surface parking lot and the lack of maintenance. A petition with 35 signatures opposed to the application was submitted.

2017-053 Lindsay-Abbott

That the Public Hearing for Conditional Use Application C-05-17-B at 417 – 9th Street be concluded.

CARRIED 5/0

2017-054

Sieklicki-Lindsay

That Conditional Use Application C-05-17-B to allow for a substandard gravel surface parking lot in the HMU HUB Mixed Use Zone be approved at 417 – 9th Street (Lots 11/13, Block 8, Plan 2 BLTO) in accordance with the intent of the application “Attachment A-1” and the attached letter of intent “Attachment A-2”, subject to:

1. Prior to five (5) years after the date of approval, the site must be either:
 - a) Developed so that the existing parking lot conforms with all applicable standards in the Zoning By-law and the Urban & Landscape Design Standards, or
 - b) Redeveloped so that the site includes a principal building accommodating uses in accordance with the intent of the HUB mixed-use zone.

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Five years is a reasonable amount of time to conform to city bylaws
- The long term goal is to have the site developed
- The HUB plan promotes less surface parking
- Concerned with current lack of parking lot maintenance

c. VARIANCE

563 3rd Street

Owner: Dornn Construction Ltd.

Applicant: Brian Dornn

Community Planner Andrew Mok introduced the application as presented in the City of Brandon Planning report.

The applicant, Brian Dornn, on behalf of the property owner, Dornn Construction Ltd., is applying to vary the following under Zoning By-law No. 6642 for property located at 563 – 3rd Street in the RMD Residential Moderate Density Zone:

- Subsection 51.1(b) by decreasing the Railway Protection Overlay Zone for dwelling units from 30.0m to 20.0m.

Approval of this application will allow for the development of a six-unit multiple dwelling.

Opposition

Adam Gammack, neighboring resident, presented concerns regarding access to his property due to congestion of refuse bins.

2017-055 Robinson-Sieklicki
That the Public Hearing for Variance Application V-07-17-B at 563 – 3rd Street be concluded.

CARRIED 5/0

2017-056 Lindsay-Sieklicki
That Variance Application V-07-17-B to decrease the Railway Protection Overlay Zone for dwelling units from 30.0m to 20.0m, in the RMD Residential Moderate Density Zone at 563 – 3rd Street (Lots 29/30, Block 79, Plan 8 BLTO) be approved in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-2”.

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Reasonable to reduce the overlay at this site
- City council had previously approved the overlay reduction
- Appreciative of intentional building design for noise reduction, safety is not a concern at this site

d. CONDITIONAL USE

1315 8th Street

Owner: R&M Homes Ltd.

Applicant: Dean Hunter, Brett Kowalchuk & Patsy Hewitt

Community Planner Andrew Mok introduced the application as presented in the City of Brandon Planning report.

The applicant, R&M Homes, on behalf of the property owners, Dean Hunter, Brett Kowalchuk, Patsy Hewitt, is applying for a conditional use to allow for a triplex on an interior lot for the property located at 1315 8th Street in the Residential Low Density (RLD) zone.

2017-057 Robinson-Lindsay
That the Public Hearing for Conditional Use Application C-06-17-B be concluded.

CARRIED 5/0

2017-058 Sieklicki-Abbott
That Conditional Use Applications C-06-17-B to allow for a triplex in the RLD zone be approved at 1315 8th Street 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:

1. The owner or successor, prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning, Property & Buildings Department that a shared drainage agreement and right-of-use agreement have been registered on the title of the subject property.

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Conditional use proposal is minimally obtrusive
- Development is consistent with neighborhood
- Development contributes to the city’s overall plan to provide a range of different types of housing

5.0 GENERAL BUSINESS

- a. **Tracking Table**
Mr. Nickel spoke about upcoming applications.
- b. **Administrative Business**
- c. **Absences From Upcoming Meetings**
Commissioner Lindsay will be absent September 20th

6.0 ADJOURNMENT

2017-059 Abbott-Sieklicki
That the meeting does now adjourn. (8:23 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel _____
Ryan Nickel
Principal Planner

Original Signed by Garnet Boyd _____
Garnet Boyd
Chairperson