

**MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 18, 2018 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  
Jack Lindsay  
Corinne Robinson  
Mary Jo Abbott

Administration: Ryan Nickel  
Shengxu Li  
Amber Chapil

**2.0 ADOPTION OF AGENDA**

2018-072

LINDSAY – ABBOTT

That the Agenda for the regular meeting of the Planning Commission to be held July 18, 2018 be adopted as presented.

CARRIED 4/0

**3.0 CONFIRMATION OF MINUTES**

2018-073

ROBINSON - LINDSAY

That the minutes of the regular meeting of the Planning Commission held on July 4, 2018 be adopted as read.

CARRIED 3/0

**4.0**

**a. Conditional Use**

2534 McTavish Avenue  
Owner: Marnie Thompson  
Applicant: Westman Premier Homes

Community Planner, Shengxu Li, introduced the application as presented in the City of Brandon Report.

The applicant, Scott Bromley of Westman Premier Homes spoke on behalf of the owner, Marnie Thompson, is applying for a conditional use for a property located at 2534 McTavish Avenue, lot currently empty and in need of improvement, propose a residential care home for seniors. This will be the second of its kind in Brandon, this will be a single storey home with six bedrooms and one large communal area. Will be adding trees to the west boulevard and paving the parking lot.

2018-074

ROBINSON - LINDSAY

That the Public Hearing for Conditional Use Application C-09-18-B at 2534 McTavish Avenue be concluded.

CARRIED 4/0

2018-075

ABBOTT - LINDSAY

That Conditional Use Application C-09-18-B to allow for special needs housing for six (6) residents in the Residential Single Detached (RSD) Zone be approved at 2534 McTavish Avenue (Lots 1/3, Block 9, Plan 720 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2" and the site plan "Attachment B-2" and elevation plan "Attachment B-3", subject to the owner or successor, prior to the issuance of a development permit, submitting a site plan identifying that the parking spaces be hardsurfaced.

CARRIED 4/0

**b. Variance**

402 – 10<sup>th</sup> Street

Owner: Vasilarakis Holdings Ltd.

Applicant: Keller Developments

Community Planner, Shengxu Li, introduced the application as presented in the City of Brandon Planning report. Comments on the application include a letter from the Brandon Downtown Development Corporation supporting the application.

The applicant, Even Keller of Keller Developments spoke on behalf of the owner, Vasilarakis Holdings Ltd. regarding the application for a variance for a property located at 402 – 10<sup>th</sup> Street. Given the nature of the area, the owner acquired the three lots, not feasible to pursue a second storey. This is a bit of a reduced density having a single storey, which may result in less parking and traffic, and the intended use for a professional firm.

2018-076

ABBOTT - ROBINSON

That the Public Hearing for Variance Application V-09-18-B for 402 – 10<sup>th</sup> Street be concluded.

CARRIED 4/0

2018-077

LINDSAY - ROBINSON

That Variance Application V-09-18-B to vary Section 59, Table 14 of the Zoning By-law by decreasing the building height from two (2) storeys to one (1) storey in the HUB Mixed Use (HMU) Zone be approved at 402 – 10<sup>th</sup> Street (Lots 9/10, Block 10, Plan 2 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" and elevation plans "Attachment B-3, 4, 5 & 6".

CARRIED 4/0

c.

**Variance**

202 Rosser Avenue East

Owner: Pro-Fit Renovations and Property Management Ltd.

Applicant: Geoff Gregoire

Mr. Sieklicki announced conflict of interest and excused himself.

Community Planner, Shengxu Li, introduced the application as presented in the City of Brandon Planning report.

The applicant, Brad Roth of Contractors Corner, spoke regarding this variance application, to decrease the west side yard from 4.6m to 3.0m. Two telephone concerns raised over population of area having a four-plex, design of four-plex, and concerns over tenants and drug usage. Question raised regarding the stairwell of the building to the eave of the encroaching building and if an easement encroachment agreement will be obtained with the neighboring building. Applicant will look into easement encroachment agreement and distance between stairwell and ease.

2018-078

**ROBINSON - ABBOTT**

That the Public Hearing for Variance Application V-06-18-B for 202 Rosser Avenue East (Lots 19/20, Block 26, Plan 4 BLTO) be concluded.

CARRIED 3/0

2018-079

**ABBOTT -**

That Variance Application V-06-18-B to vary Table 10 under Section 51 of the Zoning By-law by decreasing the required reverse corner side yard from 4.6m to 3.0m to allow for the construction of a four-unit multiple dwelling in the Residential Low Density (RLD) Zone be approved at 202 Rosser Avenue East (Lots 19/20, Block 26, Plan 4 BLTO) in accordance with the intent of the application "Attachment A-1" and the attached site plan "Attachment B-2" and further that there be a requirement that the two property owners enter into an easement encroachment agreement.

DEFEATED

2018-080

**ABBOTT - ROBINSON**

That Variance Application V-06-18-B to vary Table 10 under Section 51 of the Zoning By-law by decreasing the required reverse corner side yard from 4.6m to 3.0m to allow for the construction of a four-unit multiple dwelling in the Residential Low Density (RLD) Zone be approved at 202 Rosser Avenue East (Lots 19/20, Block 26, Plan 4 BLTO) in accordance with the intent of the application "Attachment A-1" and the attached site plan "Attachment B-2".

CARRIED 3/0

**5.0 GENERAL BUSINESS**

- a. Tracking Table**
- b. Administrative Business**
- c. Absences From Upcoming Meetings**  
Commissioner Sieklicki – August 1, 2018 may not be in attendance  
Commissioner Lindsay – August 15, 2018 may arrive late

**6.0 ADJOURNMENT**

2018-081 ROBINSON - LINDSAY  
That the meeting do now adjourn (7:40 p.m.)

CARRIED 4/0

Original signed by A. Chapil  
**Amber Chapil**  
City Clerk

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