

MINUTES OF THE PLANNING COMMISSION MEETING HELD OCTOBER 19, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Garnet Boyd
Jack Lindsay
Corinne Robinson
Andrew Sieklicki

Administration: Ryan Nickel
Sam van Huizen
Tyson fisher

2. ADOPTION OF AGENDA

2016-083

Sieklicki-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held October 19, 2016 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2016-084

Sieklicki-Lindsay

That the minutes of the regular meeting of the Planning Commission held on September 21, 2016 be adopted as presented.

CARRIED 3/0

4.0 PUBLIC HEARING

a. Variance

1523 Russell Street

Owner/Applicant: Marty Kauk

Mr. van Huizen indicated the applicant and owner, Marty Kauk, is applying to vary Table 16 in Section 62 of the City of Brandon Zoning By-law No. 7124 to reduce the required minimum rear yard setback from 1.5 metres to 0.6 metres for property located at 1523 Russell Street in the IR Industrial Restricted Zone. Approval of this application will allow for the expansion of a workshop for an electrical contracting business.

Upon presentation by staff, Commissioners questioned the design of the expansion.

Jim Kauk, applicant, presented to the commission. Commissioners questioned the incorporation of the existing concrete pad in the proposed expansion.

2016-085

Lindsay-Robinson

That the Public Hearing for Variance Application V-20-16-B at 1523 Russell Street be concluded.

CARRIED 4/0

2016-086

Robinson-Lindsay

That Variance Application V-20-16-B to vary Table 16 in Section 62 of the City of Brandon Zoning By-law No. 7124 to reduce the required minimum rear yard setback from 1.5 metres to 0.6 metres in the IR Industrial Restricted Zone be approved at 1523 Russell Street (Lots 11/17, Block 3, Plan 278 BLTO) 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" subject to:

- a. Prior to the issuance of a building permit, the applicant provides visual confirmation (photos) to the Planning, Property and Building Department that the fence and all other items stored in the public laneway are removed.

FOR

Commissioner Boyd
Commissioner Lindsay
Commissioner Robinson
Commissioner Sieklicki

AGAINST

ABSTAIN

CARRIED 4/0

Prior to the above motion being voted on, the following comments were made: Commissioners commented that the reduced rear yard setback is reasonable, not detrimental to the area and is next to an undeveloped lane .

b.

By-Law 7154

660 7th Street & 725 Van Horne Ave
Owner: Van Bi Lee
Applicant: VBJ Developments

Mr. Nickel indicated the applicant, Steve McMillan of VBJ Development Ltd., on behalf of the property owner, Van Bi Lee, is applying to rezone a property located at 660-7th Street and 725 Van Horne Avenue from Industrial Restricted (IR) zone to Residential Moderate Density (RMD) zone. The applicant is also applying for two setback variances:

1. To reduce the minimum required setback for residential development located in the railway protection overlay zone from 30 meters to 18 metres; and
2. To reduce the required minimum front yard setback from 6.0 metres to 3.0 metres. Approval of this application will allow for the development of a 24-unit residential dwelling.

2016-087 Lindsay-Robinson
That By-law No. 7154 (Z-05-16-B) to rezone 660-7th Street and 725 Van Horne Avenue from IR Industrial Restricted Zone to RMD Residential Moderate Density Zone, and variance application V-17-16-B, be referred to administration for receipt and review of the required information (site servicing, drainage and storm water management), and that the public hearing be postponed until the review of the required information by administration is complete.

CARRIED 4/0

- c. Variance
1340 Pacific Avenue
Owner: Army, Navy, Air Force Veterans In Canada – Unit No. 10
Applicant: Eric Seniuk, of Pattison Outdoor Advertising

2016-088 Sieklicki-Lindsay
That Variance Application V-18-16-B to allow a freestanding advertising sign in the HMU HUB Mixed Use zone be referred to city council for a decision.

CARRIED 3/0

5.0 GENERAL BUSINESS

- a. **Tracking Table**
Mr. Nickel spoke about upcoming applications.
- b. **Administrative Business**
Commissioner Boyd provided an overview of the MMA Public Hearing Guide.
- c. **Absences From Upcoming Meetings**
Commissioner Lindsay will be away for Dec 21 meeting.

6.0 ADJOURNMENT

2016-089 Robinson-Lindsay
That the meeting does now adjourn. (7:43 p.m.)

CARRIED 4/0

Original Signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original Signed by Garnet Boyd
Garnet Boyd
Chairperson