

MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 19, 2023 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

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

2023-049

EDMUNDS - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held July 19, 2023 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2023-050

ANDERSON – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on July 5, 2023 be adopted as read.

CARRIED 3/0

4.0

a. By-law No. 7361

1, 3, 5 Crocus Gardens Road

Owner: Vionell Holdings Ltd.

Applicant: Steve McMillan

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

The applicant, Steve McMillan, spoke to the application being an expansion of the nearby senior housing. He noted the original intent was to build three smaller buildings but that the development had been altered to a single building with the same number of units. Mr. McMillan raised concerns with conditions of the development agreement regarding the requirement for an update to the Stormwater Servicing Study and the contribution to the Brandon School Division in lieu of land.

He stated that an initial agreement made in the early 2000's with respect to the properties' originally intended development had waived the contribution in lieu of land and requested that this be considered again.

Administration responded to the concerns raised and addressed why the items in question were included in the development agreement.

2023-051 ANDERSON - BOYD
That the Public Hearing for By-law No. 7361 (Z-06-23) at 1, 3, 5 Crocus Gardens Road (Lots 6/8, Plan 41919 BLTO) be concluded.

CARRIED 5/0

2023-052 ANDERSON - EDMUNDS
That the Planning Commission recommend City Council approve By-law No. 7361 (Z-06-23) to rezone the properties located at 1, 3, and 5 Crocus Gardens Road from Residential Moderate Density (RMD) to Educational & Institutional (EI), subject to the owner or successor entering into a Development Agreement with the City of Brandon as set out in "Attachment D" 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 noted that the development would be compatible with other buildings in the area and fulfilled a need for senior housing in Brandon

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

6.0 ADJOURNMENT

2023-053 JOHNSTON - BOYD
That the meeting do now adjourn (7:44 p.m.)

CARRIED 5/0

Original Signed by James Maxon
James Maxon
Planning Commission Clerk

Original Signed by William Majcher
William Majcher
Chairperson