

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, April 3, 2013 - 7:30 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes

Regular Meeting – March 20, 2013

4.0 Public Hearing

a. [CONDITIONAL USE C-02-13-B](#)

By-Law No. 7047 (Application Z-09-12-B) To Rezone
Property Located at 2405 Victoria Avenue
Parcels A/B & D, Plan 49547 BLTO
Owner/Applicant: 5996067 Manitoba Ltd.

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

1. That the combined Public Hearing regarding By-law No. 7047 to rezone 2405 Victoria Avenue (Parcels A/B & D, Plan 49547 BLTO) from EI Educational and Institutional to CAR Commercial Arterial and RMD Residential Moderate Density Multiple Family and Conditional Use Application C-02-13-B be concluded.
2. That the Planning Commission recommend By-law 7047 be given second reading, and further, that the Planning Commission recommend third reading be held in abeyance pending the execution of a development agreement between the City of Brandon and the owner/successor attached to the report of the Community Planner dated March 22, 2013, pursuant to Section 150 of The Planning Act.

3. That Conditional Use Application C-02-13-B to allow for a Planned Unit Development in the CAR Commercial Arterial Zone & RMD Residential Moderate Density Multiple Family Zone be approved at 2405 Victoria Avenue (Parcels A/B & D, Plan 49547 BLTO) in accordance with the intent of the application dated February 12, 2013, the attached letter of intent dated February 8, 2013 and the attached impact study, subject to the following condition:
 - a) The subject site is rezoned from EI Educational and Institutional to CAR Commercial Arterial and RMD Residential Moderate Density Multiple Family.

b. SUBDIVISION 4500-13-543:

By-Law No. 7056 (Application Z-02-13-B) To Rezone
Property Located at 1660 34th Street
PT. NE¼ 9-10-19 WPM
Owner/Applicant: Waverly Developments Ltd.

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

1. That the combined Public Hearing regarding By-law No. 7056 to rezone 1660 – 34th Street (Pt. NE ¼ 9-10-19 W.P.M.) from DR Development Reserve Zone to RSF Residential Single Family Zone and Subdivision Application 4500-13-543 at 1660 – 34th Street be concluded.
2. That the Planning Commission recommend By-law 7056 be given second reading, and further, that the Planning Commission recommend third reading be held in abeyance pending the execution of a development agreement between the City of Brandon and the owner/successor attached to the report of the Community Planner dated March 22, 2013, pursuant to Section 150 of The Planning Act.
3. That the Planning Commission recommends Brandon City Council grant approval to subdivide 1660 – 34th Street (Pt. NE ¼ 9-10-19 W.P.M.) to create 34 lots and a public road in the RSF Residential Single Family Zone, subject to the following conditions:
 - a) The subject site is rezoned from DR Development Reserve to RSF Residential Single Family; and
 - b) The owner or successor provides written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a Joint Use Easement and Plan of Easements to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.

c. CONDITIONAL USE C-01-13-B

1701 Moreland Avenue
Lot 2, Plan 1809 BLTO
Owner: 6589597 Manitoba Ltd.
Applicant: Chris Kowalchuk

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

1. That the Public Hearing for Conditional Use Application C-01-13-B at 1701 Moreland Avenue be concluded.
2. That Conditional Use Application C-01-13-B to a conditional use for truck and farm implement repair business in the CAR Commercial Arterial Zone be approved at 1701 Moreland Avenue (Lot 2, Plan 1809 BLTO) in accordance with the intent of the application dated February 6, 2013, the attached letter of intent dated February 4, 2013 and the attached site plan and elevations.

5.0 General Business

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences from April 17, 2013 meeting**

6.0 Adjournment