

**MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 19, 2019 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

---

**1.0 ROLL CALL**

Commissioners: Andrew Sieklicki  
Jack Lindsay  
Garnet Boyd  
Colleen Anderson  
Kate Hill

Administration: Ryan Nickel  
Shengxu Li  
Amber Chapil

Regrets: Garnet Boyd  
Kate Hill

**2.0 ADOPTION OF AGENDA**

2019-037

**LINDSAY - ANDERSON**

That the Agenda for the regular meeting of the Planning Commission to be held June 19, 2019 be adopted as presented.

CARRIED 3/0

**3.0 CONFIRMATION OF MINUTES**

2019-038

**ANDERSON – LINDSAY**

That the minutes of the regular meeting of the Planning Commission held on June 5, 2019 be adopted as read.

CARRIED 3/0

**4.0**

**a. Variance Application**

705 Lorne Avenue  
Owner: City of Brandon  
Applicant: Westman Youth for Christ

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

The applicant, Dwayne Dyck, Executive Director of Westman Youth for Christ, spoke on behalf of the application to vary the set back and parking. They canvassed the neighbourhood, and answers any questions or concerns over the project, and have

addressed the concerns from businesses and area residents. This will be two fifteen unit apartment blocks with 13 units for homeless youth. Many of the homeless youth do not have vehicles, with the reduction from the required 30 parking spaces to 23 will not be an issue. There will be programming and staff living on site. Our presence with staff, outside lighting and security cameras will deter negative activity in this area.

### **In Opposition**

Brian Cochrane, area resident, spoke to the concern of safety of the senior citizens that live in the area with the addition of housing of youth who are suffering from addictions. That this was not the right place for an addiction centre, as there are so many other issues and drug concerns within the downtown area.

2019-039

#### ANDERSON - LINDSAY

That the Public Hearing for Variance Application V-05-19-B at 705 Lorne Avenue (Lots 1/6, Block 41, Plan 2 BLTO) be concluded.

CARRIED 3/0

2019-040

#### ANDERSON - LINDSAY

That Variance Application V-05-19-B to vary Table 14 of the Zoning By-law by reducing the minimum required rear yard setback from 7.6m to 2.5m the HUB Mixed Use (HMU) Zone to allow for construction of two (2) fifteen (15) unit multiple dwelling buildings be approved at 705 Lorne Avenue (Lots 1/6, Block 41, Plan 2 BLTO) in accordance with the letter of intent "Attachment A-1 and A-2", the site plan "Attachment B-2" and elevation plans "Attachment B-3, B-4 and B-5".

CARRIED 3/0

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

- In favour of the application
- This is allowing this type of use to go into this area, and we need facilities to help the homeless youth
- A place that has cameras and lights would deter unfavourable activity in the area

2019-041

LINDSAY - ANDERSON

That Variance Application V-05-19-B to vary Clause 30(a)(3) of the Zoning By-law by reducing the minimum number of required parking spaces from thirty (30) to twenty three (23) in the HUB Mixed Use (HMU) Zone to allow for construction of two (2) fifteen (15) unit multiple dwelling buildings be approved at 705 Lorne Avenue (Lots 1/6, Block 41, Plan 2 BLTO) in accordance with the letter of intent "Attachment A-1 and A-2", the site plan "Attachment B-2" and elevation plans "Attachment B-3, B-4 and B-5".

CARRIED 3/0

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

- This is a 30-year agreement with the Province
- Adequate amount of parking

**b. Variance Application**

123 Fraser Crescent

Owner: Matthew Kiazzyk & Jana Kiazzyk

Applicant: Matthew Kiazzyk

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

The owner, Matthew Kiazzyk spoke to the application to be able to build a shed on the property. This corner has a fence, and the shed will not be visible, as well the shed will be the required distance from the house.

2019-042

ANDERSON - LINDSAY

That the Public Hearing for Variance Application V-06-19-B at 123 Fraser Crescent (Lot 12, Block 1, Plan 42409 BLTO in NW ¼ 26-10-19 WPM) be concluded.

CARRIED 3/0

2019-043

ANDERSON - LINDSAY

That Variance Application V-06-19-B to vary Section 51, Table 10 of the Zoning By-law to decrease the minimum required corner side yard setback for an accessory use from 3.0m to 0.3m in the Residential Single Detached (RSD) Zone be approved at 123 Fraser Crescent (Lot 12, Block 1, Plan 42409 BLTO in NW ¼ 26-10-19 WPM) 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:

- This fence will block the shed
- Not able to place the shed in the other area of the property
- Maintained the distance between the shed and the house

**c. Extension – Conditional Use**

3500 McDonald Avenue

Owner: Skyline Developments Ltd.

Applicant: Rod Lindenberg, Horizon Builders Ltd.

Chief Planner, Ryan Nickel, spoke in regards to the extension of the conditional use application.

The applicant, Calvin Ore with Horizon Builders Ltd. spoke in regards to the extension application. That the project was delayed due to legal issues, and once they have registered the property with Land Titles they will be able to build on the property. The applicant confirmed that the major hurdle was with the Hydro easement.

2019-044

LINDSAY - ANDERSON

That the Public Hearing for the extension for Conditional Use Decision C-08-17-B be concluded.

CARRIED 3/0

2019-045

LINDSAY - ANDERSON

That the approval deadline of Conditional Use Decision C-08-17-B be extended to June 22, 2020.

CARRIED 3/0

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

- The applicant came out to address any concerns

**d. By-law 7238**  
Downtown Secondary Plan

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

2019-046 ANDERSON - LINDSAY  
That the Public Hearing for the Downtown Secondary Plan By-law 7238 be concluded.  
CARRIED 3/0

2019-047 LINDSAY - ANDERSON

1. That the Planning Commission recommend City Council approve the Downtown Brandon Secondary Plan By-law No. 7238, subject to the following amendments:
  - i.) adding in subsection 4.2.6 (a) the word: “shelters,” immediately prior to the word: “benches”;
  - ii.) deleting in subsection 4.3.2 (b) the words: “in the medium to long term (3-10 years)”;
  - iii.) adding in subsection 4.3.2 (e) the words: “The City should” immediately prior to the word: “complete”;
  - iv.) deleting in subsection 4.3.2 (f) the word: “may” and substituting therefor the word: “should”;
  - v.) adding in subsection 4.3.2 (g) the words: “The City should” immediately prior to the word: “construct”;
  - vi.) adding in subsection 4.4.2 (c) the word: “improvement” immediately prior to the word: “organization” and the words: “to support the needs of existing businesses” immediately prior to the words: “with a focus on marketing the downtown”;
  - vii.) adding in subsection 4.4.3 (a) the sentence: “work collaboratively with the Brandon Downtown Development Corporation to ensure incentive programs continually meet intended goals that support the downtown vision.”;
  - viii.) adding subsection 5.2.3 (e): “New pedestrian-scale and character lighting should expand throughout the Downtown Plan Area, especially along Pacific Avenue and in the CB Character Area (e.g. 10<sup>th</sup> Street between Rosser and Pacific Avenue).”;
  - ix.) deleting subsection 5.3.4 (c) in its entirety;
  - x.) deleting in subsection 5.3.5 (d) the words: “Neon signs and backlit box signs should not be allowed”.

CARRIED 3/0

- e. **By-law 7239**  
Updates to the Zoning By-law

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

2019-048 **ANDERSON - LINDSAY**  
That the Public Hearing for By-law 7239 to update the Zoning By-law 7124 be concluded.

CARRIED 3/0

2019-049 **ANDERSON - LINDSAY**  
That the Planning Commission recommend City Council approve By-law No. 7239 (Z-03-19-B) to incorporate updates to Zoning By-law No. 7124.

CARRIED 3/0

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

- It makes sense to update the zoning by-law with the downtown secondary plan

**5.0 GENERAL BUSINESS**

- a. **Tracking Table**  
b. **Administrative Business**  
c. **Absences From Upcoming Meetings**  
Commissioner Hill – July 3<sup>rd</sup>, 2019

**6.0 ADJOURNMENT**

2019-050 **ANDERSON - LINDSAY**  
That the meeting do now adjourn (8:11 p.m.)

CARRIED 3/0

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

Original Signed by A. Sieklicki  
**Andrew Sieklicki**  
Chairperson