

**MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 2, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1 ROLL CALL**

Commissioners: Garnet Boyd  
Colleen Anderson  
Leo Boivin  
Andrew Sieklicki

Administration: Louisa Garbo  
Ryan Nickel  
Andrew Mok  
Brenda Rosset

**2. ADOPTION OF AGENDA**

2015-133

Anderson-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held March 2, 2016 be adopted as presented.

CARRIED 4/0

**3. CONFIRMATION OF MINUTES**

2015-134

Anderson-Sieklicki

That the minutes of the regular meeting of the Planning Commission held on February 17, 2016 be adopted as presented.

CARRIED 4/0

**4.0 PUBLIC HEARING**

**a. BY-LAW NO. 7135 TO REZONE**

Property Located at 231 Rosser Avenue East  
Owner: City of Brandon  
Applicant: Canadian Mental Health Association

Mr. Mok indicated that the applicant, Glen Kruck, on behalf of the owner, City of Brandon, is applying to rezone 231 Rosser Avenue East (Wly 19.5 ft of Lot 2 and Ely 12.5 ft of Lot 3, Block 37, Plan 4 BLTO) from IR Industrial Restricted to RLD Residential Low Density. The rezoning along with the proposed minor subdivision will allow the applicant to construct a one storey semi-detached dwelling.

Upon presentation by staff, Commissioners inquired why there is not a requirement for a public hearing for the subdivision but one is required for the variance.

Glen Kruck, (CMHA), explained the STEPP and Brandon Energy Efficiency programs. Commissioners inquired if the homes are being built by ACC students, the square footage of each home and where the bedrooms were situated.

2015-135      Anderson-Sieklicki  
That the Public Hearing regarding By-law No. 7135 (Z-03-15-B) to rezone 231 Rosser Ave E (from IR Industrial Restricted to RLD Residential Low Density) be concluded.  
CARRIED 4/0

2015-136      Anderson- Sieklicki  
That the Planning Commission recommend By-law 7135 (Z-03-15-B) be approved.  
CARRIED 4/0

FOR	AGAINST	ABSTAIN
Commissioner Anderson		
Commissioner Boivin		
Commissioner Boyd		
Commissioner Sieklicki		

Prior to the above motion being voted on, the following comments were made:  
Commissioners stated it is a good project and will fit in well with the neighborhood.

**b.      VARIANCE**  
563 – 3rd Street  
Owner: Dornn Construction Ltd.  
Applicant: Brian Dornn

Mr. Mok indicated that the applicant, Brian Dornn, on behalf of the property owner, Dornn Construction Ltd., is applying to vary the following under Zoning By-law No. 6642 for property located at 563 – 3rd Street in the RMD Residential Moderate Density Zone:

- Table 11 by decreasing the minimum required interior side yard setback from 3.0m to 1.2m; and
- Subsection 51.1(b) by decreasing the Railway Protection Overlay Zone for dwelling units from 30.0m to 20.0m.

Approval of this application will allow for the development of a four-unit multiple dwelling.

Brian Dornn (applicant), stated his application will result in a decreased density from what he is allowed to develop on the property.

Commissioners inquired about the market for the units, the ownership of the units, existing surrounding developments, public outreach and existing trees on the property.

**OPPOSITION**

Peter Kabaluk (neighbor), stated he is concerned about the impact of the development on existing trees on the property line, increased traffic, reduced street parking, and fire safety.

2015-137

Sieklicki-Anderson

That the Public Hearing for Variance Application V-02-16-B at 563 – 3rd Street be concluded.

CARRIED 4/0

2015-138

Sieklicki-Anderson

That Variance Application V-02-16-B to vary Table 11 of Zoning By-law No. 6642 by decreasing the minimum required interior side yard setback from 3.0m to 1.2m, and Subsection 51.1(b) of Zoning By-law No. 6642 by decreasing the Railway Protection Overlay Zone for dwelling units from 30.0m to 20.0m, in the RMD Residential Moderate Density Zone at 563 – 3rd Street (Lots 29/30, Block 79, Plan 8 BLTO) be approved 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 4/0

**FOR**

Commissioner Anderson  
Commissioner Boivin  
Commissioner Boyd  
Commissioner Sieklicki

**AGAINST**

**ABSTAIN**

Prior to the above motion being voted on, the following comments were made: Commissioners stated city council is considering a change to setback regulations from 3m to 1.2m, the neighboring property has a smaller side yard setback, building single storey dwellings close to the hospital is beneficial, the proposed density is less than allowed in the zone, and the railroad tracks are at a safe distance.

**c.**

**VARIANCE**

637 Princess Avenue

Owner/Applicant: 6519599 Manitoba Ltd.

Mr. Mok indicated that the applicant, Phil Dorn of 6519599 Manitoba Ltd., is applying to vary section 15.1 of the former Zoning By-law No. 6642, which is now subsection 4.2(c) of Schedule C: Urban and Landscape Design Standards of Zoning By-law No.7124, to allow for an exterior stairway exceeding 1.5m in height between a principal building and a front site line for property located at 637 Princess Avenue in the HMU HUB Mixed Use Zone. Approval of this application will allow for the construction of an exterior fire escape from the second storey of the building.

Upon presentation by staff, Commissioners inquired if a grant was given by the heritage committee, if there is a current fire escape, and if the only option for the outside staircase is to face 7<sup>th</sup> Street.

Philip Dornn (applicant), stated the structural integrity of the building would be compromised with interior stairs, the proposed stairs are in compliance with the character of the area, heritage details should be addressed by the heritage committee, and the proposal complies with the four criteria as stated in The Planning Act.

Commissioners inquired if the stairs would be encroaching on the sidewalk, the use of the second and third floors other fire escape options and safety concerns.

**IN FAVOUR**

Paul Duprat (on behalf of applicant), stated he canvassed the community and received 60 signatures in favour of the proposal.

Commissioners inquired if there was any opposition.

Christopher Quehe (on behalf of the applicant), stated he assisted in canvassing the community and did not receive any opposition, except one resident who requested additional information.

2015-139

Boivin-Anderson

That the Public Hearing for Variance Application V-01-16-B at 637 Princess Avenue be concluded.

CARRIED 4/0

2015-140

Boivin-Seiklicki

That Variance Application V-01-16-B to vary section 15.1 of Zoning By-law No. 6642 to allow for an exterior stairway exceeding 1.5m in height between a principal building and a front site line in the HMU HUB Mixed Use Zone at 637 Princess Avenue (Lots 37/40, Block 63, Plan 2 BLTO) be approved.

CARRIED 4/0

FOR

Commissioner Anderson  
Commissioner Boivin  
Commissioner Boyd  
Commissioner Sieklicki

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated this project complies with the Building Safety Code, it allows for the use of an existing heritage building, and the review by the heritage committee is still required.

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

Mr. Nickel spoke about upcoming applications.

**b. Administrative Business**

Manitoba Planning Conference May 18-20<sup>th</sup> in Brandon.

**c. Absences From Upcoming Meetings**

**6.0 ADJOURNMENT**

2015-141     Seiklicki-Anderson  
That the meeting does now adjourn. (8:56 p.m.)

CARRIED 4/0

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

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