

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 3, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Corinne Robinson  
Jack Lindsay  
Andrew Sieklicki  
Mary Jo Abbott  
Garnet Boyd

Administration: Ryan Nickel  
Sam van Huizen  
Brenda Rosset

**2. ADOPTION OF AGENDA**

2016-054

Lindsay-Sieklicki

That the Agenda for the regular meeting of the Planning Commission to be held August 3, 2016 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2016-055

Sieklicki-Lindsay

That the minutes of the regular meeting of the Planning Commission held on July 20, 2016 be adopted as presented.

CARRIED 3/0

**4.0 PUBLIC HEARING**

**a. Variance**

301 Aviation Avenue Unit 4

Owner: City of Brandon

Applicant: 6348387 Manitoba Ltd.

The applicant, Todd Lewis, President of 6348387 Manitoba Limited, on behalf of the property owner, The City of Brandon, is applying to vary Table 16: Industrial Bulk and Siting Requirements in Part III, Division 4, Section 62 of the City of Brandon Zoning By-law No. 7124 to reduce the minimum side yard setback from 4.5 meters to 3.0 meters for property located at 301 Aviation Avenue – Unit 4, in the IG Industrial General Zone. Approval of this application will allow for the construction of a hanger.

Upon presentation by staff, Commissioners inquired if the applicant could lease another lot that wouldn't require a variance.

Todd Lewis (applicant), was in attendance to answer any questions.

Commissioners inquired if the hanger was for private or commercial use, if he had an option to lease a different lot and could he operate if he stayed within the guidelines.

2016-056 Lindsay-Robinson  
That the Public Hearing for Variance Application V-15-16-B at 301 Aviation Avenue Unit 4 be concluded.

CARRIED 5/0

2016-057 Robinson-Sieklicki  
That Variance Application V-15-16-B to vary Table 16: Industrial Bulk and Siting Requirements in Part III, Division 4, Section 62 to of the Zoning By-law by reducing the minimum side yard setback from 4.5m to 3.0m in the IG Industrial General Zone be approved at 301 Aviation Avenue, Unit 4 (Lot 4, Plan 42427 BLTO in the SE ¼ 12-11-19 WPM) 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 5/0

<u><b>FOR</b></u>	<u><b>AGAINST</b></u>	<u><b>ABSTAIN</b></u>
Commissioner Lindsay		
Commissioner Robinson		
Commissioner Sieklicki		
Commissioner Abbott		
Commissioner Boyd		

Prior to the above motion being voted on, the following comments were made: Commissioners stated it is a minor variance and is compatible with the surrounding lots.

**b. Conditional Use**  
2610 McTavish Avenue  
Owner/Applicant: Brett & Ashley Heinrichs & Kale McKay

The applicants, Brett & Ashley Heinrichs & Kale McKay, are applying to allow for the establishment of a duplex on a property located at 2610 McTavish Avenue in the RSD Residential Single Detached Zone.

Upon presentation by staff, Commissioners inquired about the the level 4 methane gas zone.

Brett Heinrichs (applicant), stated the house has been used as a duplex for a number of years and they wish to develop a legal secondary suite.

Commissioners inquired regarding the space available to park from the lane.

2016-058      Sieklicki-Lindsay  
That the Public Hearing for Conditional Use Application C-06-16-B at 2610 McTavish Avenue be concluded.

CARRIED 5/0

2016-059      Sieklicki-Lindsay  
That Conditional Use Application C-06-16-B to allow for a duplex in the Residential Single Detached RSD Zone be approved at 2610 McTavish Avenue (Lot 2, Plan 42643 BLTO in NW ¼ 15-10-19 WPM) 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 5/0

FOR

Commissioner Lindsay  
Commissioner Robinson  
Commissioner Sieklicki  
Commissioner Abbott  
Commissioner Boyd

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated it appears the property has been used as a duplex for some time already, parking will be an improvement and they would like to commend the applicants for making it a legal duplex.

**5.0      GENERAL BUSINESS**

- a.      **Tracking Table**  
Mr. Nickel spoke about upcoming applications.
- b.      **Administrative Business**
- c.      **Absences From Upcoming Meetings**

**6.0      ADJOURNMENT**

2016-060      Robinson-Boyd  
That the meeting does now adjourn. (7:23 p.m.)

CARRIED 5/0

Original signed by R. Nickel  
**Ryan Nickel**  
Principal Planner

Original signed by G. Boyd  
**Garnet Boyd**  
Chairperson