

**MARKED**

**MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 6, 2017 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1.0 ROLL CALL**

Commissioners: Andrew Sieklicki  
Mary Jo Abbott  
Jack Lindsay  
Corinne Robinson

Administration: Ryan Nickel  
Brenda Rosset

**2.0 ADOPTION OF AGENDA**

2017-089

Abbott-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held December 6, 2017 be adopted as presented.

CARRIED 4/0

**3.0 CONFIRMATION OF MINUTES**

2017-090

Robinson-Abbott

That the minutes of the regular meeting of the Planning Commission held on October 18, 2017 be adopted as presented.

CARRIED 4/0

**4.0**

**a. STREET NAMES**

The Summit – Development Of 54 Units Located South Of Braecrest Drive & East Of 18th Street (Located In The NW ¼ 26-10-19 WPM)  
VBJ Developments Ltd.

Chief Planner Ryan Nickel introduced the application as presented in the City of Brandon Planning report.

VBJ Developments Ltd. have submitted a proposed street name change for their development of the area known as The Summit, being 54 lots located south of Braecrest Drive and east of 18th Street located in the NW ¼ 26-10-19 WPM (Map #1).

VBJ Developments Ltd. had previously requested that the street be named Summit Way which was approved under By-Law No. 7171 but has now brought forward the attached request to change the name to Valcourt Way (Map #2). There is no theme for this development and only one street name is required.

The proposal meets the conditions within the Street Names Policy & Procedure.

2017-091

Lindsay-Abbott

That the proposed street name of “Valcourt Way” submitted by VBJ Developments Ltd. for their development of The Summit at 1620 Braecrest Drive located south of Braecrest Drive and east of 18<sup>th</sup> Street in the NW 1/4 26-10-19 WPM, be approved.

CARRIED 4/0

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

- a noble gesture to honour a contributing member of the community

b.

**By-law No. 7194 To Rezone**

Property Located At 701 – 17th Street East

Owner / Applicant: Koch Fertilizer Ltd.

Chief Planner Ryan Nickel introduced the application as presented in the City of Brandon Planning report.

Rodi Svetstrup presented on behalf of the applicant, Koch Fertilizer Canada, ULC, is applying to rezone a property located at 701 17th Street East from Development Reserve (DR) Zone to Industrial General (IG) Zone. Approval of this application will allow for the construction of an administrative office and a storage building.

**Information**

Linda Styles (area resident) requested clarification on the proposed re-zoning.

2017-092

Abbott-Robinson

That By-law No. 7194 (Z-03-17-B) to rezone a property located at 701 17th Street East from Development Reserve (DR) Zone to Industrial General (IG) Zone be concluded.

CARRIED 4/0

2017-093

Robinson-Abbott

That the Planning Commission recommend By-law 7194 (Z-03-17-B) be approved, subject to prior to the bylaw being given third reading, the owner or successor entering into a development agreement with the City of Brandon, including but not limited to the following supplementary conditions:

- 1.The applicant will be responsible to service their property through an extension of the public sanitary sewer. The detailed servicing design will be subject to review and approval by the City Engineer.
2. The applicant will be responsible to construct an approach to their site; either by way of 17th Street East or College Avenue. The access is to be constructed to the latest edition of the City of Brandon Standard Construction Specifications. The design is subject to review and approval of the City Engineer.
- 3.The applicant will be required to enter into an Easement Agreement with Manitoba Hydro and provide proof execution prior to issuance of any

development/building permits.

4. The applicant will be responsible to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval by the City Engineer.

5. The applicant will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate.

CARRIED 4/0

**c. 2018 ORGANIZATIONAL MEETING**

Under Section 19 in the Planning Commission By-law No. 6843, the Planning Commission must each year appoint a Chairperson and Vice Chairperson as well as adopt the scheduling of meeting dates for the following 12 months. Under Section 20 of the Planning Commission By-law regular meetings of the Commission shall be held at 7:00pm on the 1st and 3rd Wednesday of each month.

2017-094 Lindsay-Abbott

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Boyd be appointed Chairperson as head of the Planning Commission with a term of office to expire December 31st 2018.

CARRIED 4/0

2017-095 Lindsay-Abbott

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Sieklicki be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office to expire December 31st 2018.

CARRIED 4/0

2017-096 Robinson-Lindsay

That pursuant to Section 20 of the Planning Commission By-law No. 6843, regular meetings of the Planning Commission be held on the following dates in 2018;

January 3, 2018	July 4, 2018
January 17, 2018	July 18, 2018
February 7, 2018	August 1, 2018
February 21, 2018	August 15, 2018
March 7, 2018	September 5, 2018
March 21, 2018	September 19, 2018
April 4, 2018	October 3, 2018
April 18, 2018	October 17, 2018
May 2, 2018	November 7, 2018
May 16, 2018	November 21, 2018
June 6, 2018	December 5, 2018
June 20, 2018	December 19, 2018

CARRIED 4/0

**5.0 GENERAL BUSINESS**

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

**6.0 ADJOURNMENT**

2017-097      Abbott-Robinson  
That the meeting does now adjourn. (7:35 p.m.)

CARRIED 4/0

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

Original signed by A. Sieklicki  
**Andrew Sieklicki**  
**Vice - Chairperson**