

MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 6, 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  
William Majcher  
Ryan Johnston

Administration: Bernice Leyeza  
Ryan Nickel  
Amber Chapil

Regrets: Andrew Sieklicki

2.0 ADOPTION OF AGENDA

2022-040

MAJCHER - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held July 6, 2022 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2022-041

JOHNSTON – MAJCHER

That the minutes of the regular meeting of the Planning Commission held on June 1, 2022 be adopted as read.

CARRIED 4/0

4.0

a. Conditional Use

1235 - 13<sup>th</sup> Street

Owner: Syed Atif Mehdi, Allen Shalwani

Applicant: Allen Shalwani

Community Planner, Bernice Leyeza, introduced the application as presented in the City of Brandon Planning report.

Michael Cox, architect spoke on behalf of the applicants, on the proposed 4-plex, the design of the building will minimize any negative effects on neighboring residents.

2022-042

ANDERSON - MAJCHER

That Public Hearing for Conditional Use Application C-06-22 at 1235 - 13<sup>th</sup> Street (Lots 30/32, Block 19, Plan 193 BLTO) be concluded.

CARRIED 4/0

2022-043

ANDERSON - MAJCHER

That Conditional Use Application C-06-22 to allow for a 4-plex on an interior site in the Residential Low Density (RLD) Zone be approved at 1235 – 13<sup>th</sup> Street (Lots 30/32, Block 19, Plan 193 BLTO) in accordance with the attached letter of intent “Attachment A-”, site plan “Attachment B-3”, and elevation plan “Attachment B-4”, subject to the owner or successor:

- i. Prior to the issuance of a development permit, submitting written confirmation to the City of Brandon Planning & Buildings Department that an easement agreement for Manitoba Hydro and BellMTS has been registered on the Title to the subject property;
- ii. Ensuring the access to 13<sup>th</sup> Street shall not exceed the proposed width of 8.5m; and
- iii. Removing the southern portion of the existing shared access servicing the site, with the curb, boulevard, and the remaining portion of the residual access restored in accordance with City standards.

CARRIED 4/0

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

- Commissioner Anderson will fit in the neighborhood and area
- Commissioner Majcher there is another unit similar to this one in the area

b. Variance Application

512 - 7<sup>th</sup> Street

Owner: 102125951 Saskatchewan Ltd.

Applicant: Eric Olson

Community Planner, Bernice Leyeza, introduced the application as presented in the City of Brandon Planning report.

The applicant, Eric Olson spoke to the application to build an 8-unit dwelling, and was there to address any questions the Planning Commission may have.

Darren Gilck, was available to answer any questions the Commission may have.

For Information

Ted Abtew, area resident, wanted to know how high the building would be.

2022-044

MAJCHER - JOHNSTON

That the Public Hearing for Variance Application V-09-22 at 512 - 7<sup>th</sup> Street (Lots 11 and 12, Block 74, Plan 8 BLTO) be concluded.

CARRIED 4/0

2022-045

MAJCHER - JOHNSTON

That Variance Application V-09-22 to vary Table 10 under Part III, Division 1, Section 51 of the Zoning By-law to increase the permitted density of dwelling units from six (6) to eight (8) unit in the RMD Zone be approved at 512 – 7<sup>th</sup> Street (Lots 11 and 12, Block 74, Plan 8 BLTO) in accordance with the letter of intent “Attachment A-1” site plan “Attachment B-3” and elevation plans “Attachments B-7 & B-8”, subject to the applicant or owner, prior to issuance of a building permit, providing design details for the City of Brandon Engineering Department’s approval addressing increased site stormwater runoff.

CARRIED 4/0

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

- Commissioner Majcher the diversity of the building, in the area there are multi-family dwellings in the area and this will be a fit to the area
- Commissioner Johnston agreed with the diversity of the units within the building, good development for the area, maximizing use within that zone

5.0 GENERAL BUSINESS

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings  
Commissioner Hobson – July 20 to August 3, 2022

6.0 ADJOURNMENT

2022-046

HOBSON - ANDERSON

That the meeting do now adjourn (7:42 p.m.)

CARRIED 4/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by Lashawnda Hobson  
Lashawnda Hobson  
Chairperson