

MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 7, 2024 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

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1.0 ROLL CALL

Commissioners: Colleen Anderson  
Garnet Boyd  
Dane Kingdon

Administration: Andrew Mok  
Amber Chapil

Regrets: Ryan Johnston  
Keith Edmunds

2.0 ADOPTION OF AGENDA

2024-053 KINGDON - BOYD

That the Agenda for the regular meeting of the Planning Commission to be held August 7, 2024 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES

2024-054 BOYD – KINGDON

That the minutes of the regular meeting of the Planning Commission held on July 3, 2024 be adopted as read.

CARRIED 3/0

4.0

a. Subdivision 4500-24-737 & Variance

21 Willowcrest Avenue

Owner: 10140309 Manitoba Ltd.

Applicant: Russ Dueck, H.W.H. Holdings Ltd.

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

Russ Dueck, the applicant, spoke on behalf of the developer, for the subdivision and variance application to allow for the development of sixteen condominium units. He noted three concerns regarding conditions within the development agreement including completion of the fence, snow clearing and planting trees in the right-of-way.

Spoke

Evan Wolski, area resident regarding the proposed emergency lane way that a continuous fence be installed to reduce pedestrian foot traffic.

Deb Walker, area resident spoke requesting that the fence be installed as part of the development, as she had concerns with pedestrian traffic.

2024-055 BOYD - KINGDON

That the combined Public Hearing for Variance and Subdivision applications at 21 Willowcrest Avenue be concluded.

CARRIED 3/0

2024-056 BOYD - KINGDON

That Variance Application V-08-24 to vary Table 10 under Section 51 of the Zoning By-law by decreasing the required site width from 7.6m to 6.1m, decreasing the required site area from 232m<sup>2</sup> to 147m<sup>2</sup>, and increasing the maximum building height from 2.5 storeys to 3 storeys, for dwellings on separate titles with common party walls, in the RHD Residential High Density Zone be approved at proposed Lot 1 within 21 Willowcrest Avenue (Parcels A /B, Plan 1269 BLTO, Parcels 1/2, Plan 1287 BLTO, Parcel B, Plan 1547 BLTO, Parcel 1, Plan 1592 BLTO), in accordance with the letter of intent "Attachment A", subject to the applicant registering a Certificate of Approval for subdivision application 4500-23-737 with the Brandon Land Titles Office.

CARRIED 3/0

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

- Commissioner Boyd would be voting in favor of the application.
- Commissioner Kingdon noted this is a smaller version of the original application, and will be voting in favor of this application.

2024-057 KINGDON - BOYD

That the Planning Commission recommend City Council approve the application to subdivide (4500-24-737) 21 Willowcrest Avenue (Parcels A /B, Plan 1269 BLTO, Parcels 1/2, Plan 1287 BLTO, Parcel B, Plan 1547 BLTO, Parcel 1, Plan 1592 BLTO), to create one (1) lot, sixteen (16) bareland condominium units, an extension of Willowcrest Avenue, and a private road in the Residential High Density (RHD) Zone, subject to the owner or successor:

- 1) Entering into a development agreement with the City of Brandon, to be registered with the subdivision with conditions as set out in Attachment C of this report;
- 2) Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for postal service to the satisfaction of Canada Post;

- 3) Submitting confirmation that Manitoba Infrastructure approves a traffic impact study for this development with respect to potential impacts on PTH 10 (18<sup>th</sup> Street); and
- 4) Submitting written confirmation that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro and BellMTS, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision.

CARRIED 3/0

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

- Commissioner Boyd would be voting in favor of the subdivision, noting the concerns raised by the applicant were already agreed to in the original development plan for this subdivision.

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2024-058 BOYD - KINGDON  
That the meeting do now adjourn (7:54 p.m.)

CARRIED 3/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by Ryan Johnston  
Ryan Johnston  
Chairperson