

**MINUTES OF THE PLANNING COMMISSION MEETING HELD FEBRUARY 19, 2020 AT 7:00 P.M. IN
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

1.0 ROLL CALL

Commissioners: Jack Lindsay
Garnet Boyd
Colleen Anderson

Administration: Ryan Nickel
Sonikile Tembo
Amber Chapil

Regrets: Kate Hill
Andrew Sieklicki

2.0 ADOPTION OF AGENDA

2020-011 BOYD – ANDERSON

That the Agenda for the regular meeting of the Planning Commission held on February 19, 2020 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES

2020-012 BOYD - LINDSAY

Confirmation of the minutes of the regular meeting of the Planning Commission held on January 15, 2020 be adopted as presented.

CARRIED 2/0

2020-013 ANDERSON - LINDSAY

Confirmation of the minutes of the regular meeting of the Planning Commission held on December 18, 2019 be adopted as presented.

CARRIED 2/0

4.0 PUBLIC HEARING

a. **By-law No. 7256 Rezone**

235 Glen Avenue

Owner: Kenny Choy (Lee Choy Limited)

Applicant: Kenny Choy (Lee Choy Limited)

Community Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report. Through the public outreach process, some concerns were raised regarding noise and item (v) was changed to include a sound barrier fence.

The applicant and owner, Kenny Choy spoke to his application and the addition of a sound barrier fence with the tree buffer to address the concerns raised regarding noise. This application will be to provide quality affordable housing within the City of Brandon.

In Favour

Fred Funk, area resident, spoke to concerns of noise from the industrial business to the north of the mobile home park.

In Opposition

Barry LaRocque, area business owner at 1520 Moreland Avenue expressed the same concerns raised last time, regarding concerns from area residents regarding his business and raising noise complaints as he is looking to develop his business, and has approached the City of Brandon, regarding the possibility of a second shift or addition to the business in the future.

2020-014

BOYD - ANDERSON

That the Public Hearing for By-law No. 7256 (Z-09-19-B) at 235 Glen Avenue (Lot 1, Block 4, Plan 925 BLTO) be concluded.

CARRIED 3/0

2020-015

BOYD - ANDERSON

That the Planning Commission recommend City Council approve By-law No. 7256 Z-09-19-B to rezone property at 235 Glen Avenue (Lot 1, Block 4, Plan 925 BLTO) from Commercial Arterial (CAR) zone to Residential Mobile/Modular Home (RMH) zone, subject to the owner or successor entering into a development agreement with the City of Brandon including the following conditions:

- i. The Developer agrees to consolidate Titles No. 3011130/2 and 1872868/2, prior to the issuance of any development and/or building permit.
- ii. The Developer agrees to provide written confirmation that necessary arrangements have been made for postal service and that the pick-up / drop

off location of the community mail box has been determined between the Developer and Canada Post; to the approval of Canada Post.

- iii. The Developer agrees to install a water meter pit at the property line or a location as determined acceptable by Engineering for all water connections to the public water system. All servicing connections are to be on the private side of the meter pit.
- iv. The Developer agrees to enter into a Private Sewer and Water Agreement with the City Of Brandon, for the servicing of the dwelling units located within the development. The agreement is to be executed by the property owner prior to the issuance of any development and/or building permits and shall be registered against title with the Brandon Land Titles Office.
- v. The Developer agrees to construct a minimum 3.0m treed buffer and sound barrier fencing between the proposed residential development and the existing industrial lands north of 235 Glen Avenue.
- vi. The Developer agrees to contribute \$43,676.00 towards half of the construction cost to upgrade Charles Street for the length of the lands. Said construction is to be completed by the City of Brandon at a future date.
- vii. The Developer agrees to construct upgrades to the adjacent rights of way in the form of barrier curbing and sidewalk within the Glen Avenue right of way adjacent to the southerly site line of the property and a sidewalk within the Charles Street right of way adjacent to the easterly site line of the property.
- viii. The Developer agrees prior to issuance of development permit, to contribute \$283.50 per unit to the Brandon School Division.
- ix. The Developer agrees to contribute \$2,578.68 in lieu of land dedication for public reserve. Payment is due upon execution of the development agreement.
- x. The Developer agrees that development charges of \$36,878.72 are due at the time of execution of this development agreement. Additional development cost charges will be charged against any future buildings and will be applied at the time of issuance of a building permit.
- xi. The Developer agrees to pay a contribution towards boulevard trees on Glen Avenue and Charles Street. The amount of payment for such trees will be determined upon the Developer's submission of engineered drawings prior to the registration of subdivision of the lands and based upon the City's tree contract pricing for the current year.
- xii. 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 submitted for review and acceptance by the City Engineer.
- xiii. The Developer agrees to provide to the City a Letter of Credit in the amount of 15% of the total cost of the detailed cost estimate; the total of which must be approved by the City Engineer.

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 3/0

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

- This is a good fit for the area, including the sound barrier fence will address concerns with noise
- This fits with the City's vision for affordable housing and in-fill

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2020-016

ANDERSON - BOYD

That the meeting do now adjourn (7:44 p.m.)

CARRIED 3/0

Original Signed by A. Chapil

Amber Chapil

Planning Commission Clerk

Original Signed by J. Lindsay

Jack Lindsay

Chairperson