

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, Oct 15, 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 1, 2014

**4.0 Public Hearing**

**a. VARIANCE - EXTENSION**

1041 13<sup>th</sup> Street

Owner: Wayne Suski

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

1. That the approval deadline of Variance Order V-16-13-B be extended to October 3rd 2015.

**b. CONDITIONAL USE**

1000 Highland Ave

Owner: Albert Kokonas

Applicant: Melanie Ransome

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-11-14-B at 1000 Highland Avenue be concluded.
2. That Conditional Use Application C-11-14-B to allow for outdoor storage be approved at 1000 Highland Avenue (Lot 4, Plan 38357 BLTO) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedules A-3 and A-4" and the attached site plan "Schedule B-2", subject to:
  - a. this Order being valid for up to five (5) years from the date of approval.

**c. SUBDIVISION; VARIANCE**

2 Outback Drive  
Owner: R&M Homes Ltd.  
Applicant: REKA Holdings Ltd.

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

1. That the Combined Public Hearing for variance application V-21-14-B and subdivision application 4500-14-583 at 2 Outback Drive be concluded.

**Variance**

1. That Variance Application V-21-14-B to vary clause 36(a)(2) of the Zoning By-law by reducing the yard requirements for buildings or structures adjacent to the boundary of the site affected by the bare-land condominium from 7.6m to 2.4m be approved at 2 Outback Drive (Lot 24, Plan 48868 BLTO) in accordance with the intent of the application “Schedule A-2”, the attached letter of intent “Schedule A-3” and the attached site plan “Schedule B-2”, subject to:
  - a. The subdivision as shown on the attached site plan being registered with the Brandon Land Titles Office.

**Subdivision**

1. That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-14-583) 2 Outback Drive (Lot 24, Plan 48868 BLTO) to create eighteen (18) lots, a common element and a public road in the RLD Residential Low Density Multiple Family Zone and the DR Development Reserve Zone, subject to:
  - a. the owner or successor submitting to the City of Brandon Planning & Building Safety Department
    - i. \$4,883.49 as a cash-in lieu contribution for public reserve purposes;
    - ii. written confirmation that the Brandon School Division has received \$5,103.00 as a cash-in lieu contribution for school purposes;
    - iii. written confirmation that arrangements have been made for private water and wastewater agreement to the satisfaction of the City of Brandon Engineering Department, and registering the agreement in series immediately following registration of the subdivision; and
    - iv. written confirmation that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro and MTS Inc., and registering the easement agreement along with the easement plan, if required, in series immediately following registration of the subdivision.

**5.0 General Business**

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

**6.0 Adjournment**