

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, September 20, 2017 - 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

305 18th Street North

Owner: Crane Enterprises

Applicant: Postime Signs Inc.

Following receipt of all representation, it is the recommendation of the Planning, Property & Buildings Department:

1. That the Public Hearing for Conditional Use Application C-07-17-B at 305 18th Street North be concluded.
2. That conditional use application C-07-17-B to allow for an electronic identification sign be approved at 305 18th Street North in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-3", and the elevation plan "Attachment B-3".

b. VARIANCE

1451 Rosser Avenue East

Owner: The Green Spot Inc.

Applicant: Bernie Whetter

Following receipt of all representation, it is the recommendation of the Planning, Property & Buildings Department:

1. That the Public Hearing for Variance Application V-08-17-B at 1451 Rosser Avenue East be concluded.
2. That Variance Application V-08-17-B to vary Subsection 69(b), Clause 69(d)(3) and Clause 69(d)(4) to allow for construction of a building addition in the "A" Agricultural Zone and the Floodplain Overlay Zone be approved at 1451 Rosser

Avenue East (Pt. Block 40, Plan 379 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,

1. Removing all materials associated with the subject site from 1515 Rosser Avenue East (Pt. Block 41, Plan 379 BLTO),
2. Consolidating the titles of the subject site and 1329 Rosser Avenue East (Lot 1, Block 2, Plan 27536 BLTO), and
3. Entering into a save harmless agreement with the City of Brandon.

c. CONDITIONAL USE; VARIANCE

520 11th Street East

Owner: Shirley & William Conrad McClure

Applicant: Brandon Christian Ministry El Shaddai Inc. (Walther Smith Rodas)

Following receipt of all representation, it is the recommendation of the Planning, Property & Buildings Department:

1. That the combined Public Hearing for Conditional Use Application C-10-17-B and Variance Application V-11-17-B at 520 – 11th Street East be concluded.
2. That Conditional Use Application C-10-17-B to allow for a place of worship in the IR Industrial Restricted Zone be approved at 520 – 11th Street East (Lots 16/17, Block 2, Plan 10 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3", subject to the owner or successor, prior to the issuance of a building permit:
 1. Consolidating the titles of the subject site and 514 – 11th Street East (Lots 11/15, Block 2, Plan 10 BLTO); and
 2. Removing all materials associated with the subject site from the lane in Block 2, Plan 10 BLTO.
3. That Variance Application V-11-17-B to vary Table 4 under subsection 26(a) of the City of Brandon Zoning By-law No. 7124 to reduce the number of required parking spaces from ten (10) to zero (0) to accommodate a place of worship in the IR Industrial Restricted Zone be approved at 520 – 11th Street East (Lots 16/17, Block 2, Plan 10 BLTO) in accordance with the intent of the application "Attachment A-2", the attached letter of intent "Attachment A-3".

d. CONDITIONAL USE

1820 & 2200 Pacific Avenue

Owner: 5326028 Manitoba Ltd.; The City of Brandon

Applicant: VBJ Developments Ltd.

Following receipt of all representation, it is the recommendation of the Planning, Property & Buildings Department:

1. That the Public Hearing for Conditional Use Application C-11-17-B at 1820 and 2200 Pacific Avenue be concluded.
2. That Conditional Use Application C-11-17-B to amend the planned unit development approved under Conditional Use Decision C-13-14-B to decrease the density from 144 to 128 units and decrease the number of parking spaces from 144 to 110 be approved at 1820 and 2200 Pacific Avenue (Pt. Parcel C, Plan

35917 BLTO & Parcel B, Plan 46903 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-3" and the site plan "Attachment B-2".

5.0 General Business

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

6.0 Adjournment