

MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 17, 2013 AT 7:30 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1. ROLL CALL

Commissioners: Calvin Coey
Leo Boivin
Colleen Anderson
Don Jessiman
Garnet Boyd

Administration: Ryan Nickel
Waleed Albakry
Brenda Rosset

2. ADOPTION OF AGENDA

2013-045

Boyd-Anderson

That the Agenda for the regular meeting of the Planning Commission to be held April 17, 2013 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2013-046

Jessiman - Anderson

That the minutes of the regular meeting of the Planning Commission held on April 3, 2013 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

a. SUBDIVISION 4500-13-546

804 Richmond Avenue East & 2001 Douglas Street
(PT. E ½ 12-10-19 W.P.M. & Lot 4, Plan 42483 BLTO)

Owner: 4431014 Manitoba Ltd.

Applicant: VBJ Developments

Mr. Albakry indicated on behalf of the applicant VBJ Developments, and owner, 4431014 Manitoba Ltd., is applying to subdivide 804 Richmond Avenue East & 2001 Douglas Street (Pt. E ½ 12-10-19 W.P.M. & Lot 4, Plan 42483 BLTO) to create eleven (11) new lots and a public road. This would initiate the second phase of the Richmond Industrial Park subdivision located in the MG Industrial General Zone.

Upon presentation by staff, Commissioner Boyd inquired if the proposed pond is for drainage. Mr. Albakry clarified it will be a retention pond and will be taken over by the City once developed and will be designated as public reserve. Commissioner Anderson inquired whether fencing would be required around the pond. Mr. Albakry advised fencing is not a requirement. Commissioner Coey inquired how the City of Brandon methane gas policy applies to the application. Mr. Albakry stated that the site is adjacent to a former landfill, and testing will be required in accordance with the methane zone prior to construction. Commissioner Jessiman expressed concerns about the safety of the retention pond and drainage. Mr. Albakry advised that the pond had been engineered by Stantec and reviewed by the City Engineering Department. Further concerns were

deferred to the applicant. Commissioner Jessiman inquired how the pond will be drained. Mr. Nickel deferred to the applicant. Commissioner Coey inquired about the 7m buffer strip along Douglas St. and the amendments to the application. Mr. Albakry clarified that the zoning bylaw requires a 7m wide public reserve dedication to the west of the site to act as a buffer from future residential development further to the west. Mr. Albakry further clarified the first phase development agreement was amended to allow for two stages to allow more time to meet all of the conditions.

IN FAVOUR

Kyle Cumming (VBJ Developments) clarified the subdivision and pond was designed in 2005 by an engineering firm. The pond is large to accommodate not only the site, but other properties in the surrounding area. The pond is two metres deep and is designed to infiltrate into the ground. The side slopes are designed with a 1 to 7 slope and therefore fencing is not a requirement. Commissioner Jessiman expressed concerns with flooding and drainage of the pond. Mr. Cumming clarified it is designed as an infiltration pond, and that the existence of the pond will help overland flooding in the area by providing a designed area for the runoff to go.

2013-047

Boyd-Anderson

That the Public Hearing for Subdivision Application 4500-13-546 at 804 Richmond Avenue East & 2001 Douglas Street be concluded.

CARRIED 5/0

That the Planning Commission recommends Brandon City Council grant approval to subdivide 804 Richmond Avenue East & 2001 Douglas Street (Pt. E ½ 12-10-19 W.P.M. & Lot 4, Plan 42483 BLTO) to create eleven (11) lots and a public road in the MG Industrial General Zone, subject to the following conditions:

- a) The owner or successor enters into a development agreement with the City of Brandon;
- b) The owner or successor provides written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a drainage easement to the satisfaction of the City of Brandon Engineering Department; and
- c) The owner or successor provides written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a Joint Use Easement and Plan of Easements to the satisfaction of Manitoba Hydro and Westman Communications Group.

2013-048

Boivin - Jessiman

That condition b) of the motion be amended to read “the owner or successor provides written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a drainage easement and review of the 2005 pond study to the satisfaction of the City of Brandon Engineering Department.”

CARRIED 5/0

2013-049

Anderson-Boyd

That the Planning Commission recommends Brandon City Council grant approval to subdivide 804 Richmond Avenue East & 2001 Douglas Street (Pt. E ½ 12-10-19 W.P.M. & Lot 4, Plan 42483 BLTO) to create eleven (11) lots and a public road in the MG Industrial General Zone, subject to the following conditions:

- a) The owner or successor enters into a development agreement with the City of Brandon;
- b) the owner or successor provides written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a drainage easement and review of the 2005 pond study to the satisfaction of the City of Brandon Engineering Department; and
- c) The owner or successor provides written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a Joint Use Easement and Plan of Easements to the satisfaction of Manitoba Hydro and Westman Communications Group.

CARRIED 5/0

Prior to the above motions being voted on, the following comments were made: Commissioner Anderson stated that the proposed industrial use is in compliance with the development plan, and that the subdivision will encourage new business and relocation of old businesses. Commissioner Boyd stated it will be an improvement to the industrial area. Commissioner Jessiman has concerns about the retention pond and potential flooding. Commissioner Coey suggested amending the motion to ensure the engineering department reviews the pond study for compliance with current standards.

2013-050

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel advised of two upcoming variance applications at 831 Braecrest and 1145 Lorne Ave E.

b. Administrative Business

Mr. Nickel proposed a Conflict of Interest training session prior to a future Planning Commission meeting.

c. Absences from the May 1, 2013 meeting

None to report

6.0 ADJOURNMENT
2013-051 Boyd-Boivin

That the meeting does now adjourn. (8:22 p.m.)

CARRIED 5/0

Original signed by R. Nickel
Ryan Nickel
Acting Sr. Planner

Original signed by C. Coey
Calvin Coey
Chairperson