

MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 5, 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
Corinne Robinson

Administration: Ryan Nickel
Sonikile Tembo
Amber Chapil

Regrets: Kate Hill

2.0 ADOPTION OF AGENDA

2019-029

LINDSAY - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held June 5, 2019 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2019-030

ANDERSON – LINDSAY

That the minutes of the regular meeting of the Planning Commission held on May 15, 2019 be adopted as read.

CARRIED 4/0

4.0

a. By-Law No. 4235 Rezone

2222 Currie Boulevard

Owner: Richard Golletz and Esther Dodson- Golletz

Applicant: Richard Golletz

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

The owner, Richard Golletz spoke on behalf of the application to rezone the property from residential mobile home to commercial. Currently there is no buyer for the property at this time. There is a better demand for selling larger commercial lots than for smaller lots in Brandon. There is some interest in the commercial land in this south area of the City, taking this position to get it to be a marketable piece of property.

There are issues with the main infrastructure to maintain the existing mobile home park, half of the trailers have been removed from the site. Providing the tenants with more notice and relocation amounts than current requirements of the Manitoba Tenancy Branch. When I purchased the property sixteen years ago, I notified the tenant that I would be eventually developing the property and took measures to keep them informed of this.

2019-031

BOYD - LINDSAY

That the Public Hearing for By-law 7235 Z-02-19-B at 2222 Currie Boulevard (Lots 1/8, Block 4, Plan 1118 BLTO) be concluded.

CARRIED 4/0

2019-032

BOYD - ANDERSON

That the Planning Commission recommend City Council approve By-law No. 7235 Z-02-19-B to rezone the property at 2222 Currie Boulevard (Lots 1 to 8, Block 4, Plan 1118 BLTO) from Residential Mobile/Modular Home (RMH) Zone to Commercial Arterial (CAR) Zone, subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

- i. The Developer agrees that the site is approved for a maximum intensity of use of 40,000 square feet.
- ii. The Developer agrees to pay a contribution towards twenty (20) boulevard trees. The amount of payment for such trees will be calculated at the time of execution of the development agreement and based upon the City's tree contract pricing for the current year. Payment in full will be required at the time of execution of the development agreement.
- iii. The Developer agrees to provide written confirmation from Manitoba Infrastructure confirming the approval of a traffic impact study for this development area.
- iv. The Developer agrees prior to the issuance of a development and/or building permit to provide written confirmation from Manitoba Infrastructure stating there is no drainage issues between the site and the provincial highway system.
- v. The Developer agrees prior to the issuance of a development and/or building permit to provide written confirmation from Manitoba Infrastructure ensuring the design of the site addresses future upgrades to Patricia Avenue/PTH 10 (18th Street) intersection and the offset of Currie Boulevard.
- vi. Should the Developer choose to construct private mains to service the commercial development, the Developer agrees to enter in to a Private Sewer and Water Agreement with the City, for the servicing of the property. The agreement is to be executed by the property owner prior to the issuance of a development and/or building permit and shall be registered prior to the issuance of a Development Permit.

- vii. Should the Developer choose to extend wastewater within the 18th Street (PTH10)/Currie Boulevard right-of-way, the extension will be secured under the development agreement.
- viii. The Developer agrees to construct accesses to the site per the City of Brandon specifications and TAC standards.
- ix. The Developer acknowledges removal of any existing access to the site are to be restored to City of Brandon specifications.
- x. The Developer will be responsible to submit an Irrevocable Letter of Credit totaling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit is required prior to the issuance of a development permit.
- xi. The Developer acknowledges additional financial contributions may be required from the Developer pending review of the site design analysis. Any contributions will be required prior to the issuance of a development permit.

And that administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

CARRIED 4/0

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

- It will be a good fit for the area as there is commercial around it
- An appropriate place for this type of development

b. Conditional Use

1053 8th Street

Owner: Trent Edward Bartlett

Applicant: Sahil Nayak

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

The applicant, Evan Keller of Keller Developments spoke on behalf of the owner regarding the application for the fourplex. The owner will be occupying one of the suites within the fourplex. The building and the front driveway have been removed, the storage shed will still be on the property, at this time there is no intent to put in a driveway to the storage shed. Notification was sent to the residents within the 100m of this property. The prior house on the property was not in a condition worth re-investing in, prior to the demolition of this building. They did receive a copy of the letter of objection, and addressed the concerns raised; there are fourplexes within this area, there will be considerable green space as the property footprint is less for this fourplex, and the design is a raised bi-level with similar height to other buildings in the area.

2019-033

LINDSAY - ANDERSON

That the Public Hearing for Conditional Use Application C-03-19-B at 1053 8th Street (Lots 35/37, Block 34, Plan 7 BLTO) be concluded.

CARRIED 4/0

2019-034

LINDSAY - ANDERSON

That Conditional Use Application C-03-19-B to allow for a fourplex on an interior site in the Residential Low Density (RLD) Zone be approved at 1053 8th Street (Lots 35/37, Block 34, Plan 7 BLTO) in accordance with the letter of intent "Attachment A-2", the site plan "Attachment B-2" and elevation plan "Attachment B-3", subject to the owner or successor, prior to the issuance of Final Occupancy, submitting a written confirmation to the City of Brandon Planning & Buildings Department confirming that Lots 35, 36 and 37 Block 34 Plan 7 BLTO on the title (No. 1588523) have been consolidated by way of a Plan of Survey.

CARRIED 4/0

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

- There is a mixed zone of housing styles, the style of the building meets the general nature of the area
- Good fit for the area

c. Extension Conditional Use

2340 Rosser Avenue

Owner: 6061087 Manitoba Ltd.

Applicant: Cam Wirch

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

2019-035

ANDERSON - LINDSAY

That the approval deadline of Conditional Use Decision C-07-18-B be extended to May 17, 2020.

CARRIED 3/1

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

- Commissioner Anderson clarified only one extension could be requested and would be voting in favour of it
- Commissioner Lindsay is not concerned with the extension as it is a balance of residential and commercial and will be voting in favour of it
- Commissioner Boyd voiced concerns with the building be up for sale and would be voting against it

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

Commissioner Hill – June 19th and July 3rd, 2019

Commissioner Boyd – June 19, 2019

Commissioner Sieklicki – may not be in attendance for June 19, 2019

6.0 ADJOURNMENT

2019-036 ANDERSON - BOYD

That the meeting do now adjourn (7:56 p.m.)

CARRIED 4/0

Original Signed by A. Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by A. Sieklicki
Andrew Sieklicki
Chairperson