

MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 21, 2023 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Colleen Anderson
Ryan Johnston
Garnet Boyd

Administration: Sonikile Tembo
Amber Chapil
James Maxon

Regrets: William Majcher
Keith Edmunds

2.0 ADOPTION OF AGENDA

2023-031

JOHNSTON - BOYD

That the Agenda for the regular meeting of the Planning Commission to be held June 21, 2023 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES

2023-032

BOYD – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on May 17, 2023 be adopted as read.

CARRIED 3/0

4.0

a. Conditional Use

225 Queens Avenue East
Owner: ConCor Homes Ltd.
Applicant: Megan Chouinard

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

The applicant, Megan Chouinard representative from ConCor Homes Ltd., spoke to building a single-level slab duplex home on this site.

In Favour

Cam Plante with Royal LePage spoke to the proposed build of a single-level slab duplex as a good fit for this area.

2023-033

JOHNSTON - BOYD

That the Public Hearing for Conditional Use Application C-04-23 at 225 Queen Avenue East (Lots 1/2, Plan 70615 BLTO) be concluded.

CARRIED 3/0

2023-034

JOHNSTON - BOYD

1. That Conditional Use Application C-04-23 to allow for a semi-detached dwelling in the Residential Single Detached (RSD) Zone be approved at 225 Queens Avenue East (Lots 1/2, Plan 70615 BLTO) in the attached letter of intent "Attachment A-1" and the attached site plan "Attachment B-3", subject to the applicant or property owner:

- a. Mitigating increased stormwater runoff from the site for both 5-year and 100-year pre- and post-development stormwater events; and
- b. Removing the existing approach on Queens Avenue East and restoring the boulevard pursuant to City Standards.

CARRIED 3/0

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

- Commissioner Johnston, it will be a good fit for the area
- Commissioner Boyd, no issues as this will suit the area

b.

Variance Application

1020 Patricia Avenue

Owner: Matthew Plante

Applicant: Cam Plante

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

The applicant, Cam Plante from Royal le Page, spoke to the application to reduce the required site area in order to build a single detached building on the site.

In Favour

Megan Chouinard spoke in favor of this application with available land to build an additional building on this large lot.

Rebecca Ellchuk spoke to the large lots in the area being subdivided, and availability of another lot to build a home on.

2023-035 BOYD - JOHNSTON
That the Public Hearing for Variance Application V-04-23 at 1020 Patricia Avenue (Wly 169 Feet Block 8, Plan 320 BLTO) be concluded.

CARRIED 3/0

2023-036 BOYD - JOHNSTON
That Variance Application V-04-23 to vary Table 10 under Section 51 of the Zoning By-law in the Residential Large Lot (RLL) Zone by reducing the required site area from 4,048.0m² to 2,728m² and required site width from 22.8m to 18.3m be approved at 1020 Patricia Avenue (Wly 169 Feet Block 8, Plan 320 BLTO) in accordance with the attached letter of intent "Attachment A-1" and site plan "Attachment B-4".

CARRIED 3/0

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

- Commissioner Boyd this is a large lot, the subdivision was approved, and allowing this will be consistent with the area

c. By-law No. 7359 - Rezone
923 - 10th Street
Owner: Ruby Ashby
Applicant: Kendra Prévost

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report, and received two letters of support for this application.

The applicant, Kendra Prévost spoke to the application to rezone the property from residential to commercial neighborhood in order to have a small hair salon on the site. The plan would be to renovate the building, have no more than 4 to 5 staff working in the salon, place additional parking in the rear, having staff park at the church parking lot.

In Favour

Cam Plante spoke in favor of the application to have commercial neighborhood such as a small hair salon within a residential community neighborhood.

2023-037 JOHNSTON - BOYD
That the Public Hearing for By-law No. 7359 Z-05-23 to rezone a property at 923- 10th Street (Lots 7&8, Block 45, Plan 16 BLTO) from Residential Low Density (RLD) to Commercial Neighbourhood (CN) be concluded.

CARRIED 3/0

2023-038

JOHNSTON - BOYD

That the Planning Commission recommend City Council approve By-law No. 7359 in accordance with the attached letter of intent "Attachment B-1" and site plan "Attachment C-3", with a condition that:

- a. All required parking spaces from the back lane have a depth of 7.3m to account for narrow lane width.

CARRIED 3/0

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

- Commissioner Johnston this is a good use within this area
- Commissioner Boyd this will preserve the building, and this is a great fit
- Commissioner Anderson this is a good fit for the neighborhood

5.0 GENERAL BUSINESS

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings
Commissioner Boyd – July 5, 2023

6.0 ADJOURNMENT

2023-039

BOYD - JOHNSTON

That the meeting do now adjourn. (7:53 p.m.)

CARRIED 3/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Colleen Anderson
Colleen Anderson
Chairperson