

**BRANDON AND AREA PLANNING DISTRICT
 BOARD MEETING**

7:00 P.M. Thursday November 3, 2016
 A.R. McDiarmid Civic Complex

Present: Bob Brown
 Heather Dalglish
 Emil Egert
 Jeff Fawcett
 Ross Farley
 Donna Mitchell
 Harvey Paterson
 Glen Parker (alt)

Allison Bardsley, Executive Director, BAPD
 Bob Wallis, Rural Development Planning Manager, BAPD
 Ryan Nickel, Principal Planner, Planning and Building Safety, City of Brandon

Guests: Devin Dietrich, Community Planner, Manitoba Regional and Community Planning, Peggy Bainard Acheson- President Native Orchid Conservation, Randy and Tammy McCannell, June Lamont, Howard Phair, Elmer Kurtz, Sam Hofer, Jim McLachlan, Derek Gilbert, R and C Wlock, Margaret Birkinshaw, John Hrynkiw, Nancy Sokolowski, Reg Atkinson, Alice Gilbert, Fred Gilbert, Pat Ardiel, Doug Ardiel, Darlene McLeod, Colin McLeod, M. Penney, Steve and Laurie Kovach, James McLeod, Judy and Gary McLeod, David Meeches, Vern Buhr, Ross Mitchell, Allison Davidsen,

Absent: Rick Chrest, Barry Cullen

Adoption of the Agenda

Resolution No. 108/2016	Moved/ Heather Dalglish Seconded/ Donna Mitchell
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BE IT RESOLVED that the agenda be adopted as amended.

Carried	8/0
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Development Plan Amendment

Resolution No. 109/2016	Moved/ Ross Farley Seconded/ Glen Parker
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BE IT RESOLVED that the Public Hearing be commenced.

Carried	8/0
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Chairperson Fawcett opened the hearing with introductions of the Directors and staff. Mr. Fawcett announced the By-law and its purpose, explained the public hearing process and the rules of the hearing.

Mr. Wallis provided an overview of the application.

Gary McLeod addressed the Board and guests and provided an overview of the merits of his application.

Ross Mitchell, presented on behalf of the McLeod family. His presentation is attached. Mr. Egert added to part of the presentation by pointing out that only 58 of the 111 undeveloped lots being referenced in the presentation were located in the RM of Cornwallis. Mr. Fawcett referred to the current rural residential and rural settlement areas and the recommendations in the Rural Residential Land Supply and Demand Assessment are to expand these areas. He inquired if, considering economies of scale, does development in this area make sense? Mr. Fawcett referred to the urban standards of development requested for properties that will be within a stone’s throw of Brandon in the years to come. Discussion ensued surrounding historic city growth, leap frog development, other development examples, shared septic systems and city water.

Elmer Kurtz – In Favor – thought this was an excellent use for this land.

Jim McLachlan – In Favor – referred to a 21 lot development in which he recently participated in the RM of Whitehead. He explained some of the details of his development and supported generating income for the municipality and filling the rural housing demand that exists.

Peggy Bainard Acheson – Opposed Ms. Acheson is the President of the Native Orchid Conservation Inc. and she spoke about the endangered species, her presentation is attached.

Sam Hofer – In Favor Mr. Hofer talked about other sub divisions that formed and sold out very quickly. He feels there is a market and this application is in the interest of people and good for the Municipality.

Fred Gilbert – In Favor -due to restrictions he feels there is little that can be done with this land and feels this is a good development for the land and its location.

Colin McLeod – In Favor supported the benefits of this rural development as tax base for the Municipality.

Reg Atkinson – In Favor Mr. Atkinson supports this stand-alone development and indicated that a development agreement could mitigate many of the concerns presented.

Rhonda Wlock – Opposed Ms. Wlock expressed concern that this may lead to more land owners in this area developing rural residential and the need for greenspace and respect for endangered species.

Ryan Nickel – City of Brandon Mr. Nickel highlighted points in his written submission and answered questions regarding service sharing.

Doug Ardiel – Opposed submitted a written objection, attached.

Resolution No. 110/2016	Moved/ Heather Dagleish Seconded/ Donna Mitchell
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BE IT RESOLVED That the Public Hearing be concluded at 9 pm.

Carried	9/0
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The regular meeting resumed after a 5-minute break.

Minutes of October 6, 2016

Resolution No. 111/2016	Moved/ Heather Dagleish Seconded/ Donna Mitchell
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BE IT RESOLVED that the minutes of the October 6, 2016 Board meeting be adopted as presented.

Carried	8/0
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By-Laws

Resolution No. 112/2016	Moved/ Emil Egert Seconded/ Bob Brown
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BE IT RESOLVED That By-law No. 107/02/2016 to amend Development Plan By-law No. 95/01/12 be read a second time.

Carried	8/0
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Resolution No. 113/2016	Moved/ Ross Farley Seconded/ Harvey Paterson
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BE IT RESOLVED that the Board agrees to amend By-law No. 95/01/12 as amended, and to comply with conditions required by the Minister of Indigenous and Municipal Relations by letter dated January 27th, 2016:

- 1. Alter the By-law by reducing the area designated as “Rural Commercial” to that which is shown on the attached ‘Schedule B’;**
- 2. A service road must be constructed to the affected holding from Sandison Road to the north and the existing access to PTH 10 be removed before any development occurs on the affected holding;**

and that By-law No. 103/07/15 to amend By-law No. 95/01/12 as amended, be read a third time and be passed.

**For: Brown, Dagleish, Egert, Fawcett, Farley, Mitchell, Parker, Paterson
Against: 0**

Carried	8/0
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Subdivision Approval Extension **4500-13-544**
City of Brandon **903 18th St. N.**

Resolution **Moved/ Glen Parker**
No. 114/2016 **Seconded/ Heather Dagleish**

BE IT RESOLVED that the Board of Brandon and Area Planning District authorize the certificate of approval deadline to subdivision application 4500-13-544 to subdivide 903-18th Street North (Lot 9, Plan 44228 BLTO) in the City of Brandon be extended to September 16, 2017.

Carried **8/0**

Subdivision Approval Extension **4500-14-572**
City of Brandon **1910 Bell Ave.**

Resolution **Moved/ Emil Egert**
No. 115/2016 **Seconded/ Heather Dagleish**

BE IT RESOLVED that the Board of Brandon and Area Planning District authorize the conditional approval deadline to subdivision application 4500-14-572 to subdivide 1910 Bell Avenue and 1910 Hamilton Avenue (Lot 72, Plan 48868 BLTO) in the City of Brandon be extended to October 7, 2017

Carried **8/0**

Subdivision Approval Extension **4500-14-573**
City of Brandon **1910 Bell Ave.**

Resolution **Moved/ Harvey Paterson**
No. 116/2016 **Seconded/ Emil Egert**

BE IT RESOLVED that the Board of Brandon and Area Planning District authorize the conditional approval deadline to subdivision application 4500-14-573 to subdivide 1910 Bell Avenue and 1910 Hamilton Avenue (Lot 72, Plan 48868 BLTO & Pt. NE ¼ 34-10-19 WPM) in the City of Brandon be extended to October 7, 2017.

Carried **8/0**

Subdivision Approval Extension **4500-14-578**
City of Brandon **1660-34th St.**

Resolution **Moved/ Ross Farley**
No. 117/2016 **Seconded/ Donna Mitchell**

BE IT RESOLVED that the Board of Brandon and Area Planning District That the conditional approval deadline to subdivision application 4500-14-578 to subdivide 1660 – 34th Street (Pt. NE¼ 9-10-19 WPM) in the City of Brandon be extended to November 26, 2017.

Carried **8/0**

Subdivision Approval Extension **4500-14-579**
City of Brandon **1660-34th St.**

Resolution **Moved/ Harvey Paterson**
No. 118/2016 **Seconded/ Bob Brown**

BE IT RESOLVED that the Board of Brandon and Area Planning District That the conditional approval deadline to subdivision application 4500-14-579 to subdivide 1660 – 34th Street (Pt. NE¼ 9-10-19 WPM) in the City of Brandon be extended to November 26, 2017.

Carried **8/0**

**Proposal to Subdivision
City of Brandon**

**4116-16-640
308 Kirkcaldy Dr.**

**Resolution
No. 119/2016**

**Moved/ Glen Parker
Seconded/ Donna Mitchell**

BE IT RESOLVED that the Board of the Brandon and Area Planning District approve application 4500-16-640 to subdivide 308 Kirkcaldy Drive (Lot 3, Block 12, Plan 1701 BLTO) subject to the owner/applicant or successor:

- 1. submitting \$1,400 to the City of Brandon Engineering Department as a contribution towards lift station improvements.**
- 2. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a blanket easement to the satisfaction of MTS Inc. and registering the easement agreement along with the easement plan, if required, in series immediately following registration of the subdivision.**

And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.

Carried

8/0

**Proposal to Subdivision
City of Brandon**

**4116-16-641
1300 Richmond Ave. E.**

**Resolution
No. 120/2016**

**Moved/Glen Parker
Seconded/ Heather Dalglish**

BE IT RESOLVED that the Board of the Brandon and Area Planning District approve application 4500-16-641 to subdivide 1300 Richmond Avenue East (Lot 1, Plan 41483 BLTO) subject to the owner or successor:

- 1. entering into a development agreement with the City of Brandon subject to the following supplementary conditions:**
 - a. The developer is required to design and construct the western approach aligned with the intersection of Richmond Avenue East and Garwood Drive. Such work shall conform to the latest edition of the City of Brandon, Standard Construction Specifications, the work shall be completed by a bonded contractor with the City of Brandon and the work shall be at the sole cost of the owner or successor;**
 - b. The developer will be required to extend the sanitary sewer main along Richmond avenue East to service both subdivided properties;**
 - c. The developer will be required to submit a Detailed Cost Estimate outlining all work and associated costs to be completed as per the Development Agreement. This DCE shall be prepared by the Developers Engineering Consultant;**
 - d. The Developer will be required to provide to the City a Letter of Credit in the amount of 15% of the total cost of the DCE; such total to be reviewed and accepted by the City of Brandon.**
- 2. registering the development agreement in series immediately following registration of the subdivision.**
- 3. the owner or successor submitting written confirmation to the satisfaction of the City of Brandon Planning & Building Safety Department that arrangements have been made for a cross-access agreement between 1300 Richmond Ave East (lot 1, Plan 41483) and 900 Richmond Avenue East (lot 1, Plan 2070), and registering the cross-access agreement as an easement in series immediately following registration of the subdivision.**

And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.

Carried

8/0

**Proposal to Subdivision
RM of Elton**

**4124-16-639
NE 15-12-18 WPM**

Resolution **Moved/ Ross Farley**
No. 121/2016 **Seconded/ Donna Mitchell**

BE IT RESOLVED that the Board of the Brandon and Area Planning District provides Conditional Approval to subdivision application FILE NO. 4124-16-639 to subdivide Pt. NE ¼ 15-12-18 WPM in the RM of Elton subject to the following:

1. The conditions contained in the Rural Municipality of Elton resolution dated October 11th, 2016; and

Further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.

Carried 8/0

General Business

Resolution **Moved/ Jeff Fawcett**
No. 122/2016 **Seconded/ Emil Egert**

BE IT RESOLVED THAT the Board of Brandon and Area Planning District authorize the development of a Request for Proposals for a Drainage Study, to include the south side of the City of Brandon/RM of Cornwallis border and any other area in the District as determined necessary.

Carried 8/0

Reports from Administration

Executive Director, Brandon and Area Planning District, Allison Bardsley – Ms. Bardsley presented her regular report, as attached.

Resolution **Moved/ Heather Dagleish**
No. 123/2016 **Seconded/ Ross Farley**

BE IT RESOLVED that the report from administration be accepted as information.

Carried 8/0

Finance and Accounts

Disbursements

Resolution **Moved/ Emil Egert**
No. 124/2016 **Seconded/ Harvey Paterson**

BE IT RESOLVED that the Board of Brandon and Area Planning District approve disbursements for payment of cheques no. 16591 to 16595 inclusive, in the amount of \$ 35,408.03.

Carried 8/0

September Financial Statements

Resolution **Moved/ Emil Egert**
No. 125/2016 **Seconded/ Donna Mitchell**

BE IT RESOLVED that the Board of Brandon and Area Planning District approve the Balance Sheet and the Profit & Loss statements for September 2016 as presented.

Carried 8/0

Adjournment

**Resolution
No. 126/2016**

**Moved/Glen Parker
Seconded/ Heather Dagleish**

That the meeting be adjourned at 9:45 pm.

Carried

8/0

Original signed by Jeff Fawcett

CHAIR

Original signed by Allison Bardsley

EXECUTIVE DIRECTOR

Next meeting: December 1, 2016 at 1:30 pm
Location: A.R. McDiarmid Civic Complex

EXECUTIVE DIRECTOR'S REPORT

District Meeting November 3, 2016

1. The Inter Municipal committee met July 14th regarding the Joint Planning Area Communication Policy. With the results of the groups discussions and input, I prepared a draft for staff to review. Staff have completed their review and a draft policy will be circulated to the IMC for final review and recommendation to come before the Board for approval at the December 1, 2016 meeting.
2. Progress is being made on the enforcement clause of the Inspection Services Agreement. Final edits are being reviewed by Greg Tramley and Bob Patterson. The Service Delivery and Rural Services agreement drafts were finalized early this year, but with the time that has passed, I will be scheduling an Inter-Municipal Committee meeting to review all three agreements prior to putting them on a District meeting Agenda.

Respectfully Submitted



Allison Baichley