

MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 20, 2017 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

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

Administration: Ryan Nickel
Andrew Mok
Ally Buckman

2.0 ADOPTION OF AGENDA

2017-060

Abbott-Robinson

That the Agenda for the regular meeting of the Planning Commission to be held September 20, 2017 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2017-061

Sieklicki-Lindsay

That the minutes of the regular meeting of the Planning Commission held on August 16, 2017 be adopted as presented.

CARRIED 5/0

4.0 PUBLIC HEARING

a. CONDITIONAL USE

305 18th Street North
Owner: Crane Enterprises
Applicant: Postime Signs Inc.

Community Planner Andrew Mok introduced the application as presented in the City of Brandon Planning report.

The applicant, Postime Signs on behalf of the property owner, Crane Enterprises, is applying for the at the property located at 305 18th Street North for an electronic identification sign in the Commercial Arterial (CAR) zone as per the City of Brandon Zoning By-law No. 7124 (Zoning By-law).

2017-062 Abbott-Lindsay
That the Public Hearing for Conditional Use Application C-07-17-B at 305 18th Street North be concluded.

CARRIED 5/0

2017-063 Sieklicki-Robinson
That conditional use application C-07-17-B to allow for an electronic identification sign be approved at 305 18th Street North in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-3", and the elevation plan "Attachment B-3".

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

Appears applicant is complying with standards put forward by Transportation Association of Canada

b. VARIANCE

1451 Rosser Avenue East
Owner: The Green Spot Inc.
Applicant: Bernie Whetter

The applicant, Bernie Whetter, on behalf of the property owner, The Green Spot Inc, is applying to vary the following provisions of the City of Brandon Zoning By-law No. 7124 to build an addition to the existing business on property located at 1451 Rosser Avenue East in the "A" Agricultural Zone and the Floodplain Overlay Zone:

- Subsection 69(b) to allow for a building addition
- Clause 69(d)(3) by allowing the first floor of a building less than 0.6m above the design flood level
- Clause 69(d)(4) by allowing the finished grade for a building less than 0.3m above the design flood level.

Commissioner Abbott excused herself due to a conflict of interest

2017-064 Robinson-Lindsay
That the Public Hearing for Variance Application V-08-17-B at 1451 Rosser Avenue East be concluded.

CARRIED 4/0

2017-065 Lindsay-Robinson
That Variance Application V-08-17-B to vary Subsection 69(b), Clause 69(d)(3) and Clause 69(d)(4) to allow for construction of a building addition in the "A" Agricultural Zone and the Floodplain Overlay Zone be approved at 1451 Rosser Avenue East (Pt. Block 40, Plan 379 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 the owner or successor, prior to the issuance of a building permit,

1. Removing all materials associated with the subject site from 1515 Rosser Avenue East (Pt. Block 41, Plan 379 BLTO),
2. Consolidating the titles of the subject site and 1329 Rosser Avenue East (Lot 1, Block 2, Plan 27536 BLTO), and
3. Entering into a save harmless agreement with the City of Brandon.

CARRIED 4/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- The application is the minimum variation
- The proposed building connects two existing buildings so raising the grade is not possible.
- The use is established on the site.

c. CONDITIONAL USE; VARIANCE

520 11th Street East

Owner: Shirley & William Conrad McClure

Applicant: Brandon Christian Ministry El Shaddai Inc. (Walther Smith Rodas)

The applicant, Walther Smith Rodas of Brandon Christian Ministry El Shaddai Inc., on behalf of the property owner, Shirley and William Conrad McClure, is applying for the following to allow for a place of worship for a property located at 520 – 11th Street East in the Industrial Restricted (IR) Zone as per the City of Brandon Zoning By-law No. 7124 (Zoning By-law):

- Conditional Use—to allow for a place of worship
- Variance—to vary Table 4 under subsection 26(a) to reduce the number of required parking spaces from ten (10) to zero (0)

2017-066

Sieklicki-Abbott

That the combined Public Hearing for Conditional Use Application C-10-17-B and Variance Application V-11-17-B at 520 – 11th Street East be concluded.

CARRIED 5/0

2017-067

Robinson-Lindsay

That Conditional Use Application C-10-17-B to allow for a place of worship in the IR Industrial Restricted Zone be approved at 520 – 11th Street East (Lots 16/17, Block 2, Plan 10 BLTO) in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-3”, subject to the owner or successor, prior to the issuance of a building permit:

1. Consolidating the titles of the subject site and 514 – 11th Street East (Lots 11/15, Block 2, Plan 10 BLTO); and

2. Removing all materials associated with the subject site from the lane in Block 2, Plan 10 BLTO. CARRIED 5/0

2017-068

Robinson-Lindsay

That Variance Application V-11-17-B to vary Table 4 under subsection 26(a) of the City of Brandon Zoning By-law No. 7124 to reduce the number of required parking spaces from ten (10) to zero (0) to accommodate a place of worship in the IR Industrial Restricted Zone be approved at 520 – 11th Street East (Lots 16/17, Block 2, Plan 10 BLTO) in accordance with the intent of the application “Attachment A-2”, the attached letter of intent “Attachment A-3”. CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Does not appear to be detrimental to people working or living in the area
- Provides freedom for applicant to worship in a location of their choosing
- The peak parking demand for the church is on the weekends
- Parking is being provided on the site to the north

d. CONDITIONAL USE

2200 Pacific Avenue

Owner: 5326028 Manitoba Ltd.; The City of Brandon

Applicant: VBJ Developments Ltd.

The applicant, Steve McMillan of VBJ Developments Ltd., on behalf of the property owners, 5326028 Manitoba Ltd. and the City of Brandon, is applying to amend the planned unit development (PUD) approved under Conditional Use Decision C-13-14-B for 1820 and 2200 Pacific Avenue to reduce the maximum density from 144 to 128 dwelling units and reduce the number minimum number of on-site parking spaces from 144 to 110.

The total parking available to the development is 265 spaces (2 spaces per dwelling unit), of which 110 spaces are located on leased City property to the south of the site. The parking reduction is required as the applicant is proposing a new plan for the site (Attachment B-2) which changes the parking/greenspace layout and decreases the overall site density (144 to 128 units) and number of buildings (5 to 4).

2017-069

Robinson-Sieklicki

That the Public Hearing for Conditional Use Application C-11-17-B at 1820 and 2200 Pacific Avenue be concluded.

CARRIED 5/0

2017-070

Lindsay-Abbott

That Conditional Use Application C-11-17-B to amend the planned unit development approved under Conditional Use Decision C-13-14-B to decrease the density from 144 to 128 units and decrease the number of parking spaces from 144 to 110 be approved at 1820 and 2200 Pacific Avenue (Pt. Parcel C, Plan 35917 BLTO & Parcel B, Plan 46903 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-3" and the site plan "Attachment B-2".

CARRIED 4/1

Prior to the above motion being voted on commissioners provided the following comments:

- The overall parking on the site meets the requirements
- Complaints from noise and dust from industrial business have been minimal
- The revised concept pushes buildings further west and provides an increased setback from the industrial use
- The revised concept increases the size of the on-site greenspace
- The residential use is not compatible with the adjacent industrial business and should not be approved.

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2017-071

Sieklicki-Abbott

That the meeting does now adjourn. (8:27 p.m.)

CARRIED 5/0

Original Signed by Ryan Nickel

Ryan Nickel
Principal Planner

Original Signed by Garnet Boyd

Garnet Boyd
Chairperson