

**MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 2, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Calvin Coey  
Colleen Anderson  
Leo Boivin

Administration: Ryan Nickel  
Andrew Mok  
Tyson Fisher

**2. ADOPTION OF AGENDA**

2014-088

Anderson-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held July 2, 2014 be adopted as presented.

CARRIED 3/0

**3. CONFIRMATION OF MINUTES**

2014-089

Boivin-Anderson

That the minutes of the regular meeting of the Planning Commission held on June 18, 2014 be adopted as presented.

CARRIED 3/0

**4.0 PUBLIC HEARING**

**a. SUBDIVISION**

**BY-LAW 7095**

**1910 Hamilton Ave**

**Owner/Applicant: Waverly Developments Ltd.**

Waverly Developments Ltd. is applying for the following:

- To re-zone a portion of a property located at 1910 Bell Avenue from RSF Residential Single Family Zone to PR Parks & Recreation Zone, and a portion of a property located at 1910 Hamilton Avenue from an "A" Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation Zone; and
- To subdivide a portion of properties located at 1910 Bell Avenue and 1910 Hamilton Avenue to create fifteen (15) lots, a public road and public reserve.

Approval of these applications would allow for the continued development of the Oakridge Estates neighbourhood.

2014-090

Anderson-Boivin

That By-law No. 7095 (Z-04-14-B) to rezone a portion of a property located at 1910 Bell Avenue (Lot 72, Plan 48868) from RSF Residential Single Family Zone to PR Parks &

Recreation Zone and a portion of a property located at 1910 Hamilton Avenue (PT. NE¼ 34-10-19 WPM) from "A" Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation Zone, and subdivision applications 4500-14-572 and 4500-14-573, be referred to administration for receipt and review of the applicant's community participation report on the proposed neighbourhood greenspace for report back at the August 20, 2014 Planning Commission meeting.

CARRIED 3/0

Prior to the above motion being voted on, the following comments were made: Commissioners stated they support the public outreach process being undertaken by the applicant.

b. **CONDITIONAL USE**

**VARIANCE**

**1233 Rosser Ave**

**Owner: CMHA Westman**

**Applicant: Glen Kruck**

Mr. Mok indicated that Glen Kruck, on behalf of the owner, CMHA Westman, is applying to allow for the following for a property located at 1233 Rosser Avenue in the HMU HUB Mixed Use Zone:

- To allow an electronic advertisement sign in the HMU Zone (conditional use);
- To allow a fascia advertisement sign in the HMU Zone (variance - first request); and
- To reduce the minimum required distance of an electronic sign from a dwelling unit from 92.0m to 0.0m (variance - second request).

Upon presentation by staff, Commissioners questioned the number of businesses allowed to advertise on a fascia sign, how the city will handle the encroachment, the need for an encroachment agreement with the property owner to the west, sign location and how the public outreach was conducted.

Glen Kruck, applicant, presented representing the Canadian Mental Health Association in Brandon. Mr. Kruck presented a history of the CMHA including property acquisition and development, partnerships with other organizations, global market funding issues and site contamination and cleanup. Mr. Kruck outlined the need for advertising by means of electronic sign, detailed the design and placement of the sign, showed examples of other similar signs in the area and distributed letters of support.

Commissioners raised concerns about boulevard trees blocking the sign, future tenants of the adjacent residential unit and non-compliance of the criteria for evaluating a conditional use and a variance. Commissioners questioned the approval of a similar sign at 16<sup>th</sup> Street and Rosser Avenue, the possibility of advertising the businesses separately at each location, changing the location of the sign and the public outreach process.

Erin Gobeil, Global Market Co-ordinator, spoke about events and programs at the global market.

Johanna Leseho, creator of the International Womens Food and Craft Market, spoke about activities and sales at the global market. Ms. Leseho described how the LED sign will inform people of specials events and features at the global market.

Caroline Slimmon, Westman Immigrant Services, spoke about how their clients have benefited from the global market.

2014-091      Anderson-Boivin  
That the Public Hearing for Conditional Use Application C-08-14-B and V-10-14-B at 1233 Rosser Avenue be concluded.  
CARRIED 3/0

2014-092      Anderson-Boivin  
**Conditional Use**  
That Conditional Use Application C-08-14-B to allow for an electronic advertisement sign in the HMU Zone at 1233 Rosser Avenue (Lots 19/23 & E ½ Lots 24/26, Block 80, Plan 2 BLTO exc wly 20' of the ely 60') be **rejected**.  
CARRIED 3/0

Prior to the above motion being voted on, the following comments were made:  
Commissioners stated the proposed sign location is not appropriate for the area, and the application does not comply with the three criteria for evaluating a conditional use.

2014-093      Boivin-Anderson  
That Variance Application V-10-14-B to reduce the minimum required distance of an electronic sign from a dwelling unit from 92.0m to 0.0m in the HMU Zone at 1233 Rosser Avenue (Lots 19/23 & E ½ Lots 24/26, Block 80, Plan 2 BLTO exc wly 20' of the ely 60') be **rejected**.  
CARRIED 3/0

Prior to the above motion being voted on, the following comments were made:  
Commissioners stated that the location of the electronic sign would have an injurious effect on local residents.

2014-094      Anderson-Boivin  
That Variance Application V-10-14-B to allow for a fascia advertisement sign in the HMU Zone be **approved** at 1233 Rosser Avenue (Lots 19/23 & E ½ Lots 24/26, Block 80, Plan 2 BLTO exc wly 20' of the ely 60') in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedules A-2 & A-3" and the attached drawing "Schedule B-2".  
CARRIED 2/1

Prior to the above motion being voted on, the following comments were made:

Commissioner Anderson said the fascia sign complies with the criteria for evaluating a variance. Commissioner Boivin stated his concern regarding the visibility of the sign along Rosser Avenue.

**5.0 GENERAL BUSINESS**

- a. Tracking Table**  
Mr. Nickel spoke about upcoming applications.
- b. Administrative Business**  
Mr. Nickel spoke about the fiscal impact analysis presentation on July 9.
- c. Absences from upcoming meetings**  
Commissioner Anderson may be late for Aug 6, 2014 meeting.

**6.0 ADJOURNMENT**  
2014-095 Boivin-Anderson

That the meeting does now adjourn. (8:09 p.m.)

CARRIED 3/0

Original signed by Ryan Nickel  
**Ryan Nickel**  
**Acting Principal Planner**

Original signed by Calvin Coey  
**Calvin Coey**  
**Chairperson**