

**BRANDON & AREA PLANNING DISTRICT
BOARD MEETING**

7:00 P.M. Thursday, July 5, 2018

A.R. McDiarmid Civic Complex – T.E. Snure Room

Present: Rick Chrest
Heather Dalgleish
Ross Farley
Jeff Fawcett
Barry Cullen
Emil Egert
Bob Brown
Greg Campbell (Alternate)
Ches Bollman

Marlene Biles – Executive Director – BAPD
Bob Wallis, Rural Development Planning Manager, BAPD
Ryan Nickel, Principal Planner, Planning and Building Safety, City of Brandon
Patrick Pulak, City of Brandon Director of Engineering & Water Resources
Jacqueline East, City of Brandon Manager of Development Services

Absent: Donna Mitchell

Guests: Kevan Sumner, Community Planner, Manitoba Regional and Community Planning; Steve McMillan, VBJ representative; Kirby Baumung, Kurt Wasserberg, George Kardash, Alex McPhail, Gary McLeod, Bill and Gay Courtice, Fred Gilbert, and Sam Hofer.

Adoption of the Agenda

Resolution No. 053 /2018	Moved/Ross Farley Seconded/Barry Cullen
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BE IT RESOLVED that the agenda be adopted as circulated.

Carried	9/0
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PUBLIC HEARING
Development Plan Amendment

Resolution No. 054 /2018	Moved/Emil Egert Seconded/Barry Cullen
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BE IT RESOLVED that the Public Hearing be commenced at 7:01 PM.

Carried	9/0
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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. Nickel provided an overview of the application.

Kirby Baumung – Opposed – Mr. Baumung expressed concerns for the quality of water and the added traffic. The area includes a natural basin and that it should continue to be natural.

Bill Courtice - Opposed – Mr. Courtice also voiced his concerns regarding drinking water quality as well as for drainage in the area. Mr. Courtice advised that there appeared to be no plan in place.

Fred Gilbert – Opposed – Mr. Gilbert advised the Board that he has lost 20 acres of farmland east of the proposed development due to the fill that had been hauled onto the site.

Gary McLeod – Opposed – Mr. McLeod felt that drainage has not been addressed.

Steve McMillan – In Favour – Mr. McMillan provided background information and stated that concerns have been addressed throughout the process. Mr. McMillan advised that the Development Plan amendment would not give approval for the development and further processes are required. Mr. McMillan explained that VBJ had complied with all provincial and municipal requirements for hauling fill onto the property. Mr. McMillan indicated that a more detailed drainage plan will be prepared further in the process.

SUBDIVISIONS

Proposal to Subdivide **4500-18-669**
City of Brandon **1002 Princess Avenue East (BLTO)**

Resolution **Moved/Rick Chrest**
No. 059/2018 **Seconded/Heather Dagleish**

BE IT RESOLVED That application 4500-18-669 to subdivide 1002 Princess Ave East (Lot 1, 2 and 3 Block 19 Plan 332 BLTO) be approved subject to, the owner or successor:

1. providing written confirmation to the City of Brandon Planning, Property & Buildings Department that taxes for the property to be subdivided, for the current year plus any penalty, interest and arrears, have been paid in full or arrangements must be made satisfactory to Brandon City Council.
2. removing or the existing fence to the west of the site or executing an encroachment agreement be signed with the City of Brandon.
3. submitting written confirmation to the City of Brandon Planning, Property & Buildings Department that the Brandon School Division has received \$283.5 as a cash-in lieu contribution for school purposes.
4. submitting \$146.5 to the City of Brandon Planning, Property & Buildings Department as a cash-in lieu contribution for public reserve purposes.

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 **9/0**

Proposal to Subdivide **4124-18-663**
RM of Elton **Pt. NW1/4 6-11-18WPM (BLTO)**

Resolution **Moved/Ross Farley**
No. 060/2018 **Seconded/Ches Bollman**

BE IT RESOLVED that the Board of the Brandon and Area Planning District provides **Conditional Approval** to subdivision application FILE NO. 4124-18-663 to subdivide Pt. NW ¼ 6-11-18 WPM in the RM of Elton subject to the following:

1. The conditions contained in the Rural Municipality of Elton resolution dated May 8th, 2018; and

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 **9/0**

Proposal to Subdivide **4124-18-667**
RM of Elton **Pt. SE1/4 20-12-19WPM (BLTO)**

Resolution **Moved/Ross Farley**
No. 061/2018 **Seconded/Greg Campbell**

BE IT RESOLVED that the Board of the Brandon and Area Planning District provides **Conditional Approval** to subdivision application FILE NO 4124-18-667 to subdivide Pt. SE ¼ 20-12-19 WPM in the RM of Elton subject to the following:

1. The conditions contained in the Rural Municipality of Elton resolution dated June 12th, 2018; and

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 **9/0**

