

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 17, 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

Administration: Ryan Nickel
Robert Zilke
Brenda Rosset
Ally Buckman

2.0 ADOPTION OF AGENDA

2017-035

Sieklicki-Abbott

That the Agenda for the regular meeting of the Planning Commission to be held May 17, 2017 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2017-036

Abbott-Lindsay

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

CARRIED 4/0

4.0 PUBLIC HEARING

a. CONDITIONAL USE

1035 – 10th Street

Owner: Robert & Candace Chandler

Applicant: Tony Bertone

Community Planner Robert Zilke introduced the application as presented in the City of Brandon Planning report.

The applicant, Tony Bertone, on behalf of the property owners, Robert & Candace Chandler, is applying to allow for special needs housing for six (6) residents for a property located at 1035-10th Street in the Residential Low Density (RLD) Zone.

2017-037 Sieklicki-Abbott
That the Public Hearing for Conditional Use Application C-04-17-B at 1035-10th Street be concluded.

CARRIED 4/0

2017-038 Sieklicki-Lindsay
That Conditional Use Application C-04-17-B to allow special needs housing for up to six residents in the Residential Low Density (RLD) zone be approved at 1035-10th Street (Lots 21/22, Plan 388 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 4/0

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

- In compliance with general character of area
- The development contributes to a community need
- Complies with the four tests in The Planning

5.0 EXTENSIONS

a. EXTENSION - VARIANCE

637 Princess Avenue
Owner/Applicant: 6519599 Manitoba Ltd.

Chief Planner Mr. Nickel introduced the application as presented in the City of Brandon Planning report.

The applicant, Phil Dorn of 6519599 Manitoba Ltd., is requesting a deadline extension to Variance Order V-01-16-B to vary section 15.1 of the former Zoning By-law No. 6642, which is now subsection 4.2(c) of Schedule C: Urban and Landscape Design Standards of the City of Brandon Zoning By-law No. 7124, to allow for an exterior stairway exceeding 1.5m in height between a principal building and a front site line for a property located at 637 Princess Avenue in the HUB Mixed Use (HMU)Zone.

2017-039 Lindsay-Abbott
That the approval deadline of Variance Order V-01-16-B be extended to March 5, 2018.

CARRIED 4/0

b. EXTENSION – VARIANCE

563 – 3rd Street

Owner: Dornn Construction Ltd.

Applicant: Brian Dornn

The applicant, Brian Dornn, on behalf of the property owner, Dornn Construction Ltd., is requesting a deadline extension to Variance Order 01/16 to vary Table 11 of the City of Brandon Zoning By-law No. 7124 to decrease the minimum required interior side yard from 3.0m to 1.2m and Subsection 51.1.(b) of Zoning By-law No. 7124 to decrease the Railway Protection Overlay Zone for dwelling units from 30.0m to 20.0m for a property located at 563 – 3rd Street in the RMD Residential Moderate Density Zone.

2017-040

Sieklicki-Abbott

That the approval deadline of Variance Order 01/16 be extended to May 3, 2018.

CARRIED 4/0

c. EXTENSION – CONDITIONAL USE

30 – 3rd Street

Owner/Applicant: Manitoba Housing & Renewal Corporation

The applicant, Dwayne Rewniak, on behalf of Manitoba Housing, is requesting a deadline extension to Conditional Use Order 05/16 in order to establish a Planned Unit Development (PUD) in the Hub Transitional (HTR) Zone. The conditional use for a Planned Unit Development applies to the entire property, and includes a 7-storey 38 unit multi-family apartment building with full coverage of the site that includes 27 surface parking stalls to the west.

2017-041

Abbott-Lindsay

That the approval deadline of Variance Order 01/16 be extended to May 3, 2018.

CARRIED 4/0

6.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel spoke about upcoming applications.

b. Administrative Business

c. Absences From Upcoming Meetings

7.0 ADJOURNMENT

2017-041 Sieklicki-Abbott
That the meeting does now adjourn. (7:23 p.m.)

CARRIED 4/0

Original Signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original Signed by Garnet Boyd
Garnet Boyd
Chairperson