

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, December 19, 2018 - 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. **Variance Application**
545 Pacific Avenue
Owner: 5382280 Manitoba Ltd.
Applicant: Warner Buck

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

1. That the Public Hearing for Variance Application V-20-18-B at 545 Pacific Avenue (Lot 2, Plan 2470 BLTO) be concluded.
2. That Variance Application V-20-18-B to vary Clause 71(c)(1) of the Zoning By-law by reducing the Railway Protection Overlay Zone setback from 15m to 2.7m to allow for the construction of a commercial building in the HUB Mixed Use (HMU) Zone be approved at 545 Pacific Avenue (Lot 2, Plan 2470 BLTO) in accordance with the letter of intent "Attachment A-2 and A-3" the site plan "Attachment B-2", and the building section plan "B-3", subject to the owner or successor, prior to the issuance of a development permit engaging a Consulting Engineer, duly licensed to practice by the Association of Professional Engineers & Geoscientists for the Province of Manitoba, for the purpose of design for all aspects of grading, servicing and drainage construction within the development and adjacent public right-of-way.
3. That Variance Application V-20-18-B to vary Table 13: HUB Use Table to allow for a temporary change of use to a warehouse and storage facility in the basement of the proposed building in the HUB Mixed Use (HMU) Zone be approved at 545 Pacific Avenue (Lot 2, Plan 2470 BLTO) in accordance with the letter of intent "Attachment A-2 and A-3" and the site plan "Attachment B-2", subject to the use being valid for up to five years from the date of approval.

5.0 General Business

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

6.0 Adjournment