

**MINUTES OF THE PLANNING COMMISSION MEETING HELD June 6, 2018 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

---

**1.0 ROLL CALL**

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

Administration: Ryan Nickel  
Shengxu Li  
Brenda Rosset

**2.0 ADOPTION OF AGENDA**

2018-051

Abbott-Lindsay

That the Agenda for the regular meeting of the Planning Commission to be held June 6, 2018 be adopted as presented.

CARRIED 5/0

**3.0 CONFIRMATION OF MINUTES**

2018-052

Sieklicki-Robinson

That the minutes of the regular meeting of the Planning Commission held on May 16, 2018 be adopted as presented.

CARRIED 5/0

**4.0**

**a. Conditional Use**

Conditional Use  
1824 College Avenue  
Owner: Mike Martin  
Applicant: Pro-Fit Renovations & Property Management Ltd

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

The applicant, Bruce Kahler of Pro-fit Renovations & Property Management Ltd, on behalf of the property owner, Mike Martin, is applying for a conditional use for a property located at 1824 College Avenue in the RLD zone. Approval of this application will allow for the development of a fourplex building on the site.

Mr. Sieklicki announced conflict of interest and excused himself.

Bruce Kahler, on behalf of Pro Fit Renovations and Property Management was in attendance to answer any questions.

OPPOSED

Karen Sobchuk, neighbouring resident, voiced her concerns with the location of property lines and the proposed buildings, traffic along the lane, inadequate parking, snow removal and obstructed vision, lack of space for garbage and recycle bin placement, hydro line placement and removal of established trees.

Mike Martin, property owner, clarified the easement agreement between neighbours.

2018-053

Robinson-Lindsay

That the Public Hearing for Conditional Use Application C-08-18-B at 1824 College Avenue be concluded.

CARRIED 4/0

2018-054

Abbott-Lindsay

That Conditional Use Application C-08-18-B to allow for the development of a fourplex in the Residential Low Density (RLD) Zone be approved at 1824 College Avenue (Lots 1 to 4 Block 32 SS Plan 720, Exc. Wly 45 feet) 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", subject to:

1. The owner or successor, prior to the issuance of a building permit for the fourplex, submitting written confirmation to the City of Brandon Planning, Property, and Buildings Department that the Brandon School Division has received a cash in lieu contribution for school purposes.
2. The owner or successor, prior to the issuance of a building permit for the fourplex, submitting written confirmation to the City of Brandon Planning, Property, and Buildings Department that an blanket statutory easement agreement for BellMTS has been registered on the Title to the subject property.
3. That owner or successor, endeavor to work with Manitoba Hydro to locate any new hydro pole required to service the development on the subject property to not adversely impact the neighbouring property at 1828 College Avenue.

CARRIED 4/0

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

**b. Administrative Business**

**c. Absences From Upcoming Meetings**

Commissioner Sieklicki will be absent June 20, 2018

**6.0 ADJOURNMENT**

2018-055 Robinson-Sieklicki  
That the meeting does now adjourn (7:49 p.m.)

CARRIED 5/0

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

Original signed by G. Boyd  
**Garnet Boyd**  
**Chairperson**