

**MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 15, 2020 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  
Garnet Boyd  
Colleen Anderson  
Lashawnda Hobson

Administration: Ryan Nickel  
Amber Chapil

Regrets: Kate Hill

**2.0 ADOPTION OF AGENDA**

2020-017 ANDERSON - BOYD

That the Agenda for the regular meeting of the Planning Commission to be held April 15, 2020 be adopted as presented.

CARRIED 4/0

**3.0 CONFIRMATION OF MINUTES**

2020-018 ANDERSON – BOYD

That the minutes of the regular meeting of the Planning Commission held on February 19, 2020 be adopted as read.

CARRIED 3/0

**4.0**

**a. Variance Application**

2020 Queen Avenue

Owner: Jonathan Scott Connors and Dianne Margo Connors

Applicant: Jonathan Scott Connors and Dianne Margo Connors

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

2020-019 BOYD - ANDERSON

That the Public Hearing for Variance V-01-20 at 2020 Queens Avenue (Lots 5, Block 12, Plan 1092 BLTO) be concluded.

CARRIED 4/0

2020-020

BOYD - ANDERSON

That Variance Application V-01-20 to vary Table 10 of the Zoning Bylaw by decreasing the required rear yard setback for a detached garage from 1.5m to 1.0m in the Residential Single Detached (RSD) Zone be approved at 2020 Queens Avenue (Lot 5, Block 12, Plan 1092 BLTO) in accordance with the letter of intent "Attachment A-2" and the Surveyor's Building Location Certificate "Attachment B-2".

CARRIED 4/0

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

- Voting to approve as the application meets the criteria
- Other area residents have access through the back lane

b.

By-law 7265

Updates to the Zoning By-law

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

2020-021

ANDERSON - BOYD

That the Public Hearing for By-law 7265 to update the Zoning By-law 7124 be concluded.

CARRIED 4/0

2020-022

ANDERSON - BOYD

That the Planning Commission recommend City Council approve By-law No. 7265 (Z-01-20) to update the Zoning By-law's floodplain regulations, subject to Subsection 1(a) of By-law No. 7265 be amended by deleting the definition of "floodplain diked protection area" in its entirety and substituting as follows:

**"Floodplain diked protection area – included lands protected from flooding by the City engineered dike system. These lands are still at risk of flooding should a failure of the City dike system occur."**

CARRIED 4/0

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

- Commend Administration and City Council for taking this approach to amend the By-law

- c. **Variance Application**  
1640 Sycamore Drive  
Owner: 10007361 Manitoba Ltd.  
Applicant: Rachel Ricard

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

- 2020-023 **BOYD - ANDERSON**  
That the Public Hearing for Variance Application V-03-20 at 1640 Sycamore Drive (Parcel "A", Plan 1547 BLTO) be concluded.  
CARRIED 4/0

- 2020-024 **BOYD - ANDERSON**  
That Variance Application V-03-20 to vary Table 10 of the Zoning By-law by decreasing the required side yard setbacks from 4.6m to 1.8m (Building A) and 2.7m (Building B) in the Residential High Density (RHD) Zone be approved at 1640 Sycamore Drive (Parcel "A", Plan 1547 BLTO) in accordance with the letter of intent "Attachment A-2" and the site plan "Attachment B-3".  
CARRIED 4/0

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

- The City and the applicant reached an acceptable compromise
- The change satisfies emergency services access requirements

- d. **Conditional Use**  
448 Douglas Street  
Owner: Keller Developments  
Applicant: Keller Developments

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

- 2020-025 **ANDERSON - BOYD**  
That the Public Hearing for Conditional Use Application C-02-20 at 448 Douglas Street (Lot 3, Block 1, Plan 4 BLTO) be concluded.  
CARRIED 4/0

2020-026

ANDERSON - HOBSON

That Conditional Use Application C-02-20 to allow for a duplex on an interior lot in the Residential Single Detached (RSD) Zone be approved at 448 Douglas Street (Lot 3, Block 1, Plan 4 BLTO) in accordance with the letter of intent "Attachment A" and the site plan "Attachment B-2".

CARRIED 4/0

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

- It is good fit for the area

**e. Extension Conditional Use**

1809 Princess Avenue

Owner: Jhon Carlos Rincon & Diana Marcela Rios

Applicant: Jhon Carlos Rincon & Diana Marcela Rios

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

2020-027

ANDERSON - BOYD

That the approval deadline of Conditional Use Decision C-01-19-B be extended to April 4, 2021.

CARRIED 4/0

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

**b. Administrative Business**

**c. Absences From Upcoming Meetings**

**6.0 ADJOURNMENT**

2020-028

ANDERSON - BOYD

That the meeting do now adjourn (7:47 p.m.)

CARRIED 4/0

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

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