

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 17, 2021 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Jack Lindsay
Garnet Boyd
Lashawnda Hobson

Administration: Andrew Mok
Amber Chapil

Regrets: Colleen Anderson
Kate Hill

2.0 ADOPTION OF AGENDA

2021-001

BOYD - HOBSON

That the Agenda for the regular meeting of the Planning Commission to be held March 17, 2021 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES

2021-002

BOYD – HOBSON

That the minutes of the regular meeting of the Planning Commission held on November 18, 2020 be adopted as read.

CARRIED 3/0

4.0

a. By-law No. 7292 Rezone

2 Outback Drive
Owner: Reka Holdings Ltd.
Applicant: Ralph Redfern

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

The applicant, Ralph Redfern spoke to their request for exemption from development charges as outlined in their letter dated March 2, 2021.

2021-003 HOBSON - BOYD
That the Public Hearing for By-law No. 7292 (Z-08-20) to rezone 2 Outback Drive (Lot 2, Plan 57831 BLTO, Exc Public Road Plan 66272 BLTO) from Development Reserve (DR) to Residential Low Density (RLD), be concluded.

CARRIED 3/0

2021-004 BOYD - HOBSON
That the Planning Commission recommend City Council approve By-law No. 7292 (Z-08-20) to rezone 2 Outback Drive (Lot 2, Plan 57831 BLTO, Exc Public Road Plan 66272 BLTO) from Development Reserve (DR) to Residential Low Density (RLD).
And further, that City Council consider the applicant's request for exemption from development charges in light of the reasons raised in their letter dated March 2, 2021.

CARRIED 3/0

b. By-law No. 7293 Rezone

733 – 17th Street East
Owner: RDJ Development Ltd.
Applicant: Jarod Crane

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

The applicant, Jarod Crane spoke to the rezoning of the property to in order to develop this property. The site plan is a rendering.

2021-005 HOBSON - BOYD
That the Public Hearing for By-law No. 7293 (Z-09-20) to rezone 733 – 17th Street East (Lots 13/28, Block 17, Plan 285 BLTO, and Parcel "A", Plan 65155 BLTO) from Development Reserve (DR) to Industrial General (IG), be concluded.

CARRIED 3/0

2021-006 BOYD - HOBSON
That the Planning Commission recommend City Council approve By-law No. 7293 (Z-09-20) to rezone 733 – 17th Street East (Lots 13/28, Block 17, Plan 285 BLTO, and Parcel "A", Plan 65155 BLTO) from Development Reserve (DR) to Industrial General (IG), subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

- i. The Developer agrees to pay a pro rata share of the initial construction costs for the wastewater main constructed in 2019, located in Dundas Street and Van Horne Avenue East, in the amount of \$9,180.00.

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

c. Street Name Registry

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

2021-007

HOBSON - BOYD

That the Planning Commission recommend City Council add the following names to the Street Names Registry:

- i. Foley
- ii. Kavanagh
- iii. Young

CARRIED 3/0

5.0 ANNOUNCEMENTS

Commission Lindsay recognized Garnet Boyd for his many years of service on the Planning Commission as this was his last meeting, and took the opportunity to thank him for his service on behalf of the entire Planning Commission.

6.0 GENERAL BUSINESS

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings
Commissioner Lindsay – April 21, 2021

7.0 ADJOURNMENT

2021-008

BOYD - HOBSON

That the meeting do now adjourn (7:35 p.m.)

CARRIED 3/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Jack Lindsay
Jack Lindsay
Chairperson