

MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 3, 2019 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Andrew Sieklicki
Jack Lindsay
Garnet Boyd
Colleen Anderson
Kate Hill

Administration: Ryan Nickel
Sonikile Tembo
Amber Chapil

2.0 ADOPTION OF AGENDA

2019-012

BOYD - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held April 3, 2019 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2019-013

LINDSAY – BOYD

That the minutes of the regular meeting of the Planning Commission held on March 6, 2019 be adopted as read.

CARRIED 2/0

Commissioner Lindsay excused himself from the meeting.

4.0

a. Conditional Use Application

1809 Princess Avenue

Owner: Jhon Carlos Rincon & Diana Marcela Rios

Applicant: Jhon Carlos Rincon & Diana Marcela Rios

Community Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant and owner, Jhon Rincon spoke to building a duplex in that area, consistent with the style of the area, and the intent to use it as a rental unit.

2019-014

ANDERSON - BOYD

That the Public Hearing for Conditional Use Application (C-01-19-B) at 1809 Princess Avenue (Lot 2, Plan 63861 BLTO) be concluded.

CARRIED 4/0

2019-015

ANDERSON - BOYD

That Conditional Use Application (C-01-19-B) to allow for a duplex on a site with a minimum site width less than 15.2m in the Residential Low Density (RLD) zone be approved at 1809 Princess Avenue (Lot 2, Plan 63861 BLTO) in accordance with the letter of intent "Attachment A-2", the site plan "Attachment B-2" and elevation plan "Attachment B-3".

CARRIED 4/0

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

- They have met all the criteria, and it will fit with the surrounding area.
- Good fit in the area, very narrow lot, the design looks good.

b. Variance Application

1534 – 10th Street

Owner: KPI Holding Ltd.

Applicant: R&M Homes Ltd.

Community Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Mark Bailey with R&M Homes Ltd., an error did occur for pinning and surveying, which was not intentionally. We found this error in late January of 2019, unfortunately the structure is almost complete. On the initial site plan, now there is going to be an area of asphalt and landscaping in the back for parking.

2019-016

BOYD - ANDERSON

That the Public Hearing for Variance Application (V-02-19-B) at 1534 – 10th Street (Lots 15/16, Block 1, Plan 289 BLTO) be concluded.

CARRIED 4/0

2019-017

BOYD - ANDERSON

That Variance Application (V-02-19-B) to vary Table 10 of the Zoning By-law by reducing the minimum required front yard setback from 6.0m to 4.1m in the Residential Low Density (RLD) Zone be approved at 1534 – 10th Street (Lots 15/16, Block 1, Plan 289 BLTO) in accordance with the letter of intent "Attachment A-1" and the site plan "Attachment B-2", subject to the owner or success, prior to the issuance of a Final Occupancy Permit, submitting an updated Site Plan, Landscape Plan, and Drainage Plan to the City of Brandon Development Services Division for review and acceptance

CARRIED 4/0

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

- There is room to allow for this variance.
- Appreciate coming forward early to get the variance.

- 5.0 GENERAL BUSINESS**
 - a. Tracking Table**
 - b. Administrative Business**
 - c. Absences From Upcoming Meetings**
Commissioner Hill away May 1, 2019

6.0 ADJOURNMENT

2019-018 BOYD - ANDERSON
That the meeting do now adjourn (7:31 p.m.)

CARRIED 4/0

Original signed by A. Chapil

Amber Chapil
Planning Commission Clerk

Original signed by A. Sieklicki

Andrew Sieklicki
Chairperson