

MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 17, 2022 AT 7:00 P.M. IN  
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

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1.0 ROLL CALL

Commissioners: Lashawnda Hobson  
Colleen Anderson  
Ryan Johnston

Administration: Andrew Mok  
Amber Chapil  
Justin Quigley

Regrets: Andrew Sieklicki  
William Majcher

2.0 ADOPTION OF AGENDA  
2022-047 JOHNSTON - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held August 17, 2022 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES  
2022-048 ANDERSON – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on July 6, 2022 be adopted as read.

CARRIED 3/0

4.0

a. Variance Application

360 – 22<sup>nd</sup> Street

Owner: Steve McMillan

Applicant: Steve McMillan

Community Planner, Justin Quigley, introduced the application as presented in the City of Brandon Planning report, and indicated thirteen letters of opposition were received in regards to this variance.

The applicant, Steve McMillan spoke to the variance application to build a 4-plex on a corner lot, with each unit having two bedrooms, and reduce the parking requirements done by one spot from 6 spots to 5 parking spots.

### In Opposition

Kate Hill, area resident spoke against the application to reduce the number of parking spots, as it will negatively affect area residents, as there is limited street parking when the University is in session from September to June. She noted several inaccurate assumptions made by the developer including marketing these rental units to students, that students/tenants will not own a vehicle and will not need the extra parking space, and that there is ample parking on the street.

Zoe McQuinn, area resident spoke against the application to reduce the parking spot by one unit citing in addition to the concerns raised this is a developing area and this will be precedent setting.

Greg Gatien, area resident spoke against the application, in addition to the concerns already raised, he noted he works at the Brandon University there is a safety and security issue. This variance will force students and faculty to park even further away from the University cause safety concerns as they return to their vehicles at night.

Ben Davis, area resident sited concerns with the applicants statement "this company doesn't build to hold onto property" as everyone here tonight have purchased their properties as they love the neighbourhood and want to hold onto their property. The by-laws are there for a purpose.

Michael Fergusson, area resident spoke to the length of building and yard.

Sheelagh Chadwich, area resident spoke in opposition to the variance, not receiving the correspondence as she resides 53m away from the property. Short list of properties included in the community consultation with the developer. She indicated the demand for street parking in this area is September to May, and counting cars in August is not the same as counting cars during this demand period.

Laryssa Stevenson, area resident spoke in opposition to the variance, in addition to concerns already raised, she lives directly behind two duplexes with more traffic in back lane to access parking spots, these duplexes have families who own multiple vehicles beyond the parking spots provided, noting this as an example for the developer to take this into consideration.

John Blyth, area resident spoke in opposition to the variance, as parking is in a premium in this area, and the difficulty of someone looking for a spot to park on the street when they are visiting, or attending the university for work or as a student.

2022-049

### ANDERSON - JOHNSTON

That the Public Hearing for Variance Application V-18-22 at 360 – 22<sup>nd</sup> Street (Lots 1/2, Block 37, Plan 15 BLTO) be concluded.

CARRIED 3/0

2022-050 ANDERSON - JOHNSTON  
That Variance Application V-18-22 to reduce the number of parking spots from six to five in the Residential Low Density (RLD) Zone at 360 – 22<sup>nd</sup> Street (Lots 1/2, Block 37, Plan 15 BLTO) be rejected.

CARRIED 3/0

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

- Commissioner Anderson will be voting to reject this variance, due to parking concerns in this area
- Commissioner Johnston is agreeing with the recommendation from Administration and will be voting to reject this variance application
- Commission Hobson will be voting to reject citing limited street parking in this area

5.0 GENERAL BUSINESS

a. Honorary Street Name – Grand Valley Road

2022-051 JOHNSTON - ANDERSON

That the proposed honorary street name being Wokiksuye Canku (Remembrance Road), submitted by Brandon Urban Aboriginal Peoples' Council for the location of Grand Valley Road within the City limits, be approved.

CARRIED 3/0

b. Variance Extension 25 – 20<sup>th</sup> Street

2022-052 ANDERSON - JOHNSTON

That the approval deadline of Variance Order V-08-21 be extended to July 12, 2023.

CARRIED 3/0

c. Variance Extension 759 – 6<sup>th</sup> Street

2022-053 ANDERSON - JOHNSTON

That the approval deadline of Variance Order V-11-21 be extended to August 12, 2023.

CARRIED 3/0

6.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

Commissioner Anderson – September 21, 2022

7.0 ADJOURNMENT

2022-054 JOHNSTON - ANDERSON  
That the meeting do now adjourn (7:56 p.m.)

CARRIED 3/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by Lashawnda Hobson  
Lashawnda Hobson  
Chairperson