

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 3, 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: Andrew Mok
Amber Chapil
James Maxon

Regrets: Nil

2.0 ADOPTION OF AGENDA

2023-017

BOYD - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held
May 3, 2023 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2023-018

ANDERSON – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on
April 19, 2023 be adopted as read.

CARRIED 5/0

4.0

a. Subdivision / By-law No. 7350

Part of 1801/1901 – 1st, 1800/1835 Dennis, 1800/1900 Russell, and 1820/1830
Frederick Streets

Owner: VBJ Developments Ltd.

Applicant: Steve McMillan

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

The applicant, Steve McMillan, spoke to the development. He spoke to the conditions
of the development agreement and requested alterations to and several items by the

Planning commission. Mr. McMillan also addressed concerns about traffic impact of the development with respect to Maryland Avenue and answered additional questions on the application.

2023-019

JOHNSTON - EDMUNDS

That the Public Hearing for Subdivision Application 4500-23-730 and to amend By-law No. 7350 (Z-04-23) to rezone property located at Part of 1801/1901 – 1st, 1800/1835 Dennis, 1800/1900 Russell, and 1820/1830 Frederick Streets be concluded.

CARRIED 5/0

2023-020

BOYD - JOHNSTON

That the Planning Commission recommend City Council amend By-law No. 7350 (Z-04-23) to rezone part of 1801 and 1901 – 1st, 1800 and 1835 Dennis, 1800 and 1900 Russell, and 1820 and 1830 Frederick Streets from Development Reserve (DR) to Residential Low Density (RLD), Residential Moderate Density (RMD), and Parks & Recreation (PR) as follows:

1. Adding to Section 1 of this By-law immediately after “RMD Residential Moderate Density,” the following words, “OS Open Space,”;
2. Deleting Section 3 of this By-law in its entirety and substituting therefor:
 - “3. This By-law will come into force when the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-23-730 is registered in the Brandon Land Titles Office.
 4. This By-law will be repealed without coming into force three years after the date of this By-law’s adoption unless the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-23-730 is registered in the Brandon Land Titles Office, or the applicant applies for an extension of time before the expiration of the three-year period to register Subdivision Application 4500-23-730 and Council approves the extension.”
3. Replacing Schedule “A” of this By-law with Schedule “A” as shown on Attachment A-2 of this report;

And further, that the Planning Commission recommend City Council approve By-law No. 7350 (Z-04-23) as amended.

CARRIED 5/0

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

- Commissioner Boyd spoke to the by-law amendments representing a change in common practice.

2023-021

BOYD - EDMUNDS

That That the Planning Commission recommend City Council approve the application to subdivide (4500-23-730) the following lots:

- Lots 1/38, Block 32, Plan 278 BLTO, commonly known as 1801 – 1st Street
- Lots 1/13 and 15/38, Block 31, Plan 278 BLTO, commonly known as 1800 Dennis Street
- Lot 14, Block 31, Plan 278 BLTO, commonly known as 1835 Dennis Street
- Lots 1/19, Block 30, Plan 278 BLTO, commonly known as 1800 Russell Street
- Lots 30/38, Block 30, Plan 278 BLTO, commonly known as 1820 Frederick Street
- Lots 20/27, Block 30, Plan 278 BLTO, commonly known as 1840 Frederick Street,
- Block 33, Plan 278 BLTO, commonly known as 1901 – 1st Street
- Lots 1/40, Block 35, Plan 278 BLTO, commonly known as 1900 Russell Street

to create 143 bareland condominium units, an extension of Maryland Avenue, and private roads in the Residential Low Density (RLD) and Residential Moderate Density (RMD) Zone, subject to the owner or successor:

1. Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision with conditions as set out in Attachment D of this report;
2. Registering the road closure for the historical grid system in series with the subdivision.
3. Receiving approval for street names and registering the street names with the subdivision.
4. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement

agreement and Plan of Easement to the satisfaction of Manitoba Hydro, BellMTS, and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the subdivision; and

5. Submitting an updated Phasing Plan and Subdivision Application Map to the satisfaction of City of Brandon Engineering Department.

CARRIED 5/0

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

- Commissioner Boyd supported the motion being brought forward to City Council with Administration amending points 6, 9, and 18 of the Development Agreement as listed in Item 1, Attachment D.

AMENDMENT

BOYD – NO SECONDER

That the above motion be amended by the removal of item 5 in the development agreement as listed in Item 1, Attachment D.

As there was no seconder for the amending motion, it was ruled out of order by the Chair.

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

6.0 ADJOURNMENT

2023-022 JOHNSTON - ANDERSON
That the meeting do now adjourn (9:00 p.m.)

CARRIED 5/0

James Maxon
Planning Commission Clerk

Will Majcher
Chairperson