

MINUTES OF THE PLANNING COMMISSION MEETING HELD January 17, 2018 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

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

Administration: Ryan Nickel
Shengxu Li
Brenda Rosset

2.0 ADOPTION OF AGENDA

2018-001

Abbott-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held January 17, 2018 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2018-002

Lindsay-Robinson

That the minutes of the regular meeting of the Planning Commission held on December 6, 2017 be adopted as presented.

CARRIED 4/0

4.0

a. Variance

602 1st Street, 222 McTavish Avenue
Owner: Riverheights Development Ltd.
Applicant: Cohlmeier Architecture

Community Planner Shengxu Li introduced the application as presented in the City of Brandon Planning report.

The applicant, Cohlmeier Architecture, on behalf of the property owner, Riverheights Development, is applying to vary the following sections of the City of Brandon Zoning By-law No. 7124 (Zoning By-law):

- Subsection 29(a): To provide all required parking for the proposed use offsite on the adjacent site located at 222 McTavish Ave
- Table 12: Commercial Bulk and Siting Requirements to reduce the minimum corner side yard setback from 3m to 1.5m for the proposed building addition located at 602 1st Street

- Table 12 (Footnote 9): Commercial Bulk and Siting Requirements to allow a reduced setback of 3.1m with all parking located off-site

The variance would accommodate the expansion of the existing building for a new dental clinic for the property located at 602 1st Street in the Commercial Arterial (CAR) Zone.

Stephen Cohlmeier – presented on behalf of Riverheights Development Ltd and was available for questions.

2018-003

Abbott-Lindsay

That the Public Hearing for Variance Application V-19-17-B at 602 1st Street and 222 McTavish Avenue be concluded.

CARRIED 5/0

2018-004

Abbott-Lindsay

That Variance Application V-19-17-B to vary:

- Subsection 29(a): To provide all required parking for the proposed use offsite on the adjacent site located at 222 McTavish Ave
- Table 12: Commercial Bulk and Siting Requirements to reduce the minimum corner side yard setback from 3m to 1.4m for the proposed building addition located at 602 1st Street
- Table 12 (Footnote 9): Commercial Bulk and Siting Requirements to allow a reduced setback of 3.1m with all parking located off-site of Zoning By-law No. 7124 to allow for the expansion of a dental clinic in the Commercial Arterial (CAR) Zone be approved at 602 1st Street (Lot 1, Block 65, Plan 37565 BLTO) and 222 McTavish Avenue (Lot 3, Plan 37565 BLTO) in accordance with the intent of the application “Attachment A-1”, the letter of intent “Attachments A-3 & A-4” and the site plan “Attachment B-2”, subject to the owner or successor, prior to the issuance of a building permit:
 1. Submitting written confirmation to the City of Brandon Planning, Property & Buildings Department that an easement agreement for Bell MTS has been registered on the Title to the subject property.
 2. Submitting written confirmation to the satisfaction of the City of Brandon Planning, Property & Buildings Department that a shared parking agreement has been registered as a declaration of easement on the Titles for the properties located at 602 1st Street and 222 McTavish Avenue.
 3. Submitting a new site plan to the satisfaction of the City Engineering identifying:
 - a) the partial closure of the approach from McTavish Avenue to 602-1st Street and complete restoration of the City boulevard, curb and sidewalk; and
 - b) the removal of the loading zone from the right-of-way.

CARRIED 5/0

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

- Good use for location
- Makes sense to align the building

- Well thought out plan for the area

b. Variance

72 Lakeview Drive

Owner: Beverley Pinder

Applicant: Sunspace By Elite Sunrooms

Community Planner Shengxu Li introduced the application as presented in the City of Brandon Planning report.

The applicant, Keith Bourgeois, on behalf of the property owner, Beverley Pinder, is applying to vary Table 10 of Part III, Division 1, Section 51 of the City of Brandon Zoning By-law No. 7124 to decrease the required rear yard setback from 7.6 metres to 6.2 metres for the property located at 72 Lakeview Drive in the Residential Single Detached (RSD) Zone. Approval of this application will allow the owner to install windows to enclose the existing covered deck to form a sunroom.

Dewald Krause – presented on behalf of Sunspace and was available for questions.

2018-005

Sieklicki-Robinson

That the Public Hearing for Variance Application V-20-17-B at 72 Lakeview Drive be concluded.

CARRIED 5/0

2018-006

Sieklicki-Robinson

That Variance Application V-20-17-B to vary Table 10 of Part III, Division 1, Section 51 of the City of Brandon Zoning By-law No. 7124 to decrease the required rear yard setback from 7.6 metres to 6.2 metres in the Residential Single Detached (RSD) Zone be approved at 72 Lakeview Drive in accordance with the application “Attachment A-1”, the letter of intent “Attachment A-2” and the site plan “Attachment B-2”.

CARRIED 5/0

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

- Simple motion to enclose previously approved deck

c. Conditional Use

4151 McTavish Avenue

Owner: 4123239 Manitoba Ltd.

Applicant: Evan Keller

Commissioner Robinson excused herself due to conflict.

Community Planner Shengxu Li introduced the application as presented in the City of Brandon Planning report.

The applicant, Evan Keller of 4123239 Manitoba Ltd., is applying to modify the planned unit development approved under Conditional Use Decision C-08-15-B for a property located at 4151 McTavish Avenue in the Residential Moderate Density (RMD) Zone. Approval of this application will allow for the development of a utility closet on the exterior of each building on the site.

2018-007

Sieklicki-Abbott

To adjourn to February 21st, 2018 Planning Commission meeting.

CARRIED 4/0

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

- Applicant needs to attend to address concerns
- Applicant should have been aware of electrical requirements before construction

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel spoke about upcoming applications.

February 7, 2018 meeting is cancelled.

b. Administrative Business

c. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2018-008

Sieklicki-Abbott

That the meeting does now adjourn. (8:06 p.m.)

CARRIED 5/0

Original signed by R. Nickel

Ryan Nickel
Principal Planner

Original signed by G. Boyd

Garnet Boyd
Chairperson