

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, February 5, 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 – January 15, 2014

**4.0 Public Hearing**

**a. VARIANCE**

1637 8<sup>th</sup> Street

Owners/Applicants: John Fehr & Darrell Enns

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

1. That the Public Hearing for Variance Application V-27-13-B at 1637 8th Street be concluded.
2. That Variance Application V-27-13-B to reduce the minimum required site width from 12.1m to 9.1m, and to reduce the minimum required site area from 372m<sup>2</sup> to 334m<sup>2</sup> be approved at 1637 8th Street (Lot 2, Plan 26296 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-2) and the attached site plan (B-1) and elevation plans (B-3, B-4, B-5).

**b. BY-LAW NO. 7080**

Southwest Brandon Secondary Plan

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

1. That the Public Hearing regarding By-law No. 7080 to adopt the Southwest Brandon Secondary Plan be concluded.
2. That By-law No. 7080 be amended to include the following minor alterations:

- a. by deleting policy 2.1.2.3 in its entirety and substituting it with the following therefor:  
“Residential Low Density areas shall include a mixture of the predominant housing types identified in policy 2.1.2.2 in a variety of forms and parcel sizes. Development within Residential Low Density areas should typically be within a density range of 15 to 40 units per net hectare.”;
  - b. by deleting policy 2.1.2.5 in its entirety;
  - c. by deleting Table 1 in its entirety;
  - d. by deleting policy 2.1.3.4 in its entirety and substituting it with the following therefor:  
“Residential Moderate Density areas should be developed with adequate density to support transit service and neighbourhood commercial uses. Development within Residential Moderate Density areas should typically be within a density range of 41 to 86 units per net hectare.”;
  - e. by deleting policy 2.1.3.8 in its entirety;
  - f. by deleting Table 2 in its entirety;
  - g. by deleting policy 2.2.1.5 in its entirety and substituting it with the following therefor:  
“The Mixed Use area should be developed with adequate density to support transit service and neighbourhood commercial uses. Development within the Mixed Use area should typically be within a density range of 41 to 86 units per net hectare.”; and
  - h. by deleting Table 3 in its entirety.
- 3) That the Planning Commission recommend By-law 7080 be approved as amended.

## **5.0 General Business**

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences from Feb 19, 2014 meeting**

## **6.0 Adjournment**