

MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 1, 2022 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Andrew Sieklicki
Colleen Anderson
Ryan Johnston

Administration: Ryan Nickel
Bernice Leyeza
Amber Chapil

Regrets: Lashawnda Hobson
William Majcher

2.0 ADOPTION OF AGENDA
2022-029 JOHNSTON - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held June 1, 2022 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES
2022-030 ANDERSON – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on May 18, 2022 be adopted as read.

CARRIED 3/0

4.0

a. Conditional Use

1928 McDonald Avenue

Owner: Travis & Kari Tannas

Applicant: Travis & Kari Tannas

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

The owner and applicant, Travis Tannas spoke to the application to allow for a duplex in an interior lot with a minimum site width of less than 15.2m.

2022-031 ANDERSON - JOHNSTON

That the Public Hearing for Conditional Use Application C-04-22 at 1928 McDonald Avenue (Lots 29/31, Block 7, Plan 48 BLTO) be concluded.

CARRIED 3/0

2022-032

ANDERSON - JOHNSTON

That Conditional Use Application C-04-22 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 1928 McDonald Avenue (Lots 29/31, Block 7, Plan 48 BLTO) in accordance with the attached letter of intent "Attachment A-1" site plan "Attachment B-3", and elevation plan "Attachment B-4".

CARRIED 3/0

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

- Commissioner Anderson indicated this will fit in the area, and the property will be pet friendly for tenants
- Commissioner Johnston similar design to others in the area, and a good fit
- Commissioner Sieklicki small lot this will be a good fit

b.

Conditional Use

840 – 4th Street North

Owner: Corey Peters

Applicant: Trevor Kehler (Alair Homes)

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

The owner, Corey Peters spoke to the application to convert the building into a duplex.

2022-033

ANDERSON - JOHNSTON

That the Public Hearing for Conditional Use Application C-03-33 at 840 – 4th Street North (Lot 2, Plan 66925 BLTO) be concluded.

CARRIED 3/0

2022-034

ANDERSON - JOHNSTON

That Conditional Use Application C-03-33 to allow for the construction of a duplex in the Residential Single Detached (RSD) Zone be approved at 840 – 4th Street North (Lot 2, Plan 66925 BLTO) in accordance with the attached letter of intent "Attachment A-1", site plan "Attachment B-3", building plans "Attachment B-4", and elevations "Attachment B-5".

CARRIED 3/0

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

- Commissioner Anderson it will fit in with the neighbourhood
- Commissioner Johnstone layout similar to that of the neighbourhood
- Commissioner Sieklicki will be voting in favour of this application

- c. Variance Application
1205 – 17th Street East
Owner: Koch Fertilizer Canada, ULC
Applicant: Dominic Lefebvre

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

The applicant, Dominic Lefebvre, via TEAMS spoke to the application, to build a replacement mobile office for the industrial business for office space and distribution purposes.

- 2022-035 JOHNSTON - ANDERSON
That the Public Hearing for Variance Application V-08-22 at 1205 – 17th Street East (Parcel L, Plan 38228 BLTO) be concluded.

CARRIED 3/0

- 2022-036 JOHNSTON - ANDERSON
That Variance Application V-08-22 to allow for rebuilding of a non-conforming building in the Industrial Heavy (IH) Zone pursuant to Clause 92(1)(c) of The Planning Act be approved at 1205 – 17th Street East (Parcel L, Plan 38228 BLTO) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”.

CARRIED 3/0

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

- Commissioner Johnston no negative impact in replacing this mobile building
- Commissioner Anderson will be voting in favour
- Commissioner Sieklicki will be voting in favour

- d. By-law No. 7334
To Amend Downtown Brandon Secondary Plan and Zoning By-law
Applicant: City of Brandon

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

- 2022-037 JOHNSTON - ANDERSON
That the Public Hearing for By-law No. 7334 to Amend the Downtown Brandon Secondary Plan By-law No. 7238 and the Zoning By-law No. 7124 be concluded.

CARRIED 3/0

2022-038

JOHNSTON - ANDERSON

That the Planning Commission recommend City Council approve By-law No. 7334 (Z-03-22, SP-01-22) to amend both the Downtown Brandon Secondary Plan By-law No. 7238 and City of Brandon Zoning By-law No. 7124.

CARRIED 3/0

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

- Commissioner Johnston the change will bring more development to the downtown area
- Commissioner Anderson in support of this
- Commissioner Sieklicki in support of this

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

2022-039

ANDERSON - JOHNSTON

That the meeting do now adjourn (7:44 p.m.)

CARRIED 3/0

Original Signed by Amber Chapil

Amber Chapil

Planning Commission Clerk

Original Signed by Andrew Sieklicki

Andrew Sieklicki

Chairperson