

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 5, 2020 AT 7:20 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: Andrew Mok  
Amber Chapil

Regrets: Kate Hill

**2.0 ADOPTION OF AGENDA**

2020-059

**BOYD - ANDERSON**

That the Agenda for the regular meeting of the Planning Commission to be held August 5, 2020 be adopted as presented.

CARRIED 4/0

**3.0 CONFIRMATION OF MINUTES**

2020-060

**ANDERSON – BOYD**

That the minutes of the regular meeting of the Planning Commission held on July 15, 2020 be adopted as read.

CARRIED 4/0

**4.0**

**a. By-law No. 7274 Amend EBIASP**

Amend By-law No. 7209 East Brandon Industrial Area Secondary Plan

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

2020-061

**ANDERSON - HOBSON**

That the Public Hearing for By-law 7274 to amend Secondary Plan By-law No. 7209 East Brandon Industrial Area Secondary Plan be concluded.

CARRIED 4/0

2020-062

**ANDERSON - HOBSON**

That the Planning Commission recommend City Council approve By-law No. 7274 (SP-01-20) to amend the East Brandon Industrial Area Secondary Plan No. 7209.

CARRIED 4/0

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

- It enables direct development
- Language within the by-law is clear

**b. Conditional Use**

11 Dominion Way

Owner: Megan & Dustin Van Damme

Applicant: Megan & Dustin Van Damme

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report. The City identified some potential parking concerns given parking is on only one side of the street.

The applicants, Dustin and Megan Van Damme spoke to the application to allow for up to twelve children in their residential home based Daycare with meeting all Provincial requirements.

2020-063

**BOYD - HOBSON**

That the Public Hearing for Conditional Use Application C-05-20 at 11 Dominion Way (Lot 12, Block 2, Plan 2264 BLTO) be concluded.

CARRIED 4/0

2020-064

**BOYD - ANDERSON**

That Conditional Use Application C-05-20 to allow for a group day care with 12 children under 12 years of age in the Residential Single Detached (RSD) Zone be approved at 11 Dominion Way (Lot 12, Block 2, Plan 2264 BLTO) in accordance with the letter of intent "Attachment A", subject to the ongoing demand and function of on-street parking being generally consistent with a use in the RSD Zone. If, as the result of neighbour complaints, the City verifies an injurious on-street parking impact, the Chief Planner will require the owner or successor to facilitate an alternate solution (e.g. moving on-street parking to the east side of dominion) or this approval will be revoked.

CARRIED 4/0

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

- Good fit for the area
- More Daycares are needed in the community

c. **Variance Application**

8 Winchester Drive

Owner: Vionell Bertineous Jacobson and Robin Patricia Jacobson

Applicant: J & G Homes Ltd. (Steve McMillan)

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

The applicant, Steve McMillan spoke to the application to decrease the required front yard in order to build the addition of a four-vehicle garage.

2020-065

**ANDERSON - BOYD**

That the Public Hearing for Variance Application V-09-20 at 8 Winchester Drive (Lots 9/10, Plan 54876 BLTO) be concluded.

CARRIED 4/0

2020-066

**ANDERSON - HOBSON**

That Variance Application V-09-20 to vary Table 10 under Section 51 of the Zoning By-law to decrease the required front yard from 6.0m to 1.5m in the Residential Single Detached (RSD) Zone be approved at 8 Winchester Drive (Lots 9/10, Plan 54876 BLTO) in accordance with the letter of intent "Attachment A-1" and the site plan "Attachment B-2", subject to the owner or successor providing written confirmation to the City of Brandon Development Services Division that arrangements have been made for the existing utility easement's relocation to the satisfaction of Manitoba Hydro, Centra Gas Manitoba, BellMTS, and Westman Communications Group, with all costs and expenses incurred in connection with the easement relocation being the sole responsibility of the owner or successor of this site.

CARRIED 4/0

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

- In favour of this application

**d. Variance Application**

235 Glen Avenue

Owner: Lee Choy Limited (Kenny Choy)

Applicant: Lee Choy Limited (Kenny Choy)

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

The applicant, Kenny Choy spoke to the application to increase the height of the fence to 2.5m in order to construct the sound barrier as required with the rezoning within the development agreement.

**For Information**

Janice Wiggins area residence spoke to keeping the trees to the west side of the property as a sound barrier.

2020-067

**BOYD - ANDERSON**

That the Public Hearing for Variance Application V-10-20 at 235 Glen Avenue (Lot 1, Block 4, Plan 925 BLTO) be concluded.

CARRIED 4/0

2020-068

**BOYD - ANDERSON**

That Variance Application V-10-20 to vary Section 39(a)(2) of the Zoning By-law by increasing the fence height in the required side yard from 1.8m to 2.5m along the north site line in the Residential Mobile Home (RMH) Zone be approved at 235 Glen Avenue (Lot 1, Block 4, Plan 925 BLTO) in accordance with the letter of intent (Attachments A-1 and A-2) and landscape plan (Attachment B-3).

CARRIED 4/0

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

- Addresses the sound barrier requirement
- The rezoning triggered the requirement of a sound barrier

e. **Extension Conditional Use**

1334 – 7<sup>th</sup> Street

Owner: Dustin Bresky

Applicant: Eric Olson

Senior Planner, Andrew Mok, spoke to the extension as financial situation has delayed the project.

2020-069 **ANDERSON - HOBSON**

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

CARRIED 4/0

2020-070 **ANDERSON - HOBSON**

That the approval deadline of Conditional Use Decision C-04-19 be extended to July 24, 2021.

CARRIED 4/0

**5.0 GENERAL BUSINESS**

a. **Tracking Table**

b. **Administrative Business**

c. **Absences From Upcoming Meetings**

**6.0 ADJOURNMENT**

2020-071 **ANDERSON - BOYD**

That the meeting do now adjourn (8:29 p.m.)

CARRIED 4/0

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

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