

MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 20, 2022 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Lashawnda Hobson
Colleen Anderson
William Majcher
Ryan Johnston

Administration: Andrew Mok
Amber Chapil

2.0 ADOPTION OF AGENDA

2022-010

MAJCHER - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held April 20, 2022 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2022-011

ANDERSON – MAJCHER

That the minutes of the regular meeting of the Planning Commission held on March 16, 2022 be adopted as read.

CARRIED 3/0

4.0

a. Conditional Use

1307 – 18th Street North
Owner: Richmond Six Ltd.
Applicant: Myria Design (Kate McKenzie)

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

The applicant, Kate McKenzie spoke to the development of a warehouse on the site.

2022-012

MAJCHER - ANDERSON

That the Public Hearing for Conditional Use Application C-02-22 at 1307 – 18th Street North (Lot 1, Plan 23049 BLTO) be concluded.

CARRIED 4/0

2022-013

MAJCHER - ANDERSON

That Conditional Use Application C-02-22 to allow for a warehouse in the Commercial Arterial (CAR) Zone be approved at 1307 – 18th Street North (Lot 1, Plan 23049 BLTO) in accordance with the attached letter of intent “Attachment A”, site plan “Attachment B-4”, and elevation “Attachment B-5”.

CARRIED 4/0

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

- Commissioner Majcher this fits with the area
- Commissioner Anderson this is a good building design for the area

b. Variance Application

240 - 18th Street

Owner: Brandon University

Applicant: Deanna Smid

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

The applicant, Deanna Smid spoke to the proposal to have a very limited number of beehives on the roof of Harvest Hall at Brandon University, and the impact of this on the community.

In Favour

Marty and Elaine Snelling, area residents supported this initiative from the University, indicating information provided was well written, minimal risk to the public, and a good initiative for the community.

Mike Clark, apiarist, spoke to this application with minimal risk to the public or to the hive as the bees will be on the rooftop with a good supply of water. With this location there is a very low chance of having a bee sting, as most bees sting when their queen or the hive is threatened.

In Opposition

Barb Strutt spoke in opposition to allow for beehives at the University, as it is too close to a Daycare and Earl Oxford School. She indicated concerns with the public and especially the children who attend these facilities and the increased risk of bee stings, and those who may have severe allergic reactions.

2022-014

ANDERSON - MAJCHER

That the Public Hearing for Variance Application V-05-22 at 240 – 18th Street (Lots 1/40, Block 40, Plan 15 BLTO) be concluded.

CARRIED 4/0

2022-015 ANDERSON - JOHNSTON

That Variance Application V-05-22 to vary Table 17 under Section 64 of the Zoning By-law to allow an urban beekeeping ancillary use in the Educational and Institutional (EI) Zone be approved at 240 – 18th Street (Lots 1 to 40, Block 40, Plan 15 BLTO) in accordance with the attached letter of intent “Attachment A-1” and the attached site plan “Attachment B-3” subject to:

- i. This order being valid for up to five (5) years from the date of approval; and
- ii. The owner or successor, prior to establishing the beekeeping use, providing the Planning & Buildings Department written confirmation that their apiarist is certified by the Province of Manitoba.

CARRIED 4/0

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

- Commissioner Anderson in support of this, the Daycare did not indicate any concerns with this, the objector can only speak for herself, and this is a good program
- Commissioner Johnston in support of this, the risk of bee stings is low given the location of the hives
- Commissioner Majcher in support of this, familiar with the area, the bees are only looking for a food source or pollination, which is not at the Daycare or School
- Commissioner Hobson in support of this, risks are low and mitigated for this

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

Commissioner Majcher – June 1st, 2022

Commissioner Hobson – July 20 and August 3, 2022

6.0 ADJOURNMENT

2022-016 MAJCHER - ANDERSON

That the meeting do now adjourn (8:07 p.m.)

CARRIED 4/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Lashawnda Hobson
Lashawnda Hobson
Chairperson