

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, May 6, 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 – April 1, 2015

4.0 Public Hearing

a. VARIANCE

1148 18th Street

Owner: Caddy Lake Investments Ltd.

Applicant: Bird Construction Ltd.

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

1. That the Public Hearing for Variance Application V-05-15-B at 1148 18th Street be concluded.
2. That Variance Application V-05-15-B to reduce the minimum required front yard setback from 12.1m to 6.0m and to allow for off-site parking for the properties located at 1148 18th Street (Lots 11 to 16 and Lots 38 to 42 Block 3 Plan 202 BLTO excluding Nly 10' of Lot 11) be approved in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachments A2, A3 & A4" and the attached site plan "Attachment B-2", subject to the owner or successor, prior to the issuance of a building permit:
 - a) entering into a development agreement with the City of Brandon as attached to the report by the Community Planner dated May 6th 2015, and submitting written confirmation to the City of Brandon Planning & Building Safety Department that the development agreement has been registered on the Title to the subject property;
 - b) submitting written confirmation to the satisfaction of the City of Brandon Planning & Building Safety Department that a cross-access agreement has been registered by easement on the Title to the subject property 1148 18th Street (Lots 11 to 16 Block 3 Plan 202 BLTO

excluding Nly 10' of Lot 11) and 1148 18th Street (Lots 38-42 Block 3 Plan 202 BLTO excluding Nly 10' of Lot 11); and

- c) entering into an encroachment agreement with the City of Brandon to allow the existing freestanding sign to encroach onto the 18th street right-of-way.

b. CONDITIONAL USE

1120 Highland Ave

Owner: Best Buy Real Estate Holdings Ltd.

Applicant: Melanie White

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

1. That the Public Hearing for Conditional Use Application C-04-15-B at 1120 Highland Avenue be concluded.
2. That Conditional Use Application C-04-15-B to allow for a commercial establishment under 2790 m² in the CHW Commercial Highway Zone be approved at 1120 Highland Avenue (Lot 8, Plan 1013 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3 & A-4" and the attached site plan "Attachment B-2", subject to the owner or successor, prior to the issuance of a building permit:
 - a) submitting a Certificate of Title to the City of Brandon Planning & Building Safety Department confirming that the subject property has been consolidated with 1190 Highland Avenue (Lot 7, Plan 1013 BLTO);
 - b) submitting a revised site plan showing that a gate will be installed across the middle access; and
 - c) submitting turning maneuvering diagrams with an application for a Highway Traffic Board Permit for review and approval by the Highway Traffic Board.

c. CONDITIONAL USE

1624 13th Street

Owner: Kit & Susan Harrison and Ajay & Joanne Dhingra

Applicant: Kit Harrison

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

1. That the Public Hearing for Conditional Use Application C-06-15-B at 1624 13th Street be concluded.
2. That Conditional Use Application C-06-15-B to allow for a warehouse/storage facility in the CAR Commercial Arterial Zone be approved at 1624 13th Street (Lots 13/21 and Lots 22/33, Block 10 Plan 276 & Parcels B and C, Plan 2548 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3" and floor plan "Attachment B-3", subject to:
 - a) The use is approved to operate on a temporary basis for three (3) years from the date the occupancy permit is issued; and

- b) That the access from 14th Street will be the ingress/egress into/out of the site, and that the Aberdeen Avenue access will be used only as the egress out of the site.

d. VARIANCE

1141 5th Street

Owner: Drew Leslie Ann Rosteski

Applicant: Con-Cor Homes

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

1. That the Public Hearing for Variance Application V-04-15-B at 1141 5th Street be concluded.
2. That Variance Application V-04-15-B to vary Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law to allow for the development of a triplex in the RLD Residential Low Density Multiple Family Zone be approved at 1141 5th Street (Lots 33 & 34, Block 28, Plan 7 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3" and the attached site plan "Attachment B-2", subject to the owner or successor, prior to the issuance of a building permit:
 - a) submitting \$247.35 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes;
 - b) 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; and
 - c) submitting a revised site plan identifying that all five parking spaces be surfaced with either asphalt, concrete or paving brick.

e. CONDITIONAL USE

2626 Victoria Ave

Owner: McDonalds Restaurants Ltd.

Applicant: Priority Signs Ltd.

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

1. That the Public Hearing for Conditional Use Application C-05-15-B at 2533 Victoria Avenue be concluded.
2. That Conditional Use Application C-01-15-B to allow for an electronic identification sign in the CAR Commercial Arterial Zone be approved at 2626 Victoria Avenue (Parcel A, Plan 24415 BLTO, Plan 52166 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3" and the attached site plan "Attachment B-2" and elevation plans "Attachments B-3", subject to:
 - a) the owner or successor, prior to the issuance of a development permit, submitting information to the City of Brandon Planning & Building Safety Department demonstrating that all messages displayed on the electronic sign will be maintained to a maximum light intensity of 0.3fc (foot candles) above ambient light level; and

- b) The electronic sign shall only display static images for a period of at least twenty (20) seconds.

f. CONDITIONAL USE

1025 Middleton Ave

Owner: McDonalds Restaurants Ltd.

Applicant: Priority Signs Ltd.

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

1. That the Public Hearing for Conditional Use Application C-07-15-B at 1025 Middleton Avenue be concluded.
2. That Conditional Use Application C-07-15-B to allow for an electronic identification sign in the CHW Commercial Highway Zone be approved at 1025 Middleton Avenue (Lot 2, Plan 36089 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3" and the attached site plan "Attachment B-2" and elevation plan "Attachments B-3", subject to:
 - a) the owner or successor, prior to the issuance of a development permit, submitting information to the City of Brandon Planning & Building Safety Department demonstrating that all messages displayed on the electronic sign will be maintained to a maximum light intensity of 0.3fc (foot candles) above ambient light level; and
 - b) The electronic sign shall only display static images for a period of at least sixty (60) seconds.

5.0 General Business

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

6.0 Adjournment