

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, Aug 20, 2014 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes

Regular Meeting – Aug 6, 2014

4.0 Public Hearing

a. **SUBDIVISION**
BY-LAW 7095

1910 Bell Avenue & 1910 Hamilton Avenue
Owner/Applicant: Waverly Developments Ltd.

Following receipt of all representation, it is the recommendation of the Planning & Building Safety Department:

1. That the Combined Public Hearing regarding By-law No. 7095 (Z-04-14-B) to rezone a portion of a property located at 1910 Bell Avenue (Lot 72, Plan 48868) from RSF Residential Single Family Zone to PR Parks & Recreation Zone and a portion of a property located at 1910 Hamilton Avenue (Pt. NE¼ 34-10-19 WPM) from "A" Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation Zone, and subdivision applications 4500-14-572 and 4500-14-573, be concluded.

Rezoning

1. That the Planning Commission recommend By-law 7095 (Z-04-14-B) be approved.

Subdivision (4500-14-572)

1. That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-14-572) 1910 Bell Avenue (Lot 72, Plan 48868) to create fifteen (15) lots, a public road and public reserve in the RSF Residential Single Family Zone and the PR Parks and Recreation Zone, subject to:

- a. the site being rezoned from RSF Residential Single Family Zone to PR Parks & Recreation Zone; and
- b. the owner or successor
 - i. entering into a development agreement with the City of Brandon;
 - ii. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$4,252.50 as a cash-in lieu contribution for school purposes; and
 - iii. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.

Subdivision (4500-14-573)

- 1. That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-14-573) 1910 Bell Avenue and 1910 Hamilton Avenue (Lot 72, Plan 48868 and Pt. NE¼ 34-10-19 WPM) to create fifteen (15) lots, a public road and public reserve in the RSF Residential Single Family Zone, the PR Parks and Recreation Zone and the “A” Agricultural Zone, subject to:
 - a. the site being rezoned from “A” Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation Zone; and
 - b. the owner or successor
 - i. entering into a development agreement with the City of Brandon;
 - ii. submitting \$7,034.91 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes;
 - iii. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$4,252.50 as a cash-in lieu contribution for school purposes; and
 - iv. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.

5.0 General Business

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences From Upcoming Meetings.**

6.0 Adjournment