

MINUTES OF THE PLANNING COMMISSION MEETING HELD OCTOBER 15, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Colleen Anderson
Leo Boivin
Garnet Boyd
Calvin Coey
Andrew Sieklicki

Administration: Ryan Nickel
Andrew Mok
Tyson Fisher

2. ADOPTION OF AGENDA

2014-150

Anderson-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held Oct 15, 2014 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2014-151

Anderson-Boivin

That the minutes of the regular meeting of the Planning Commission held on Oct 1, 2014 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

a. CONDITIONAL USE

1000 Highland Ave
Owner: Albert Kokonas
Applicant: Melanie Ransome

Mr. Mok indicated that Melanie Ransome, on behalf of the owner, Albert Kokonas, is applying for a conditional use to allow for outdoor storage for a property located at 1000 Highland Avenue in the CAR Commercial Arterial Zone. Approval of this application will allow the applicant to use the site for temporary storage of ready-to-move (RTM) houses prior to delivering them to the customers.

Upon presentation by staff, Commissioners requested clarification on the length of the approval and the process for future applications for the site.

Melanie Ransome-White, applicant, representing Best Buy Homes attended to answer questions. Commissioners questioned the use of the storage area, traffic, lighting and access.

2014-152 Sieklicki-Anderson
That the Public Hearing for Conditional Use Application C-11-14-B at 1000 Highland Avenue be concluded.

CARRIED 5/0

2014-153 Sieklicki-Anderson
That Conditional Use Application C-11-14-B to allow for outdoor storage be approved at 1000 Highland Avenue (Lot 4, Plan 38357 BLTO) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedules A-3 and A-4" and the attached site plan "Schedule B-2", subject to:

1. this Order being valid for up to five (5) years from the date of approval.

CARRIED 5/0

FOR

Commissioner Anderson
Commissioner Boyd
Commissioner Boivin
Commissioner Sieklicki
Commissioner Coey

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:
Commissioners said the property was used to store RTM homes previously and is a good fit for the area. Commissioner Coey requested the applicant to consider neighbouring properties should any lighting be installed.

b. SUBDIVISION

2 Outback Drive
Owner: R&M Homes Ltd.
Applicant: REKA Holdings Ltd.

Mr. Mok indicated that R&M Homes Ltd., applicant on behalf of the owner, REKA Holdings Ltd., is applying for the following on property located at 2 Outback Drive:

1. **Subdivision** - to create eighteen (18) lots, a common element and a public road in the RLD Residential Low Density Multiple Family Zone and the DR Development Reserve Zone; and
2. **Variance** - to vary clause 36(a)(2) of the Zoning By-law by reducing the yard requirements for buildings or structures adjacent to the east and west boundaries of the bare land condominium from 7.6m to 2.4m.

These applications would allow for the development of nine (9) two-unit semi-detached dwellings as a bare-land condominium, and provide land for a future service road parallel to the future realignment of PTH 10.

Upon presentation by staff, Commissioners requested clarification on the impact of the highway realignment on Outback drive.

Mark Bailey, owner R&M homes, attended to answer questions. Mr. Bailey distributed correspondence to the commission. Commissioners questioned the rationale for

developing a condominium subdivision instead of a fee simple subdivision, the types of units proposed, the length of driveway approaches and public outreach completed.

2014-154

Boivin-Boyd

That the Combined Public Hearing for variance application V-21-14-B and subdivision application 4500-14-583 at 2 Outback Drive be concluded.

CARRIED 5/0

Variance

2014-155

Boivin- Boyd

That Variance Application V-21-14-B to vary clause 36(a)(2) of the Zoning By-law by reducing the yard requirements for buildings or structures adjacent to the boundary of the site affected by the bare-land condominium from 7.6m to 2.4m be approved at 2 Outback Drive (Lot 24, Plan 48868 BLTO) in accordance with the intent of the application "Schedule A-2", the attached letter of intent "Schedule A-3" and the attached site plan "Schedule B-2", subject to:

- a. The subdivision as shown on the attached site plan being registered with the Brandon Land Titles Office.

CARRIED 5/0

FOR

AGAINST

ABSTAIN

Commissioner Coey
Commissioner Boyd
Commissioner Anderson
Commissioner Boivin
Commissioner Sieklicki

Prior to the above motion being voted on, the following comments were made:
Commissioners said it is a minimal change and the reduction will make it consistent with other properties in the area.

Subdivision

2014-156

Boivin-Boyd

That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-14-583) 2 Outback Drive (Lot 24, Plan 48868 BLTO) to create eighteen (18) lots, a common element and a public road in the RLD Residential Low Density Multiple Family Zone and the DR Development Reserve Zone, subject to:

1. the owner or successor submitting to the City of Brandon Planning & Building Safety Department
 - a. \$4,883.49 as a cash-in lieu contribution for public reserve purposes;
 - b. written confirmation that the Brandon School Division has received \$5,103.00 as a cash-in lieu contribution for school purposes;
 - c. written confirmation that arrangements have been made for private water and wastewater agreement to the satisfaction of the City of Brandon Engineering Department, and registering the agreement in series immediately following registration of the subdivision; and

- d. written confirmation that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro and MTS Inc., and registering the easement agreement along with the easement plan, if required, in series immediately following registration of the subdivision.

CARRIED 5/0

FOR

AGAINST

ABSTAIN

Commissioner Coey
Commissioner Boyd
Commissioner Boivin
Commissioner Anderson
Commissioner Sieklicki

Prior to the above motion being voted on, the following comments were made:
Commissioners commented that type and density of the development is appropriate for the area and the development provides a greater mixture of housing types.

5.0 GENERAL BUSINESS

a. Variance – Extension at 1041 13th Street

Ryan Nickel indicated that, Wayne Suski is requesting a deadline extension to Variance Order V-16-13-B to extend the original variance. The Variance was to increase the maximum number of dwelling units from two (2) dwelling units to three (3) dwelling units for a property located at 1041 13th Street (Lots 33/34, Block 11, Plan 193 BLTO) in the RLD Residential Low Density Multiple Family Zone.

2014-157

Anderson-Boyd

That the approval deadline of Variance Order V-16-13-B be extended to October 3rd 2015.

CARRIED 5/0

FOR

AGAINST

ABSTAIN

Commissioner Anderson
Commissioner Boyd
Commissioner Boivin
Commissioner Coey
Commissioner Sieklicki

b. Tracking Tables

Mr. Nickel indicated the Nov 5 meeting will be cancelled. There will be one item for the Nov 19/14 meeting.

c. Administrative Business

No business to report.

d. Absences from upcoming meetings

Commissioner Sieklicki will be absent from the Nov 19, 2014 meeting.

6.0 ADJOURNMENT

2014-158

Anderson-Sieklicki

That the meeting does now adjourn. (7:55 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel

Ryan Nickel
Principal Planner

Original signed by Calvin Coey

Calvin Coey
Chairperson