

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, Sept 17, 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 – Sept 3, 2014

4.0 Public Hearing

a. VARIANCE

857 7th Street

Applicant: Trident Development Group

Owner: Jackie Herbert

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

1. That the Public Hearing for Variance Application V-16-14-B at 857 7th Street be concluded.
2. That Variance Application V-16-14-B to reduce the minimum required side yard setbacks from 3m to 1.8m for the property located at 857 7th Street (Lot 29, Block 54 Plan 8 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 \$372.64 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.

b. VARIANCE

1335 9th Street

Owner: Tyler Monckton & Tanya Moore

Applicant: Keller Developments

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

1. That the Public Hearing for Variance Application V-14-14-B at 1335 9th Street be concluded.
2. That Variance Application V-14-14-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 1335 9th Lot 32/34, Block 16 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 \$372.64 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. VARIANCE

634 Franklin Street

Owner: 6864598 Manitoba Ltd.

Applicant: Keller Enterprises Ltd.

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

1. That the Public Hearing for Variance Application V-15-14-B at 634 Franklin Street be concluded.
2. That Variance Application V-15-14-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 634 Franklin Street (Lot 29/31, Block 11 Plan 9 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 \$372.64 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.

- d. **CONDITIONAL USE**
1303 6th Street
Owner: Leslie Lesack
Applicant: Jim Kauk

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-10-14-B at 1303 6th Street be concluded.
2. That Conditional Use Application C-10-14-B to allow for special needs housing for four (4) individuals be approved at 1303 6th Street (Lot 21/22, Block 13, Plan 7 BLTO) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedule A-4" and the attached site plan "Schedule B-2" and elevation plans "Schedule B-3 & B-4", 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 September 17th 2014, and submitting written confirmation to the City of Brandon Planning & Building Safety Department that the development agreement has been registered on the Title to the subject property.

5.0 General Business

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

6.0 Adjournment