

MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 5, 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

Administration: Sonikile Tembo  
Amber Chapil  
Debbie Nelson

Regrets: Keith Edmunds  
Garnet Boyd

2.0 ADOPTION OF AGENDA  
2023-040 ANDERSON - JOHNSTON  
That the Agenda for the regular meeting of the Planning Commission to be held July 5, 2023 be adopted as presented.  
CARRIED 3/0

3.0 CONFIRMATION OF MINUTES  
2023-041 ANDERSON – JOHNSTON  
That the minutes of the regular meeting of the Planning Commission held on June 21, 2023 be adopted as read.  
CARRIED 2/0

4.0  
a. Conditional Use  
2820 Rosser Avenue  
Owner: Stone & Sky Developments Ltd.  
Applicant: Stone & Sky Developments Ltd.

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

The applicant, Eric Olson, spoke to the conditional use to allow for a bi-level duplex in an interior lot, and addressed any concerns with increased stormwater runoff.

In Favour

Darren Giiick spoke to the existing house and its lot size, the proposed duplex, community engagement, and design standards for the building.

For Information

Doug Burba, area resident, had questions regarding elevation and drainage, and increased traffic in the back lane with the addition of two parking spots.

2023-042

ANDERSON - JOHNSTON

That the Public Hearing for Conditional Use Application C-05-23 at 2820 Rosser Avenue (Lot 24, Block 79, Plan 15 BLTO) be concluded.

CARRIED 3/0

2023-043

ANDERSON - JOHNSTON

That Conditional Use Application C-05-23 to allow for a duplex in an interior lot with a minimum site width less than 15.2m in the Residential Single Detached (RSD) Zone be approved at part of 2820 Rosser Avenue (Lot 24, Block 79, Plan 15 BLTO) in accordance with the attached letter of intent "Attachment A-1" and site plan "Attachment B-3", subject to the owner or successor providing design details for the City of Brandon Engineering Department's approval addressing increased site stormwater runoff.

CARRIED 3/0

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

- Commissioner Anderson indicated the developer has addressed concerns for increased runoff, and this will be a good fit for the area

b.

Variance Application

345 – 18<sup>th</sup> Street North

Owner: Munyeol & Mia Lee

Applicant: Michael Bruneau

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

The applicants, Chantal Klainchar, Mark Shepit and Michael Bruneau, on behalf of Aurora Recovery Centre, spoke to the application to use the hotel as a long-term stay Family Reunification centre. This centre will help both male and female parents regain custody of their children taken away by CFS. They spoke to the renovation to the existing 61-unit hotel, with some units having adjoining rooms due to family size.

In Opposition

Ross Robinson, from the John Howard Society, who represents restorative justice, addictions and homelessness, indicated three main concerns regarding this variance application, as rezoning the property, site suitability, and site reputation. The first concern was to rezone the property, as this type of use as a family unification centre is not the same use as a hotel, and is not permitted in the current commercial zone. The second issue is regarding the site location, stating concerns of no green space, no parks or playground nearby, and that it is in a very busy area on 18<sup>th</sup> Street. Lastly Mr. Robinson indicated concerns regarding the reputation of the existing Redwood Hotel as a site for sex workers

and drug trafficking. He noted this is not a minor variation, and should require public consultation. He also indicated they already have clients with children at the site, before obtaining the variation. Mr. Robinson noted the John Howard Society is not against the project, just against the area they have chosen based on the concerns raised. He indicated the concern for the transitional housing being built in this area, and having children at this area, will restrict clients within our traditional housing unit, as they will have conditions to not be within a radius of children. He concluded by urging the Commission to deny this variance application.

2023-044

ANDERSON - JOHNSTON

That the Public Hearing for Variance Application V-07-23 at 345 – 18<sup>th</sup> Street North (Part Blocks 9/10, Plan 228 BLTO) be concluded.

CARRIED 3/0

2023-045

ANDERSON - JOHNSTON

That Variance Application V-07-23 under Clause 97(2) of The Planning Act to change a land use to a use substantially similar to a motel, be permitted in the Commercial Arterial (CAR) Zone under Table 11, Section 54 of the Zoning By-law, be approved at 345 – 18<sup>th</sup> Street North (Part Blocks 9/10, Plan 228 BLTO) in accordance with the attached letter of intent "Attachment A-1", subject to:

1. Submitting written confirmation to the City of Brandon Planning & Buildings Department that required license(s) have been obtained from the Province of Manitoba or confirmation from the Province of Manitoba that licensing is not required for this use.
2. Should the owner or successor establish outdoor gathering areas with children present, the area(s) shall be screened from view from properties to the east through placing the space internal to the site as screened by the existing building or external to the site as screened by fencing and landscaping.

LOST 0/3

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

- Commissioner Anderson will be voting against this variance as not the location for children
- Commissioner Johnston concerns regarding the variance, by stating the use as substantially similar to a motel, and will be voting against the variance
- Commissioner Majcher will be voting against the variance as concerns with location

c.

Variance Application

108 – 26<sup>th</sup> Street North

Owner: City of Brandon

Applicant: Alexia Stangherlin

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

The applicant, Alan Howe Water Treatment Plant Manager spoke to the variance application.

2023-046 JOHNSTON - ANDERSON

That the Public Hearing for Variance Application V-06-23-B at 108 – 26<sup>th</sup> Street North (Lots 1/10, Block 104, Plan 15 BLTO) be concluded.

CARRIED 3/0

2023-047 JOHNSTON - ANDERSON

That Variance Application V-06-23-B to vary Table 18 under Section 65 of the Zoning By-law by reducing the required front yard from 3.0m to 1.6m, and Subsection 39(b) to allow for a security fence, in the Educational & Institutional (EI) Zone be approved at 108 – 26<sup>th</sup> Street North (Lots 1/10, Block 104, Plan 15 BLTO) in accordance with the intent of the attached letter of intent "Attachment A", site plan "Attachment B-3" and detail plan "Attachment B-7".

CARRIED 3/0

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

- Commissioner Johnston this makes sense for this area

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2023-048 JOHNSTON - ANDERSON

That the meeting do now adjourn (7:57 p.m.)

CARRIED 3/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by William Majcher  
William Majcher  
Chairperson