

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, March 16, 2016 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes

4.0 Public Hearing

a. CONDITIONAL USE

1875 Middleton Ave

Owner: 67786 Manitoba Ltd.

Applicant: Keller Enterprises Ltd.

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-02-16-B at 1875 Middleton Avenue be concluded.
2. That Conditional Use Application C-02-16-B to allow for a commercial establishment under 4,645.0m² and an office in the CHW Commercial Highway Zone be approved at 1875 Middleton Avenue (Lot 3, Plan 37171 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached site plan "Attachment B-2", subject to the owner or successor, prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that an easement agreement for MTS Inc. has been registered on the Title to the subject property.

b. BY-LAW NO. 7134

6701 & 8055 Richmond Ave E

Owner: Viterra Inc.

Applicant: Federated Co-Operatives Ltd.

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

1. That the Public Hearing regarding By-law No. 7134 (Z-04-15-B) to rezone 6701 and 8055 Richmond Avenue East (Pt. SW¼ 15-10-18 WPM and Pt. SE¼ 15-10-18

WPM) from DR Development Reserve Zone to IH Industrial Heavy Zone be concluded.

2. That the Planning Commission recommend By-law 7134 (Z-04-15-B) be approved subject to the owner or successor entering into a development agreement with the City of Brandon.

c. VARIANCE

412 15th Street

Owner: Pro-Fit Renovations and Property Management

Applicant: Steve McMillan

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

1. That the Public Hearing for Variance Application V-03-16-B at 412 – 15th Street be concluded.
2. That Variance Application V-03-16-B to vary Table 11 of Zoning By-law No. 6642 by increasing the allowable density from two (2) units to four (4) and decreasing the required parking stalls from six (6) to five (5), in the RLD Residential Low Density Zone at 412 – 15th Street (Lot 9, Block 15, Plan 2 BLTO) be approved in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-2” and the attached site plan “Attachment B-2”, subject to the owner or successor, prior to the issuance of a building permit:
 - a. submitting floor plans identifying no more than 10 total bedrooms within the four dwelling units;
 - b. submitting \$245.98 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
 - c. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon that the Brandon School Division has received a cash-in lieu contribution for school purposes.

5.0 General Business

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

6.0 Adjournment