

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

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**1 ROLL CALL**

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

Administration: Louisa Garbo  
Andrew Mok  
Robert Zilke  
Brenda Rosset

**2. ADOPTION OF AGENDA**

2015-122

Boivin-Anderson

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

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2015-123

Boivin-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on December 16, 2015 be adopted as presented.

CARRIED 4/0

**4.0 PUBLIC HEARING**

**a. VARIANCE/CONDITIONAL USE**

1907 Richmond Avenue

Owner: McDonalds Restaurants Ltd.

Applicant: Priority Signs Ltd.

Community Planner, Robert Zilke, summarized the conditional use and variance applications on a property located at 1907 Richmond Avenue.

A conditional use is to allow for an electronic identification sign in the Commercial Arterial CAR zone, and a variance to provision 31(h)(1) in the Zoning By-law 7124 to reduce the distance between an electronic sign and a residential zone from 92m to 46m.

The Planning Commission enquired about the applicability of the new Zoning By-law and if attempts were made to find an alternate site for the sign. The Commission also requested the City Engineering staff to explain how the new national guidelines from

TAC (Transportation Association of Canada) could impact the decision on the application. City staff explained the risks of having a digital sign in key driving decision areas based on TAC and that a distractive sign in this location cannot be supported by the Engineering Department.

The applicant, Ross Sheard, addressed questions raised by the Commission including bulb voltage, timing of the message and that no animation was proposed.

2015-124      Sieklicki-Boyd  
That the Public Hearing for Conditional Use Application C-11-15-B and Variance Application V-22-15-B at 1907 Richmond Avenue be concluded.  
CARRIED 5/0

2015-125      Boyd-Anderson  
That Conditional Use Application C-11-15-B to allow for an electronic identification sign in the CAR Commercial Arterial Zone at 1907 Richmond Avenue (Lot 3, Plan 2419 BLTO) be **rejected**.  
CARRIED 4/1

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

The Planning Commission based on their vote on the conformance with the Zoning By-law and TAC guidelines as well as public safety concerns. The dissenting vote indicated concerns with the retroactive nature of the new Zoning By-law and the level of distraction of the proposed sign compares to the current existing and adjacent signs.

2015-126      Anderson-Boivin  
That Variance Application V-22-15-B to reduce the minimum required distance of an electronic sign from a dwelling unit from 92.0m to 46m to allow for an electronic identification sign in the CAR Commercial Arterial Zone at 1907 Richmond Avenue (Lot 3, Plan 2419 BLTO) be **rejected**.  
CARRIED 4/1

**FOR**

Commissioner Anderson  
Commissioner Boivin  
Commissioner Coey  
Commissioner Boyd

**AGAINST**

Commissioner Sieklicki

**ABSTAIN**

The Planning Commission voted in support of the motion based on the findings that the requested distance was too great.

The dissenting vote found the adjacent sign was closer to a residence than the proposed sign.

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

Mr. Mok stated that the Zoning Bylaw was adopted at the January 18<sup>th</sup> City Council meeting, there are two upcoming rezoning applications, and there are two upcoming variance applications in March.

**b. Administrative Business**

**c. Absences From Upcoming Meetings**

Commissioner Coey will be away March 2<sup>nd</sup>, 2016

**6.0 ADJOURNMENT**

2015-127

Anderson-Boyd

That the meeting does now adjourn. (7:54 p.m.)

CARRIED 5/0

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

Original signed by Calvin Coey  
**Calvin Coey**  
**Chairperson**