

**MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 17, 2019 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1.0 ROLL CALL**

Commissioners: Jack Lindsay  
Kate Hill  
Colleen Anderson

Administration: Ryan Nickel  
Shengxu Li  
Amber Chapil

Regrets: Andrew Sieklicki  
Garnet Boyd

**2.0 ADOPTION OF AGENDA**

2019-057

**ANDERSON - HILL**

That the Agenda for the regular meeting of the Planning Commission to be held July 17, 2019 be adopted as presented.

CARRIED 3/0

**3.0 CONFIRMATION OF MINUTES**

2019-058

**ANDERSON – LINDSAY**

That the minutes of the regular meeting of the Planning Commission held on July 3, 2019 be adopted as read.

CARRIED 2/0

**4.0**

**a. Conditional Use**

1505 1<sup>st</sup> Street

Owner: Rhonda Pardy Ltd.; 7371978 Manitoba Ltd.; 7325101 Manitoba Ltd.

Applicant: Rhonda Pardy

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

The applicant and owner, Rhonda Pardy spoke regarding this application to build a Tim Hortons and gas station on the site. The Tim Hortons will have full service option and a drive thru, with seating inside for 16 patrons.

### **For Information**

Alison Murray, area resident, was looking for additional information regarding left turn signals on 1<sup>st</sup> Street.

2019-059

#### ANDERSON - HILL

That the Public Hearing for Conditional Use Application C-05-19-B at 1505 1<sup>st</sup> Street (Lots 1/4, Plan 23179 BLTO) be concluded.

CARRIED 3/0

2019-060

#### ANDERSON - HILL

That Conditional Use Application C-05-19-B to allow for an automotive service station with underground fuel storage tanks in the Commercial Arterial (CAR) Zone be approved at 1505 1<sup>st</sup> Street (Lots 1/4, Plan 23179 BLTO) in accordance with the attached letter of intent "Attachment A-2", the site plan "Attachment B-2", and landscape plan "Attachment B-3", subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

- i. The Developer agrees prior to the issuance of a development permit, to enter into a cross access agreement as an easement requiring registration on both titles of this property (1505 1<sup>st</sup> Street) and the property to the south (1525 1<sup>st</sup> Street). Access to 1<sup>st</sup> Street must be signed as a single access point with line paint as necessary and stop control.
- ii. The Developer agrees prior to the issuance of a development and/or building permit to provide the City with a detailed design of the left turning movements for access to the site from 1<sup>st</sup> Street and Richmond Avenue via Dennis Street. Design and construction of any left turning access will be at the sole cost of the Developer.
- iii. The Developer shall construct an access off of Richmond Avenue East, within the Dennis Street right-of-way to a residential urban standard. The design of such is to be prepared by a professional engineer and will be subject to review and acceptance by the City Engineer. The Developer agrees that until such time as neighbouring properties require a connection to this access, the Developer will be responsible to maintain, at their sole cost, the section of road to a City standard, which includes, but is not limited to, snow clearing.
- iv. The Developer will be required to account for existing stormwater storage lost within the Public Reserve to the north of the development and/or Dennis Street right-of-way due to development. Any relocation of stormwater storage will be at the sole cost of the Developer.
- v. The Developer agrees to enter into a Save Harmless agreement.
- vi. The Developer agrees the gas station must be developed, constructed and operated in compliance with the Storage and Handling of Petroleum Products and Allied Products Regulations MR 188/2001.

- vii. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City's right-of-way. The Detailed Cost Estimate is to be prepared by the Developer's Consulting Engineer and is submit to review and acceptance by the City Engineer.
- viii. The Developer will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit is required prior to the issuance of a development permit.
- ix. The Developer will complete a phase two environmental site assessment on the property by a qualified environmental professional within twelve (12) months of the Automotive Service Station being decommissioned.
- x. The Developer will remediate the lands to a standard which allows for future development of the lands for uses permitted in the zoning by-law for the property. Remediation of the lands shall be completed on or before five (5) years from the date the Automotive Service Station is decommissioned and all costs shall be the responsibility of the owner or successor.
- xi. As part of a site remediation plan, the developer must provide a landscape plan to the satisfaction to the General Manager of Development Services or Director of Planning & Buildings. The lands shall be landscaped and maintained in accordance with the landscape plan until the lands are redeveloped.

CARRIED 3/0

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

- Commissioner Anderson indicated this is a good development for this area
- Commissioner Hill indicated it was positive growth in the area, better for parking for patrons and vehicles entering the drive thru

**b. Variance Application**

818 Princess Avenue

Owner: City of Brandon

Applicant: Bryce Wilson

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

The applicant, Perry Roque, Director of Community Services with the City of Brandon, spoke regarding this application to develop a permanent public washroom in the downtown area. The City will be looking after the maintenance of the washroom, and security will be opening and locking the washrooms each day.

**In Favour**

Dr. Megan McKenzie, area resident, spoke in support of a permanent washroom in the downtown area.

2019-061

HILL - ANDERSON

That the Public Hearing for Variance Application V-08-19-B at 818 Princess Avenue (Public Reserve Plan 34374 BLTO) be concluded.

CARRIED 3/0

2019-062

HILL - ANDERSON

That Variance Application V-08-19-B to vary Table 20 of the Zoning By-law by reducing the minimum required front yard setback from 3m to 0.6m to allow for the construction of a public washroom building in the Parks and Recreation (PR) Zone be approved at 818 Princess Avenue (Public Reserve Plan 34374 BLTO) in accordance with the attached letter of intent "Attachment A-1" and the attached site plan "Attachment B-2"

CARRIED 3/0

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

- Commissioners supported this permanent washroom in this area

**c. Conditional Use**

1334 7<sup>th</sup> Street

Owner: Dustin Bresky

Applicant: Eric Olson

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

The applicant, Eric Olson spoke regarding this application to build two three-dwelling unit buildings. The front bedroom would be two bedrooms and the back units would be three bedrooms. These units would have some room for fences for those who may have pets.

**In Favour**

Darren Giilck spoke regarding the design standards for these buildings, which fit the area and meet all building requirements.

2019-063

ANDERSON - HILL

That the Public Hearing for Conditional Use Application C-04-19-B at 1334 7<sup>th</sup> Street (Lots 12/14 and N ½ of Lot 11, Block 15, Plan 7 BLTO) be concluded.

CARRIED 3/0

2019-064

ANDERSON - HILL

That Conditional Use Application C-04-19-B to allow for two 3 dwelling unit buildings on an interior site in the Residential Low Density (RLD) Zone be approved at 1334 7<sup>th</sup> Street (Lots 12/14 and N ½ of lot 11, Block 15, Plan 7 BLTO) in accordance with the letter of intent "Attachment A-2", and the site plan "Attachment B-2"

CARRIED 3/0

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

- Commissioners indicated this was a good fit for the area

**5.0 GENERAL BUSINESS**

a. **Tracking Table**

b. **Administrative Business**

c. **Absences From Upcoming Meetings**

Commissioner Boyd - potentially August 7, 2019

**6.0 ADJOURNMENT**

2019-065

ANDERSON - HILL

That the meeting do now adjourn (7:52 p.m.)

CARRIED 3/0

Original Signed by A. Chapil  
**Amber Chapil**  
Planning Commission Clerk

Original Signed by J. Lindsay  
**Jack Lindsay**  
Chairperson