

**MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 3, 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  
Kate Hill  
Lashawnda Hobson

Administration: Andrew Mok  
Amber Chapil

**2.0 ADOPTION OF AGENDA**

2020-036

**ANDERSON - HILL**

That the Agenda for the regular meeting of the Planning Commission to be held June 3, 2020 be adopted as presented.

CARRIED 5/0

**3.0 CONFIRMATION OF MINUTES**

2020-037

**ANDERSON – HOBSON**

That the minutes of the regular meeting of the Planning Commission held on May 6, 2020 be adopted as read.

CARRIED 4/0

**4.0**

**a. Conditional Use**

2513 McDonald Avenue  
Owner: Nathan Edward Henry Fortin  
Applicant: Keller Developments Ltd. (Kate McKenzie)

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

The applicant, Evan Keller on behalf of Keller Development spoke to the application to subdivide the property and build a 4-plex. The 4-plex will be a good fit within the area. Any concerns received from canvassing the neighbourhood were not in regards to the 4-plex. Civic concerns were regarding dust suppression, back lane where people are driving but it is private property.

Darren Giilck, from Royal LePage, did the initial canvass and met with neighbours, who did not have concerns over the 4-plex.

**For Information**

Cecile Kwiatkowski, area resident sent in questions regarding 2505 McDonald Avenue, the house that exists there, and how long the existing house will be a rental and if the house will have a permanent resident.

2020-038

BOYD - HILL

That the Public Hearing for Conditional Use Application C-01-20 at 2513 McDonald Avenue be concluded.

CARRIED 5/0

2020-039

HILL - HOBSON

That the Conditional Use Application C-01-20 to allow for a four-unit multiple dwelling on an interior site in the Residential Low Density (RLD) Zone be approved at 2513 McDonald Avenue in accordance with the letter of intent "Attachments A-3 and A-4" and the attached site plan "Attachment B-2".

CARRIED 5/0

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

- Good development for this area
- Meets the criteria, and brings in new development

**b. By-law No. 7271 Rezone**

Parts of 400 – 17<sup>th</sup> Street North

Owner: City of Brandon

Applicant: Michael Lindenberg (Horizon Builders Ltd.)

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

The applicant, Michael Lindenberg, on behalf of Horizon Builders, spoke to the expansion of the KIA Dealership requiring rezoning of the land and purchase of the land from the City.

2020-040

ANDERSON - BOYD

That the Public Hearing for By-law No. 7271 (Z-05-20) at 400 – 17<sup>th</sup> Street North (Lots 1/16, Block 2, Plan 325 BLTO) be concluded.

CARRIED 5/0

2020-041

ANDERSON - HILL

That the Planning Commission recommend City Council approve By-law No. 7271 (Z-05-20) to rezone a portion of property at 400 – 17<sup>th</sup> Street North (Lots 1/16, Block 2, Plan 325 BLTO) from Open Space (OS) to Commercial Arterial (CAR).

CARRIED 5/0

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

- Meets the criteria and is compatible with the area

**c. Variance Application**

2227 Lyndale Drive

Owner: Laurie Lynn Sedgwick

Applicant: Ray Sedgwick

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

The owner/applicant, Ray Sedgwick spoke to the variance application to build a larger garage for storage on his property.

2020-042

HILL - BOYD

That the Public Hearing for Variance Application V-07-20 at 2227 Lyndale Drive (Lot 5, Block 2, Plan 917 BLTO) be concluded.

CARRIED 5/0

2020-043

HILL - BOYD

That the Variance Application V-07-20 to vary Table 10 of Section 51 of the Zoning By-law to increase the proposed garage height from 4.0m to 5.1m in the Residential Single Detached (RSD) Zone be approved at 2227 Lyndale Drive (Lot 5, Block 2, Plan 917 BLTO) in accordance with the attached letter of intent "Attachment A-2", the attached site plan "Attachment B-2" and elevation plan "Attachment B-3".

CARRIED 5/0

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

- It will be lower in height than the residence
- Minimal height increase, and fits well within the area

- 5.0 GENERAL BUSINESS**
- a. Tracking Table**
- b. Administrative Business**
- c. Absences From Upcoming Meetings**

**6.0 ADJOURNMENT**

2020-044 ANDERSON - HOBSON  
That the meeting do now adjourn (7:41 p.m.)

CARRIED 5/0

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

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