

MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 16, 2023 AT 7:00 P.M. IN  
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

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1.0 ROLL CALL

Commissioners: William Majcher  
Colleen Anderson  
Ryan Johnston  
Garnet Boyd  
Keith Edmunds

Administration: Sonikile Tembo  
James Maxon  
Debbie Nelson

Regrets: Nil

2.0 ADOPTION OF AGENDA

2023-054

ANDERSON - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held August 16, 2023 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2023-055

BOYD – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on July 19, 2023 be adopted as read.

CARRIED 5/0

4.0

a. Conditional Use

125 – 24<sup>th</sup> Street

Owner: Concept Homes Construction Ltd. (Joel Cardinal-Schultz)

Applicant: Joel Cardinal-Schultz

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Joel Cardinal-Schultz spoke to the desirable nature of the property and surrounding area for the proposed development. He addressed questions raised by the Commission with respect to parking and drainage.

## In Opposition

Kelley Friesen, area resident, raised concerns with respect to the development regarding parking, noise, and garbage pick-up. She spoke to the potential negative impact that may occur on parking availability for the surrounding area. She also spoke to the potential increased noise that may arise from having four units on the property. Ms. Friesen concluded by advising that garbage collection occur on the main road yet the proposed site-plan had refuse containers noted off the back-lane.

Johnny Hamm, co-owner of neighboring property, raised concerns with the effect that a rental property may have on the quiet nature of the surrounding area. He noted that increased noise pollution and general traffic would affect the existing neighborhood's quality of life and property values. He also noted the loss of several trees in the proposed development would have further negative environmental effects. He requested that the concerns be addressed by having the Developer:

- Be required to install a 6ft fence between properties to reduce noise;
- Replace trees lost to improve shade and the environment;
- Pay any insurance deductible if damage to his property were to occur during the removal of said trees;
- Install downward facing lights to reduce light pollution on neighboring properties;
- Maintain proper drainage on the property to prevent water affecting neighboring properties; and
- Install air-conditioner covers to reduce noise pollution.

Further, Mr. Hamm asked if the City would increase garbage pick-up, replace any trees lost, or paving the back-laneway. He concluded by requesting information regarding whether the construction of the fourplex would likely cause construction on 24<sup>th</sup> Street to improve the water and sewage connection.

Allie Froese, area resident, raised concern with increased traffic in the back-lane that would result from six additional vehicle users. She noted that the surrounding back-lanes had significant traffic and raised concern with the potential danger to young children and other pedestrians in the area. Further to this, additional vehicles parking on the roadway would contribute to issues of visibility for drivers exiting and/or entering the back-lanes, creating dangerous conditions.

## For Information

Kim Broadfoot, area resident, requested information regarding the placement of parking in the proposed development and how garbage collection would be addressed at the property.

2023-056 BOYD - EDMUNDS  
That the Public Hearing for Conditional Use Application at 125 – 24<sup>th</sup> Street C-07-23 (Lot 16, Block 20, Plan 15 BLTO) be concluded.

CARRIED 5/0

2023-057 BOYD - JOHNSTON  
That Conditional Use Application C-07-23 to allow for a four-unit multiple dwelling on an interior site in the Residential Low Density (RLD) Zone be approved at 125 – 24<sup>th</sup> Street (Lots 17/18 and N½ of Lot 16, Block 20, Plan 15 BLTO) in accordance with the attached letter of intent “Attachment A” and the attached site plan “Attachment B-3”, subject to the developer providing stormwater storage to mitigate increased stormwater runoff from pre- to post-development conditions.

CARRIED 4/1

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

- Commissioner Boyd commented that he would not be voting in favour due to the proposed density not fitting with the surrounding area;
- Commissioner Anderson was in favour as the applicant had satisfactorily addressed questions raised by the Commission;
- Commissioner Johnston stated that he was in favour of approving the application as parking requirements had been fulfilled and that further concerns related to the overall Zoning By-law;
- Commissioner Edmunds spoke to the development providing much needed housing in Brandon and would be voting in favour of the application;
- Commissioner Majcher was voting in favour due to concerns being addressed by workable alterations to the site-plan

b. Conditional Use

930 – 23<sup>rd</sup> Street

Owner: 3696775 Manitoba Ltd.

Applicant: Mitchell Poole

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Mitchell Poole spoke to the proposed development being an expansion of his business to better utilize space and improve the area.

2023-058 ANDERSON - JOHNSTON  
That the Public Hearing for Conditional Use Application at 930 – 23<sup>rd</sup> Street C-06-23 be concluded.

CARRIED 5/0

2023-059

ANDERSON - JOHNSTON

That Conditional Use Application C-06-23 to allow for a storage facility in the Industrial Restricted (IR) Zone be approved at 930 – 23<sup>rd</sup> Street in accordance with the attached letter of intent “Attachment A-1” and the attached site plan “Attachment B”, subject to the owner or successor entering into a Development Agreement with the City of Brandon as set out in “Attachment C” of this report, and that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City’s interests in accordance with any procedures, policies, by-laws and Acts.

CARRIED 5/0

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

- Commissioner Anderson spoke to the enhancement to the area that the development would provide;
- Commissioner Johnston stated that the development would fit with the surrounding area

5.0 GENERAL BUSINESS

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings  
Commissioner Majcher – September 6, 2023

6.0 ADJOURNMENT

2023-060

JOHNSTON - BOYD

That the meeting do now adjourn (8:31 p.m.)

CARRIED 5/0

Original Signed by James Maxon  
James Maxon  
Planning Commission Clerk

Original Signed by William Majcher  
William Majcher  
Chairperson