

MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 20, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Calvin Coey
Garnet Boyd
Corinne Robinson
Jack Lindsay

Administration: Louisa Garbo
Ryan Nickel
Tyson Fisher

2. ADOPTION OF AGENDA

2016-015

Lindsay-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held April 20, 2016 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2016-016

Boyd-Robinson

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

CARRIED 4/0

4.0 PUBLIC HEARING

a. VARIANCE

857 7th Street

Applicant: Brad Dodds

Owner: DBC Developments Ltd.

Planner indicated that the applicant and owner, Brad Dodds, is applying to vary Table 10 of the City of Brandon Zoning By-law No. 7124 for property located at 857 – 7th Street in the RMD Residential Moderate Density Zone by decreasing the minimum required interior side yard setback from 3.0m to 1.2m. Approval of this application will allow for the development of a front to back bi-level duplex.

Upon presentation by staff, Commissioners questioned the application being made prior to the implementation of By-Law 7136.

Brad Dodds, applicant, presented to the commission. Commissioners questioned ownership of the units, number of bedrooms, neighbourhood outreach, the parking layout, garbage container location and back lane upgrade requirements.

2016-017 Lindsay-Boyd
That the Public Hearing for Variance Application V-06-16-B at 857 7th Street be concluded.
CARRIED 4/0

2016-018 Boyd-Robinson
That Variance Application V-06-16-B to reduce the minimum required side yard setbacks from 3m to 1.2m for the property located at 857 7th Street (Lot 29, Block 54 Plan 8 BLTO) be approved in accordance with the intent of the application "Schedule A- 1", the attached letter of intent "Schedule A- 3" and the attached site plan "Schedule B-3."
CARRIED 4/0

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Commissioner Robinson Commissioner Lindsay Commissioner Coey Commissioner Boyd		

Prior to the above motion being voted on, the following comments were made:
Commissioners said the proposed development will be an improvement and compatible with the surrounding area, and will be consistent with By-law 7136.

5.0 GENERAL BUSINESS

- a. **Tracking Table**
Mr. Nickel spoke about upcoming applications.
- b. **Administrative Business**
Mr. Nickel provided additional information on the application at 857 7th Street.
- c. **Absences From Upcoming Meetings**
Commissioner Lindsay will be away for the June 1st, 2016 meeting.

6.0 ADJOURNMENT

2016-019 Boyd-Robinson
That the meeting does now adjourn. (7:19 p.m.)
CARRIED 4/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson