

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 17, 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: Andrew Mok  
Amber Chapil  
James Maxon

2.0 ADOPTION OF AGENDA

2023-023

EDMONDS - JOHNSTON

That the Agenda for the regular meeting of the Planning Commission to be held May 17, 2023 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2023-024

BOYD – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on May 3, 2023 be adopted as read.

CARRIED 5/0

4.0

a. Conditional Use

248 – 4<sup>th</sup> Street

Owner: Willman Molano

Applicant: Alair Homes Brandon (Cody Silvius)

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

The applicant, Cody Silvius from Alair Homes Brandon, spoke to the opportunity to provide a new 4-unit building containing 3-bedroom units for families, within an area with access to Brandon University, Brandon Schools, shopping, pedestrian and transit access.

In Opposition

Chunguo Wu, area resident provided written correspondence in opposition to the application. The letter expressed concerns with the project having a negative impact on her family's quality of life, noting the height of building will block sunlight from their living room and second-floor bedrooms, privacy concerns over the size of the project, and addition of six parking spots will create increased traffic and safety concerns for her children.

2023-025

ANDERSON - EDMUNDS

That the Public Hearing for Conditional Use Application C-03-23 at 248 – 4<sup>th</sup> Street (Lots 5, 6 and 7 Block 38 Plan 2 BLTO) be concluded.

CARRIED 5/0

2023-026

ANDERSON - BOYD

That Conditional Use Application C-03-23 to allow for a four-unit building on an interior site in the Residential Low Density (RLD) Zone be approved at 248 – 4<sup>th</sup> Street (Lots 5, 6 and 7 Block 38 Plan 2 BLTO) in accordance with the attached letter of intent "Attachment A-1", site plan "Attachment B-2", and elevation plan "Attachment B-3".

CARRIED 5/0

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

- Commission Anderson, will be voting in favor of this application, as it will be a good fit within this area, and appreciates the concerns raised by the neighboring property owner.
- Commission Boyd, will be voting in favor of this application, as the parking meets the standards required for a 4-unit building, the layout is suitable for the area, and this 2-storey building is no higher than the existing building on this lot.
- Commissioner Majcher, will be voting in favor of this application, as it is a good fit for the area which contains a number of multi-unit buildings, and this project will provide 3-bedroom units for families.

b.

Variance Application

725 Van Horne Avenue

Owner: 5853452 Manitoba Ltd.

Applicant: Brian Dornn

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

The applicant, Brian Dornn spoke to the variance application for an accessory building to the existing 18-unit multifamily building. This proposed utility shed/accessory building is to provide roof space for solar panels that will provide clean energy. He indicated this accessory building would be used for his business maintaining the

existing 18-unit multifamily building, to store maintenance items such as lawn mowers, shovels, fridges, stoves, etc...

In Favour

David Hall, area resident spoke in favor of this request, and appreciates the development in this area. The multifamily building is done well, and this request does suit the area.

2023-027

BOYD - ANDERSON

That the Public Hearing for Variance Application V-03-23 at 725 Van Horne Avenue (Lots 1/5 and Part Lots 27/30, Block 71, Plan 8 BLTO, Parcel A, Plan 43705 BLTO, and Parcel A, Plan 51401 BLTO) be concluded.

CARRIED 5/0

2023-028

BOYD - JOHNSTON

That Variance Application V-03-23 to vary Subsection 51 (Table 10) of the Zoning By-law by reducing the front yard setback from 7.6m to 1.4m for an accessory building in the Residential Moderate Density (RMD) Zone be approved at 725 Van Horne Avenue (Lots 1/5 and Part Lots 27/30, Block 71, Plan 8 BLTO, Parcel A, Plan 43705 BLTO, and Parcel A, Plan 51401 BLTO) in accordance with the attached letter of intent "Attachment A-2" and the attached site plan "Attachment B-3", subject to the owner or successor:

- i. Installing solar panels on the roof of the accessory building within one (1) year of obtaining a building permit for said building;
- ii. Providing edge landscaping, with emphasis on planting small trees/shrubs, in front of the accessory building;
- iii. As part of a building permit application, updating the site plan to show a walkway extension from the principal building to the accessory building;
- iv. Dedicating a portion of the accessory building to the tenants for storage space; and
- v. Mitigating the increased stormwater runoff for a 100-yr post-development event while restricting discharge to that of a 5-yr pre-development event.

CARRIED 5/0

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

- Commissioner Boyd spoke in favor to the setback to the same as the existing building, and this is a good fit for the area.
- Commissioner Johnston spoke to the additional setback, the solar panels, and the proximity to rail lines.
- Commissioner Majcher will be voting in favor of this application.

5.0 GENERAL REPORTS  
Variance – Extension  
1205 – 17<sup>th</sup> Street East

2023-029 ANDERSON – EDMUNDS

That the approval deadline of Variance Order V-08-22 be extended to June 2, 2024.  
CARRIED 5/0

6.0 GENERAL BUSINESS  
a. Tracking Table  
b. Administrative Business  
c. Absences From Upcoming Meetings

7.0 ADJOURNMENT

2023-030 EDMUNDS - ANDERSON

That the meeting do now adjourn (8:15 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by William Majcher  
William Majcher  
Chairperson