

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 15, 2023 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Colleen Anderson
Ryan Johnston
Lashawnda Hobson

Administration: Andrew Mok
Amber Chapil
James Maxon

Regrets: William Majcher

2.0 ADOPTION OF AGENDA

2023-001

Johnston - Hobson

That the Agenda for the regular meeting of the Planning Commission to be held March 15, 2023 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES

2023-002

Johnston – Hobson

That the minutes of the regular meeting of the Planning Commission held on December 21, 2022 be adopted as read.

CARRIED 3/0

4.0

a. Conditional Use/Variance Application

1 Ferraro Drive

Owner: Bellafield Holdings Ltd.

Applicant: Taylor Eisner

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

The applicant, Steve McMillan on behalf of Bellafield Holdings Ltd, spoke to the property and the parking requirements that necessitated the conditional use and variance.

In Favour

Joanne Campbell spoke in favour of the application, as the project was to provide positive living arrangements and support for her daughter.

Cindy Brownlee spoke in favour of the application, as the project would enable her daughter to live independently within a close support network.

Marci Crisanti spoke in favour of the application as an opportunity to have her daughter live in independent housing where she can be provided the care required.

2023-003 Hobson - Johnston
That the Public Hearing for Conditional Use Application C-01-23 and Variance Application V-01-23 at 1 Ferraro Drive be concluded.
CARRIED 3/0

2023-004 Hobson - Johnston
That Conditional Use Application C-01-23 to establish special needs housing for four (4) persons be approved at 1 Ferraro Drive (Lot 1, Block 5 Plan 67620 BLTO) in accordance with the attached letter of intent "Attachment A-1", site plan "Attachment B-3", and elevation plan "Attachment B-4".
CARRIED 3/0

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

- Commissioner Hobson spoke to the positive contribution the project provided to the area

2023-005 Hobson - Johnston
That Variance Application V-01-23 to vary Subsection 27(e) of the Zoning By-law by allowing parking, including a required parking space, between the front site line and the principal building in the Residential Single Detached (RSD) Zone be approved at 1 Ferraro Drive (Lot 1, Block 5 Plan 67620 BLTO) in accordance with the attached letter of intent "Attachment A-1", site plan "Attachment B-3", and elevation plan "Attachment B-4", subject to the applicant ensuring the driveway width be at least 6.6m within private property to accommodate the required parking spaces (one accessible and regular parking space each).
CARRIED 3/0

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

- Commissioner Hobson noted that the variance would not impact the area and that the project provided a needed service
- Commissioner Anderson spoke to the enhancement this would provide to the neighborhood

b. By-law No. 7347 Rezone
353 – 16th Street North
Owner: City of Brandon
Applicant: City of Brandon

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

The applicant, Shannon Saltarelli, presented on the application and the project associated with the Rapid Housing Initiative. She noted that the application was a requirement associated with a proposal for further funding in support of the transitional housing project. She provided an overview on the site, how it was identified for the project, and how it would provide a service to the community. Ross Robinson, on behalf of John Howard Society, provided additional information on the application and answered any questions the Commission had.

2023-006

Johnston - Hobson

That the Public to amend By-law No. 7347 (Z-02-23) to rezone the property located at 353 – 16th Street North be concluded.

CARRIED 3/0

2023-007

Johnston - Hobson

That the Planning Commission recommend City Council amend By-law No. 7347 (Z-02-23) to rezone the property located at 353 – 16th Street North from Industrial Restricted (IR) to Educational & Institutional (EI) by deleting Section 3 in its entirety and substituting therefor:

“3. This By-law will come into force when the development agreement required under this By-law is executed with the City and registered in the Brandon Land Titles Office.

4. This By-law will be repealed without coming into force one year after the date of this By-law’s adoption unless the development agreement required under this By-law is executed with the City and is registered in the Brandon Land Titles Office.”

CARRIED 3/0

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

- Commissioner Johnston noted that the project was compatible with the area

2023-008

Johnston - Hobson

That the Planning Commission recommend City Council approve By-law No. 7347 as amended 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:

- a. The Developer agrees to develop a mixed use building which includes non-residential uses on the main floor and 24 residential units on the 2nd and 3rd floors, in general consistency with the attached site plan.

- b. The Developer agrees to contribute \$3,008.88 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
- c. The Developer agrees to contribute \$4,860.00 to the Brandon School Division for cash in lieu purposes. Payment is to be made to the Brandon School Division with proof of payment submitted to the City of Brandon prior to the issuance of a development permit
- d. The Developer agrees to contribute \$4,275.00 towards the construction of a future sidewalk within the 16th Street North right-of-way. Such contribution shall represent 50% of the entire length of 353 – 16th Street North and will be held in a reserve account until such time as the sidewalk is constructed. This contribution is due in full upon execution of the development agreement.
- e. The Developer agrees to mitigate increased runoff for a 100-year, pre and post development, storm water event. The Developer will be required to submit design drawings as prepared by a professional engineer with such design being subject to review and acceptance by the City Engineer.
- f. The Developer agrees to provide a tree buffer and 1.8m high opaque fence along the shared south property line with 347 16th St N. Buffer and fence is to be included on the Developer's submitted landscaping plan at the time of Development Permit.
- g. The Developer agrees to save harmless the City by way of inclusion of save harmless clauses in the development agreement as the property is located within both Methane Gas Zone 2 and the flood plain.

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 3/0

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2023-009 Hobson - Johnston
That the meeting do now adjourn (7:50 p.m.)

CARRIED 3/0

Original Signed by James Maxon
James Maxon
Planning Commission Clerk

Original Signed by Colleen Anderson
Colleen Anderson
Chairperson