

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, Mar 4, 2015 - 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 – Feb 18, 2015

4.0 Public Hearing

- a. SUBDIVISION; BY-LAW NO. 7112 TO REZONE**
Property Located at 1901 & 1955 – 34th Street
Owner: 663251 Manitoba Ltd
Applicant: VBJ 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. 7112 (Z-08-14-B) to rezone 1901 & 1955 – 34th Street (Pt. SW¼ 10-10-19 WPM) from AG80 Agricultural General Zone under the RM of Cornwallis Zoning By-law No. 1558/09/99 to RSF Residential Single Family Zone under the City of Brandon Zoning By-law No. 6642, and subdivision application 4500-14-595, be concluded.
2. That the Planning Commission recommend By-law 7112 (Z-08-14-B) be approved.
3. That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-14-595) 1901 & 1955 – 34th Street (Pt. SW¼ 10-10-19 WPM) to create fifty (50) lots and a public road in the AG80 Agricultural General Zone, subject to:
 1. the site being rezoned from AG80 Agricultural General Zone under the RM of Cornwallis Zoning By-law No. 1558/09/99 to RSF Residential Single Family Zone under the City of Brandon Zoning By-law No. 6642; and
 2. the owner or successor
 - a. entering into a development agreement with the City of Brandon;

- b. providing written confirmation to the City of Brandon Planning & Building Safety 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 satisfactory to Council have been made;
- c. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$14,175.00 as a cash-in lieu contribution for school purposes;
- d. 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; and
- e. submitting written confirmation to the City of Brandon Planning & Building Safety Department that a Water Rights Act License has been obtained from Manitoba Conservation and Water Stewardship. The permit will not be required should approved servicing drawings demonstrate that drainage from the site is accommodated into the existing City drainage network to the north and east of the site.

b. VARIANCE

339 23rd Street

Applicant: Jason Kasper

Owner: Craig Moore

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

1. That the Public Hearing for Variance Application V-03-15-B at 339 23rd Street be concluded.
2. That Variance Application V-03-15-B to increase the density from one (1) dwelling unit to two (2) dwelling units for Lot 35, Block 37 Plan 15 BLTO and Lot 36, Block 37 Plan 15 BLTO located at 339 23rd Street 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 plans "Schedule B- 3 & B - 4", subject to owner or successor:
 - a. prior to the issuance of a building permit, submitting \$247.64 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes;
 - 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 \$567.00 as a cash-in lieu contribution for school purposes; and
 - c. prior to the issuance of a building permit, submitting two certificates of title to the City of Brandon Planning & Building Safety Department confirming that Lots 35 & 36 of Block 37, Plan 15 BLTO have been registered as two separate titles.

5.0 General Business

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

6.0 Adjournment