

MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 21, 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 Hildebrandt  
Colleen Anderson  
Ryan Johnston  
William Majcher

Administration: Andrew Mok  
Amber Chapil  
James Maxon

Regrets: Andrew Sieklicki

2.0 ADOPTION OF AGENDA

2022-074 MAJCHER - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held December 21, 2022 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2022-075 ANDERSON – JOHNSTON

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

CARRIED 4/0

4.0

a. Variance

602 18<sup>th</sup> Street

Owner: Foresight Real Estate Ltd.

Applicant: Daniel MacGibbon

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

Ron Fay, on behalf of the applicant Daniel MacGibbon, appeared before the Commission to answer any questions on the application.

2022-076 MAJCHER - JOHNSTON

That the Public Hearing for variance application V-23-22 at 602 18th Street (Lots 38/40, Block 16, Plan 720 BLTO) be concluded.

CARRIED 4/0

2022-077

MAJCHER - JOHNSTON

That Variance Application V-23-22 to vary Table 12 of the Zoning By-law by decreasing the required front yard from 3.0m to 1.5m, and the required corner side yard from 3.0m to 2.4m, for a one-storey commercial building in the Commercial Arterial (CAR) Zone be approved at 602 – 18th Street (Lots 38/40, Block 16, Plan 720 BLTO) in accordance with the letter of intent “Attachment A-1”, site plan “Attachment B-3” and elevation plans “Attachments B-4 and B-5”, subject to the owner or successor entering into a development agreement with the following conditions:

- a. The Developer agrees to remove the existing asphalt walkway located along the south side of McTavish Avenue for the length of the property. The Developer further agrees to design and construct a 1.8m concrete sidewalk which shall be pinned to the existing curb and to install sod within the remainder of the boulevard as per the City of Brandon Standard Construction Specifications.
- b. The Developer agrees to remove the sidewalk ramp on the southwest corner of the 18th Street and McTavish Avenue intersection, and to restore the curb as per the City of Brandon Standard Construction Specifications.
- c. The Developer agrees to disconnect and remove any existing services to the property that they will not be utilizing for the development. All work performed in the right-of-way shall conform to the City of Brandon Standard Construction Specifications.
- d. The applicant will be responsible to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval by the City Engineer.
- e. The applicant will be responsible to submit an Irrevocable Letter of Credit totaling 15% of the Detailed Cost Estimate.

CARRIED 4/0

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

- Commissioner Majcher spoke to the substantial project that the development represents for the area.

- b. Conditional Use  
2145 McDonald Avenue  
Owner: Evan & Jill Keller  
Applicant: Kate McKenzie (Myria Design)

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

The applicant, Kate McKenzie appeared before the Commission to answer any questions regarding the application.

2022-078 MAJCHER - ANDERSON  
That the Public Hearing for conditional use application C-08-22 at 2145 McDonald Avenue (SP Lot 7, Plan 49597 BLTO) be concluded.

CARRIED 4/0

2022-079 MAJCHER - ANDERSON  
That Conditional Use Application C-08-22 to allow for a duplex in an interior lot with a minimum site width of less than 15.2m in the Residential Low Density (RLD) Zone be approved at 2145 McDonald Avenue (SP Lot 7, Plan 49597 BLTO) in accordance with the attached letter of intent "Attachment A-1" and site plan "Attachment B-3".

CARRIED 4/0

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

- Commissioner Majcher spoke to the creative use and positive infill for this small lot.

- c. 2023 Organizational Structure

Amber Chapil introduced the organizational structure of the Planning Commission for the 2023 year.

2022-080 ANDERSON - MAJCHER  
That pursuant to Section 19 of the Planning Commission By-law No. 6843, Commissioner Andrew Sieklicki be appointed Chairperson as head of the Planning Commission with a term of office from January 1<sup>st</sup>, 2023 and to expire December 31<sup>st</sup>, 2023.

CARRIED 4/0

2022-081 HILDEBRANDT - ANDERSON  
That pursuant to Section 19 of the Planning Commission By-law No. 6843, Commissioner Will Majcher be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office from January 1<sup>st</sup>, 2023 and to expire December 31<sup>st</sup>, 2023.

CARRIED 3/0

2022-082 MACHJER - JOHNSTON  
That pursuant to the Planning Commission By-law No. 6843, regular meetings of the Planning Commission be held on the following dates in 2023:

January 4, 2023	July 5, 2023
January 18, 2023	July 19, 2023
February 1, 2023	August 2, 2023
February 15, 2023	August 16, 2023
March 1, 2023	September 6, 2023
March 15, 2023	September 20, 2023
April 5, 2023	October 4, 2023
April 19, 2023	October 18, 2023
May 3, 2023	November 1, 2023
May 17, 2023	November 15, 2023
June 7, 2023	December 6, 2023
June 21, 2023	December 20, 2023

CARRIED 4/0

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

6.0 ADJOURNMENT

2022-083 MAJCHER - ANDERSON  
That the meeting do now adjourn 7:28 p.m.

CARRIED 4/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by Lashawnda Hildebrandt  
Lashawnda Hildebrandt  
Chairperson