

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, Aug 6, 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 – July 16, 2014

4.0 Public Hearing

a. EXTENSION—CONDITIONAL USE

925 49th Street East

Owner: 44657 Manitoba Ltd.

Applicant: 44657 Manitoba Ltd.

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

1. That the approval deadline of Conditional Use Order C-06-13-B be extended to July 9th, 2015.

b. VARIANCE

1035 10th Street

Owner & Applicant: Robert & Candace Chandler

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

1. That the Public Hearing for Variance Application V-12-14-B at 1035 10th Street be concluded.
2. That Variance Application V-12-14-B to increase the maximum number of dwelling units from two (2) to three (3) in the RLD Residential Low Density Multiple Family Zone be approved at 1035 10th Street (Lot 21/22, Plan 388 BLTO) in accordance with the intent of the application "Schedule A- 1", the attached letter of intent "Schedule A- 2" and the attached site plan "Schedule B- 2" and elevation plan "Schedule B- 4 & B - 5", subject to owner or successor:

- a. prior to the issuance of a building permit, submitting \$ 247.34 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
- b. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$ 283.50 as a cash-in lieu contribution for school purposes.

c. **SUBDIVISIONS 4500-14-578 & 4500-14-579; BY-LAW NO. 7097 TO REZONE**

Property Located at 1660 34th Street

Owner/Applicant: John Burgess

1. That the Combined Public Hearing regarding By-law No. 7097 (Z-05-14-B) to rezone 1660 – 34th Street (Pt. NE¼ 9-10-19 WPM) from DR Development Reserve Zone to RSF Residential Single Family Zone and OS Open Space Zone, and subdivision applications 4500-14-578 & 4500-14-579 , be concluded.
2. That the Planning Commission recommend By-law 7097 (Z-05-14-B) be approved.
3. That the Planning Commission recommend the application to subdivide (4500-14-578) 1660 – 34th Street (Pt. NE¼ 9-10-19 WPM), Phase 3, Stage 5, to create 25 lots and a public road in the DR Development Reserve Zone be approved, subject to:
 - a. the subject site being successfully rezoned from DR Development Reserve to RSF Residential Single Family Zone ; and
 - b. the owner or successor
 - c. entering into a development agreement with the City of Brandon;
 - d. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$\$7,087.50 as a cash-in lieu contribution for school purposes; and
 - e. 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.
4. That the Planning Commission recommend the application to subdivide (4500-14-579) 1660 – 34th Street (Pt. NE¼ 9-10-19 WPM), Phase 3, Stage 6, to create 46 lots, a public road, and lands for public reserve in the DR Development Reserve Zone be approved, subject to:
 - a. the subject site being successfully rezoned from DR Development Reserve to RSF Residential Single Family Zone and OS Open Space Zone; and
 - b. the owner or successor
 - c. entering into a development agreement with the City of Brandon;
 - d. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has

received \$13,041.00 as a cash-in lieu contribution for school purposes;
and

- e. 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.

d. VARIANCE

Parcel Q, Plan 55363 BLTO

Owner: Vanguard Credit Union Ltd.

Applicant: Tracey Street Developments Ltd.

1. That the Public Hearing for Variance Application V-11-14-B (Parcel Q, Plan 55363) be concluded.
2. That Variance Application V-11-14-B to reduce the minimum site area from 232m² to 209m² and to reduce the minimum site width from 7.6m to 6.2m be approved at (Parcel Q, Plan 55363) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedule A-3 & A-4" and the attached site plan "Schedule B - 3" and elevation plan "Schedule B -5 & B -6", subject to:
 - a. The subdivision as shown on the attached site plan being registered with the Brandon Land Titles Office.

5.0 General Business

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

6.0 Adjournment