

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 20, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

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

Administration: Louisa Garbo
Ryan Nickel
Robert Zilke
Brenda Rosset

2. ADOPTION OF AGENDA

2015-043

Anderson-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held May 20, 2015 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2015-044

Boivin-Boyd

That the minutes of the regular meeting of the Planning Commission held on May 6, 2015 be adopted as presented.

CARRIED 5/0

Commissioner Sieklicki declared a conflict and excused himself.

4.0 PUBLIC HEARING

a. VARIANCE

1010 Victoria Avenue
Applicant: Brandon Police Service
Owner: City of Brandon

Mr. Zilke indicated the applicant, Brandon Police Service, on behalf of the owner, The City of Brandon, is applying for multiple variances to decrease the corner side yard setback from 3.0m to 0m and to decrease the required distance from main building from 2.4m to 0m in order to construct two 9.2 sq.m sheds for the existing police station located at 1010 Victoria Ave (Parcel A & B, Plan 1751 BLTO) in the CG Commercial General Zone.

Upon presentation by staff, Commissioners inquired about the height of the fence, the southeastern approach from 10th street, permit rules for sheds and construction material of the fence.

Staff Sgt. Balcaen (on behalf of the applicant), was in attendance to answer any questions. He clarified the choice of fence material was based on a budget and maintenance requirements, the height of the fence is six feet and the 10th street access is for emergency and city vehicles only.

2015-045 Boivin-Boyd
That the Public Hearing for Variance Application V-06-15-B at 1010 Victoria Ave be concluded.
CARRIED 4/0

2015-046 Boivin-Boyd
That Variance Application V-06-15-B to reduce the setback from the eastern property line from the required side yard setback of 3m to 0m and to reduce the setback from the main building from 2.4m to 0m to allow for 2 sheds (3m x 3m) for Parcel A & B, Plan 1751 BLTO located at 1010 Victoria Avenue in accordance with the intent of the application “Schedule A- 1”, the attached letter of intent “Schedule A- 2” and the attached site plan “Schedule B- 2”.
CARRIED 4/0

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

Prior to the above motion being voted on, the following comments were made:
Commissioners said this application complies with all four criteria as stated in The Planning Act.

Commissioner Sieklicki returned to the meeting.

- b. VARIANCE**
1225 Patricia Avenue
Owner: Vanguard Credit Union Limited
Applicant: Tracey Street Developments

Mr. Zilke indicated the applicant, Steve McMillan of Tracey Street Developments, on behalf of the property owner, Vanguard Credit Union Ltd, is applying to vary Table 2, Part III, Subsection 15(b) of the Zoning By-law by reducing the minimum required setback between a deck and a side site line from 0.6m to 0.0m to allow for the

construction of attached decks for a property located at 1225 Patricia Avenue zoned RMD Residential Moderate Density Multiple Family Zone..

Upon presentation by staff, Commissioners requested clarification on the process for subdividing the land and posting the site.

Steve McMillan (on behalf of the applicant), was in attendance to answer any questions. Commissioners inquired if the original plan was to use a common party wall and what material is being used for the shared wall.

2015-047

Anderson-Sieklicki

That the Public Hearing for Variance Application V-07-15-B at 1225 Patricia Avenue be concluded.

CARRIED 5/0

2015-048

Anderson-Sieklicki

That Variance Application V-07-15-B to vary Table 2, Part III, Subsection 15(b) of the Zoning By-law by reducing the setback of a deck to a side site line from 0.6m to 0.0m to allow for the construction of attached decks in the RMD Residential Moderate Density Multiple Family Zone be approved at 1225 Patricia Avenue (Parcel Q, Plan 55363 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached site plans "Attachment B-2" and "Attachment B-3", subject to:

- a) The owner or successor submitting \$525.00 to the City of Brandon Planning & Building Safety Department in accordance with Fee Schedule By-law #7105 for starting construction prior to the issuance of the variance order.

CARRIED 5/0

FOR

Commissioner Anderson
Commissioner Boivin
Commissioner Coey
Commissioner Sieklicki
Commissioner Boyd

AGAINST

ABSTAIN

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

Commissioners stated the application is similar to previous requests approved by The Planning Commission.

Commissioner Boivin excused himself from the proceedings.

c.

VARIANCE

2200 – 1st Street

Applicant & Owner: VBJ Developments Ltd.

Mr. Zilke indicated that the applicant, Steve McMillan of VBJ Developments Ltd., on behalf of property owner VBJ Developments Ltd, is applying to vary Table 2, Part III,

Subsection 15(b) of the Zoning By-law by reducing the minimum required setback between a deck and a side site line from 0.6m to line to 0.0m to allow for the construction of attached decks for a property located at 2200 – 1st Street, zoned RLD Residential Low Density Multiple Family Zone and RMD Residential Moderate Density Multiple Family Zone.

Steve McMillan (on behalf of the applicant) was in attendance to answer any questions.

Upon presentation by staff, Commissioners had no questions.

2015-049

Boyd-Anderson

That the Public Hearing for Variance Application V-08-15-B at 2200 – 1st Street be concluded.

CARRIED 4/0

2015-050

Boyd-Anderson

That Variance Application V-08-15-B to vary Table 2, Part III, Subsection 15(b) of the Zoning By-law by reducing the setback of a deck to a side site line from 0.6m to 0.0m to allow for the construction of attached decks in the RLD Residential Low Density Multiple Family Zone and the RMD Residential Moderate Density Multiple Family Zone be approved at 2200 – 1st Street (Block 8, Plan 56250 BLTO) in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-2” and the attached site plans “Attachment B-2”, “Attachment B-3” and “Attachment B-4”.

CARRIED 4/0

FOR

Commissioner Anderson
Commissioner Boyd
Commissioner Coey
Commissioner Sieklicki

AGAINST

ABSTAIN

Commissioner Boivin

Commissioner Boivin returned to the meeting.

5.0 GENERAL BUSINESS

a. Tracking Tables

Mr. Nickel advised the June 3rd meeting will be cancelled. One confirmed and one tentative application for the June 17th meeting.

b. Administrative Business

City Council applied a time condition for the static image electronic sign on 26th Street.

c. Absences from upcoming meetings

6.0 ADJOURNMENT

2015-051 Anderson-Sieklicki
That the meeting does now adjourn. (7:39 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson