

MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 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: Andrew Sieklicki  
Lashawnda Hobson  
Ryan Johnston

Administration: Andrew Mok  
Amber Chapil

Regrets: Colleen Anderson  
William Majcher

2.0 ADOPTION OF AGENDA

2022-064 JOHNSTON - HOBSON

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

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES

2022-065 HOBSON – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on September 7, 2022 be adopted as read.

CARRIED 3/0

4.0

a. By-law No. 7341 Rezone

4501 Patricia Avenue East

Owner: Vionell Holdings

Applicant: Steve McMillan & Jeff Hogg

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

The applicant, Steve McMillan spoke to the application to rezone a portion of the property to heavy industrial in order to allow for the relocation of Full Tilt Towing's facilities, which includes vehicle towing services and vehicle storage.

In Favour

Jeff Hogg spoke to application to rezone and develop this property close to the industrial zone for his Full Tilt Towing business.

## In Opposition

Charles Gosman, area resident spoke to drainage issues and the potential for their property to flood as properties start to be developed in the area.

Donna Kitson, area resident spoke to concerns with noise from this business and current culverts unable to keep up with land drainage.

2022-066

### JOHNSTON - HOBSON

That the Public Hearing for By-law No. 7341 to rezone a property located at 4501 Patricia Avenue East (Lot 4, Block 2, Plan 2147 BLTO) be concluded.

CARRIED 3/0

2022-067

### JOHNSTON - HOBSON

That the Planning Commission recommend City Council approve By-law No. 7341 (Z-05-22) to rezone a portion of 4501 Patricia Avenue East from Development Reserve (DR) and Open Space (OS) to Industrial Heavy (IH) in accordance with the attached letter of intent "Attachment B-1" and site plan "Attachment C-3", subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

1. The Developer agrees to develop the portion of the site to be zoned Industrial Heavy in general consistency with the attached site plan.
2. The Developer agrees to contribute \$25,668.46 towards transportation improvements as per the East Brandon Industrial Area Secondary Plan Traffic Impact Study, Appendix C. Such contribution is calculated by applying the Area 9 per hectare charge (2022 rates) to the proposed 26 acres being rezoned to Industrial Heavy. This contribution is due in full upon execution of the development agreement.
3. The Developer agrees to close and restore the existing access on 49<sup>th</sup> Street East currently located in the northeast corner of the site. The Developer further agrees to design and construct a new access on 49<sup>th</sup> Street East south of the current access. Closure of the existing access and construction of the new access shall be as per the City of Brandon Standard Construction Specifications with the design subject to review and acceptance by the City Engineer.
4. The Developer further agrees that access will not be granted along Patricia Avenue East due to its designation as a "No Truck Route" between 17<sup>th</sup> Street East and 65<sup>th</sup> Street East.
5. The Developer agrees to confirm by way of a Traffic Impact Statement that the trips generated for this use commensurate to the assumed trips for the East Brandon Industrial Area Secondary Plan Traffic Impact Study. This statement must be completed by a qualified traffic engineer and modelled using Area 9 assumed peak hour trip generations as per the East Brandon Industrial Area Secondary Plan Traffic Impact Study.

6. The Developer agrees to provide written confirmation from the Department of Natural Resources and Northern Development that all concerns surrounding development of site relating to the identified species-at-risk on the property have been addressed to the satisfaction of the Province prior to the issuance of a development permit.

And that Administration be authorized to prepare said Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws, and Acts.

CARRIED 3/0

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

- Commissioner Johnston will be voting in favor of this application as it is the right place for this business, and drainage on the site will be looked at through the development process
- Commissioner Hobson concerns regarding species-at-risk are addressed within the development agreement
- Commissioner Sieklicki will be voting in favor of this application

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2022-068 JOHNSTON - HOBSON  
That the meeting do now adjourn (7:43 p.m.)

CARRIED 3/0

Original signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original signed by Andrew Sieklicki  
Andrew Sieklicki  
Chairperson