

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 15, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Colleen Anderson
Garnet Boyd
Calvin Coey
Andrew Sieklicki

Administration: Ryan Nickel
Robert Zilke
Tyson Fisher

2. ADOPTION OF AGENDA

2015-060

Anderson-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held July 15, 2015 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2015-061

Anderson-Boyd

That the minutes of the regular meeting of the Planning Commission held on June 17, 2015 be adopted as presented.

CARRIED 3/0

4.0 PUBLIC HEARING

a. VARIANCE

342 Jade Avenue
Applicant: Gilbert Bouchard
Owner: Kenny Choy

Mr. Zilke indicated the applicant, Gilbert Bouchard, on behalf of the owner, Kenny Choy, is applying to decrease the minimum setback from an accessory structure to an adjacent mobile home from the required 2.4m to 1.5m in order to construct a 39 sq. m accessory building in Glendale Home Park located 301 Clare Avenue. Modular homes are located on common property, the common property where the subject home is located is addressed as 342 Jade Avenue.

Upon presentation by staff, Commissioners questioned the timeline and process for revoking a building permit and the definition of an accessory building.

Gilbert Bouchard, applicant, attended to answer questions from the commission. Commissioners asked for clarification on the clearance between the accessory building and the neighbouring modular home.

2015-062 Anderson-Sieklicki
That the Public Hearing for Variance Application V-12-15-B at 342 Jade Ave be concluded.
CARRIED 4/0

2015-063 Anderson-Sieklicki
That Variance Application V-12-15-B to reduce the setback for a mobile home from the required 2.4m to 1.5m in order to construct an accessory building located at 342 Jade Avenue in Glendale Mobile Home Park in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A- 2" and the attached site plan "Attachment B- 2".
CARRIED 4/0

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Commissioner Anderson Commissioner Coey Commissioner Boyd Commissioner Sieklicki		

Prior to the above motion being voted on, the following comments were made:
Commissioners stated the application complies with the four criteria, increases value on the property and is consistent with other properties in the area.

b. VARIANCE
1405 White Swan Street
Applicant: Ken Templeton
Owner: Templeton Realty Ltd.

Mr. Zilke indicated the applicant Kenneth Templeton, owner of Templeton Realty Ltd., is applying for a variance to vary:

- Table 13: Commercial Bulk and Siting Requirements to reduce the minimum required front yard setback of 12.1m to 4.6m.

Upon presentation by staff, Commissioners questioned pedestrian connections along White Swan and Central Ave, ownership of the closed back lane and the width of the boulevard within the right-of-way.

Ken Templeton, applicant, attended to answer questions from the commission. Commissioners questioned the height of the proposed building.

2015-064 Sieklicki-Boyd

That the Public Hearing for Variance Application V-13-15-B at 1405 White Swan Street be concluded.

CARRIED 4/0

2015-065

Sieklicki-Boyd

That Variance Application V-13-15-B to reduce the minimum required front yard setback from 12.1m to 4.6m for a property located at 1405 White Swan Street (Parcel "A" Plan 889 BLTO, Lot 2 Block 8 Plan 1120 BLTO, Parcel "A" Plan 46531 BLTO) be approved in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachments A-2" and the attached site plan "Attachment B-2".

CARRIED 4/0

FOR

Commissioner Anderson
Commissioner Coey
Commissioner Boyd
Commissioner Sieklicki

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners said the building meets the four criteria and is consistent with the neighbourhood.

Commissioner Boyd declared a conflict and excused himself.

c.

CONDITIONAL USE

2340 Rosser Ave

Applicant: Cam Wirch

Owner: 6061087 Manitoba Ltd.

Mr. Zilke indicated the applicant, Cam Wirch, on behalf of the owner, 6061087 Manitoba Inc., is applying for a conditional use to allow for two (2) residential units on a property located at 2340 Rosser Ave (Lot 19/20, Block 20, Plan 15 BLTO) in the Commercial Neighbourhood CN Zone.

Upon presentation by staff, Commissioners questioned the basement window egress requirements.

Cam Wirch, applicant, attended to answer questions from the commission. Commissioners questioned the use and location of the refuse bins.

2015-066

Anderson-Sieklicki

That the Public Hearing for Conditional Use Application C-09-15-B at 2340 Rosser Ave be concluded.

CARRIED 3/0

2015-067

Anderson-Sieklicki

That Conditional Use Application C-10-14-B to allow for two (2) dwelling units be approved at 2340 Rosser Ave (Lot 19/20, Block 20, Plan 15 BLTO) in accordance with

the intent of the application "Schedule A-1", the attached letter of intent "Schedule A-4" and the attached site plan "Schedule B-2".

CARRIED 3/0

FOR

Commissioner Anderson
Commissioner Coey
Commissioner Sieklicki

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners said the proposal will provide housing in close proximity to the university and improve the property.

Commissioner Boyd returned to the meeting.

5.0 GENERAL BUSINESS

a. Tracking Tables

Mr. Nickel spoke about upcoming planning commission meetings.

b. Administrative Business

c. Absences from upcoming meetings

6.0 ADJOURNMENT

2015-068

Anderson-Sieklicki

That the meeting does now adjourn. (7:45 p.m.)

CARRIED 4/0

Ryan Nickel
Principal Planner

Calvin Coey
Chairperson