

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, Nov 19, 2014 - 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 – Oct 15, 2014

**4.0 Public Hearing**

- a. **VARIANCE**  
1439 6<sup>th</sup> Street  
Owner: 699164 B.C. Ltd.  
Applicant: YBR Drafting & Design

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

1. That the Public Hearing for Variance Application V-19-14-B at 1439 6<sup>th</sup> Street be concluded.
2. That Variance Application V-19-14-B to increase the maximum number of dwelling units from three (3) to four (4) in the RLD Residential Low Density Multiple Family Zone be approved at 1439 6<sup>th</sup> Street (Lot 26/28, Block 4 Plan 7 BLTO) in accordance with the intent of the application "Schedule A- 1", the attached letter of intent "Schedule A- 2" and the attached site plan "Schedule B- 2" and elevation plans "Schedule B- 3 & B - 4", subject to owner or successor:
  - a. prior to the issuance of a building permit, submitting \$329.51 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
  - b. prior to the issuance of a building permit, 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.
  - c. prior to the issuance of a building permit, entering into a development agreement with the City of Brandon attached to the report of the Community Planner dated November 19, 2014.

**b. VARIANCE**

659 Franklin Street  
Owner & Applicant: 6369945 MB Ltd.

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

1. That Variance Application V-24-14-B at 659 Franklin Street to increase the maximum allowed dwelling units from three (3) to four (4) and to allow front and rear access for a site that abuts a public lane be referred to administration for receipt and review of a revised site plan showing vehicular rear access only and indicating the relocation of the hydro poles impeding the access to the rear parking for reporting back at the December 17, 2014 Planning Commission meeting.

**c. VARIANCE**

14 & 16 Balmoral Bay  
Owner & Applicant: Ken & Esther Sitko

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

1. That the Public Hearing for Variance Application V-25-14-B at 14 and 16 Balmoral Bay be concluded.
2. That Variance Application V-25-14-B to increase the maximum floor area of a secondary suite from 80m<sup>2</sup> to 182m<sup>2</sup> and the maximum size of a secondary suite from 40% to 43% of the total floor area of the principal single-family dwelling in the RSF Residential Single Family Zone be approved at 14 and 16 Balmoral Bay (Parcel B, Plan 1468 BLTO) in accordance with the intent of the application "Schedule A- 1", the attached letter of intent "Schedule A- 2" and the attached site plan "Schedule B- 2" and floor plans "Schedule B- 3 & B - 4".

**d. CONDITIONAL USE**

1820 & 2200 Pacific Avenue  
Owner: 5326028 MB Ltd.; The City of Brandon  
Applicant: VBJ Developments 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-13-14-B at 1820 and 2200 Pacific Avenue be concluded.
2. That Conditional Use Application C-13-14-B to amend the planned unit development approved under Conditional Use Decision C-06-14-B in the RMD Residential Moderate Density Multiple Family Zone 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 "Schedule A-1", the attached letter of intent "Attachment A-2" and the attached site plans "Attachment B-4" and "Attachment B-5".

- e. **CONDITIONAL USE**  
210 Highland Ave  
Owner: Petro Canada  
Applicant: Tim Klassen

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-12-14-B at 210 Highland Avenue be concluded.
2. That Conditional Use Application C-12-14-B to allow for the expansion of an automotive service station in the CHW Commercial Highway be approved at 210 Highland Avenue (LOT 16, PLAN 1013 BLTO EXC ROAD PLAN 23368 BLTO IN N ½ 35-10-19 WPM & PARCEL "C" PLAN 1745 BLTO, EXC ROAD PLAN 23368 BLTO IN NE ¼ 35-10-19 WPM) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedule A-3", the attached site plan "Schedule B- 2" and the attached landscape plan "B-3", subject to:
  - a. The owner or successor, prior to the issuance of a building permit, entering into a development agreement with the City of Brandon attached to the report of the Community Planner dated November 19, 2014.

## **5.0 General Business**

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

## **6.0 Adjournment**