

MARKED MINUTES

MINUTES OF THE PLANNING COMMISSION MEETING HELD NOVEMBER 21, 2012 AT 7:30 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1. ROLL CALL

Commissioners: Calvin Coey
Leo Boivin
Colleen Anderson
Don Jessiman

Administration: Ryan Nickel
Ryan Eidick
Alexis Sukaroff

2. ADOPTION OF AGENDA

2012-157

Jessiman-Boivin

That the Agenda for the meeting of the Planning Commission to be held November 21, 2012 be adopted as presented.

CARRIED 4/0

3. CONFIRMATION OF MINUTES

2012-158

Anderson-Jessiman

That the minutes of the regular meeting of the Planning Commission held on November 7, 2012 be adopted as presented.

CARRIED 4/0

4.0 PLANS APPROVAL

Conditional Use Application C-06-11-B

521 Frederick Street (Lots 39/40, Block 4, Plan 9 BLTO)

Owner/Applicant: Brandon Regional Health Authority Inc.

Mr. Eidick indicated that on November 16, 2011, the Planning Commission approved conditional use application C-06-11-B by Brandon Regional Health Authority Inc. to establish special needs housing for eight (8) individuals to accommodate the Murray House Cancer Care Residence at 521 Frederick Street (Lots 39/40, Block 4, Plan 9 BLTO). Condition one (1) of C-06-11-B stated that, prior to the issuance of any building permits, the applicant submits more detailed information on the proposed development for review and approval by both the Planning & Building Safety Department and the Planning Commission. The applicant has now applied for a building permit and has provided drawings for review by both the Planning & Building Safety Department and the Planning Commission.

2012-159

Anderson-Jessiman

That the attached site and elevation plans be approved at 521 Frederick Street (Lots 39-40, Block 4, Plan 9 BLTO) to fulfill condition one (1) of Conditional Use Order C-06-11-B.

CARRIED 4/0

4.1 PUBLIC HEARING

a. Variance Order Application V-37-12-B

805 – 6th Street (Lots 16/17, Block 53, Plan 8 BLTO)

Owner: Derrick Stewart

Applicant: James Kauk

Mr. Eidick indicated James Kauk, on behalf of the owner, Derrick Stewart, is applying to reduce the minimum required number of parking spaces from six (6) parking spaces to five (5) parking spaces at 805 – 6th Street in the RMD Residential Moderate Density Multiple Family Zone. This would result in the development of a four (4) unit multi-family dwelling on the subject site.

Upon presentation by staff, Commissioner Jessiman inquired if there is parking along College Avenue and 6th Street. Mr. Eidick stated there is parking along both streets for visitor parking, as the on-site parking will be used for residents. Commissioner Anderson asked if any concerns were received from the neighbors regarding privacy and second storey. Mr. Eidick stated they were aware of none, and deferred to the applicant to elaborate.

Jim Kauk noted he did canvass the area, leaving written notification. It was his understanding the neighbours were in favor of the project seeing it as an upgrade.

2012-160

Jessiman-Anderson

That the Public Hearing regarding Variance Application Variance Application V-37-12-B at 805 - 6th Street be concluded.

CARRIED 4/0

2012-161

Jessiman-Anderson

That Variance Application V-37-12-B to reduce the minimum required number of parking spaces from six (6) parking spaces to five (5) parking spaces in the RMD Residential Moderate Density Multiple Family Zone be approved at 805 - 6th Street (Lots 16/17, Block 53, Plan 8 BLTO)] in accordance with the intent of the application dated October 10, 2012, the attached letter of intent dated September 18, 2012 and the attached site and elevation plans.

CARRIED 4/0

b. Variance Order Application V-36-12-B

1343 – 7th Street (Lots 34/36, Block 14, Plan 7 BLTO)

Owner: KPJ Holdings Ltd.

Applicant: R & M Homes Ltd.

Mr. Eidick indicated R & M Homes Ltd., on behalf of the owner, KPJ Holdings Ltd., is applying to increase the maximum number of dwelling units from three (3) dwelling units to four (4) dwelling units at 1343 7th Street in the RLD Residential Low Density Multiple Family Zone. This would result in the development of a four (4) unit multi-family dwelling.

Upon presentation by staff, Commissioner Jessiman requested the width of the lot. Mr. Nickel noted it as seventy five feet (75'). Commissioner Boivin requested clarification on lane paving requirements. Mr. Eidick clarified a mid-block parcel would not be required to pave the adjacent lane; however they will be paving their parking area. Commissioner

Coey inquired as to the extended timeframe for processing this application. Mr. Eidick stated it is common practice to review the proposal with the applicant, including internal circulations, but did defer to the applicant for further details.

Mark Bailey (R&M Homes Ltd) provided a copy of the site plan including lot measurements; spoke to canvassing the area, and referred to recent developments including 12th Street which received positive feedback. He addressed the time lapse due to other active projects and limited resources. Commissioner Anderson asked if there will be storage on site. Mr. Bailey stated they have not heard any concerns regarding storage and instead focused on the addition of third bedrooms based on feedback.

2012-162 Anderson-Boivin
That the Public Hearing regarding Variance Application Variance Application V-36-12-B at 1343 – 7th Street be concluded.

CARRIED 4/0

2012-163 Anderson-Boivin
That Variance Application V-36-12-B to increase the maximum number of dwelling units from three (3) dwelling units to four (4) dwelling units be approved at 1343 – 7th Street (Lots 34/36, Block 14, Plan 7 BLTO) in accordance with the intent of the application dated September 28, 2012, the attached letter of intent dated August 26, 2012 and the attached site and elevation plans, subject to the following conditions:

- a) The owner or successor provides written confirmation from the Brandon School Division that the applicant has paid \$283.50 as a cash-in-lieu contribution for school reserve purposes; and
- b) The owner or successor provides a payment of \$372.57 to the City of Brandon Planning and Building Safety Department as a cash-in-lieu contribution for public reserve purposes.

CARRIED 4/0

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel provided a general overview of all upcoming applications

b. Administrative Business

None to report

c. Absences from the December, 2012 meeting

None to report

6. ADJOURNMENT

2012-164 Jessiman-Anderson
That the meeting does now adjourn. (8:02p.m.)

CARRIED 4/0

Ryan Nickel
Acting Sr. Planner

Calvin Coey
Chairperson