

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 19, 2021 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Jack Lindsay
Colleen Anderson
Kate Hill
William Majcher

Administration: Andrew Mok
Amber Chapil

Regrets: Lashawnda Hobson

2.0 ADOPTION OF AGENDA

2021-030

ANDERSON - HILL

That the Agenda for the regular meeting of the Planning Commission to be held May 19, 2021 be adopted as amended.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2021-031

HILL – ANDERSON

That the minutes of the regular meeting of the Planning Commission held on April 21, 2021 be adopted as read.

CARRIED 3/0

4.0

a. Variance Application

1550 Richmond Avenue East
Owner: Paul's Hauling Ltd.
Applicant: Landmark Planning and Design

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

The applicant, Brendan Salakoh on behalf of Paul's Hauling spoke to the variance application for a temporary use permit to allow for seasonal worker accommodations in the industrial area. He provided a PowerPoint presentation outlining the request as it is essential for Paul's Hauling during this critical period to haul fertilizer for farmers. The number of trailers have increased due to allow for social distances measures due to COVID-19 restrictions. He covered the communication outreach to the surrounding area, with one letter received enquiring if this seasonal camp will be competition for hotels in the area. As this seasonal camp will only be offered to

seasonal drivers of Paul's Hauling, and not the general public, this will not impact hotels in Brandon.

2021-032

HILL - MAJCHER

That the Public Hearing for Variance Application V-07-21 at 1550 Richmond Avenue East (Lot 3, Block 1, Plan 23784 BLTO) be concluded.

CARRIED 4/0

2021-033

HILL - MAJCHER

That Variance Application V-07-21 to vary Subsections 41(a) and (d) of the Zoning By-law No. 7124, as amended, to allow for temporary worker accommodations (seasonal work camp) in the Industrial Restricted (IR) Zone be approved at 1550 Richmond Avenue East (Lot 3, Block 1, Plan 23784 BLTO) in accordance with the letter of intent "Attachment A-1 to A-4" and site plan "Attachment B-3", subject to:

1. This order being valid for up to five (5) years from the date of approval.
2. The owner or successor entering into a development agreement with the City of Brandon with the following conditions:
 - a. The Developer agrees to develop a seasonal work camp in general consistency with the attached site plan;
 - b. The Developer agrees that, if at any time, the work is permitted to become permanent structures, the property owner will be required to connect all permanent structures to public water and domestic sewer servicing within two (2) years from the date when permission is granted for a permanent work camp. The work camp structures shall also comply with any procedures, policies, by-laws and Acts for establishing a permanent structure on the site;
 - c. The Developer agrees to only operate the work camp in May and October of each calendar year for a maximum of 2 months a year in concurrence with the seasonal operation of providing fertilizer to local farms'

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 4/0

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

- Commissioner Hill will support this application due to length of operation and minimal impact to the City
- Commissioner Majcher will support the application as it is unobtrusive to that area, and for a very short period of time
- Commissioner Anderson supports the application
- Commissioner Lindsay noted this proposal should have no impact to hotels or rental units

- b. By-law No. 7301 Rezone**
Lot 1 Plan 48496 BLTO
Owner: Lee Choy Limited
Applicant: Kenny and Cindy Choy

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

The applicants, Kenny and Cindy Choy spoke to the application to rezone the area to allow for future development of mobile homes as part of the existing Glendale Mobile Homes Park. These mobile homes will be within the allowable lot size and be smaller affordable housing. There will be a buffer zone between the mobile park and the golf course, they have not yet established if there will be a hedge or fence put up.

- 2021-034 MAJCHER - HILL
That the Public Hearing for By-law No. 7301 (Z-03-21) to rezone a property located at Lot 1 Plan 48496 BLTO from Parks and Recreation zone to Residential Mobile/Modular Home zone be concluded.

CARRIED 4/0

- 2021-035 MAJCHER - HILL
That the Planning Commission recommend City Council approve By-law No. 7301 (Z-03-21) to rezone Lot 1 Plan 48496 BLTO from Parks and Recreation (PR) to Residential Mobile/Modular Home (RMH), subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:
1. The Developer agrees to rezone and develop six (6) mobile home lots and a private road in general consistency with the attached site plan.
 2. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$20,606.71 (2021 rate) are due upon the execution of the development agreement in accordance with Schedule B-3 of the Development Charges By-law. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit.
 3. The Developer agrees, prior to the issuance of the subdivision certificate of approval to contribute to the Brandon School Division in lieu of land dedication. Payment is to be made to the Brandon School Division with proof of payment submitted to the City of Brandon prior to the issuance of a development permit.
 4. The Developer agrees to contribute \$5,399.15 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
 5. The Developer agrees to consolidate Certificate of Title Nos. 1782178 (Block 5, Plan 925) and 3051334 (Lot A, B & C, Plan 37648) and to provide proof of consolidation prior to the issuance of a development permit.

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 4/0

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

- Commissioner Majcher supports the application as it is a creative solution for the mobile home park
- Commissioner Hill supports the application
- Commissioner Anderson supports the application as this is an odd piece of land and the mobile homes will generate extra tax dollars
- Commissioner Lindsay supports the application

5.0 GENERAL BUSINESS

- a. **Tracking Table**
- b. **Administrative Business – Code of Conduct**
- c. **Absences From Upcoming Meetings**

6.0 ADJOURNMENT

2021-036 ANDERSON - HILL
That the meeting do now adjourn (8:19 p.m.)

CARRIED 4/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Jack Lindsay
Jack Lindsay
Chairperson