

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, May 7, 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 – April 16, 2014

4.0 Public Hearing

a. CONDITIONAL USE

18th Street Railway Right-of-Way South of Park Avenue and East of 18th Street

Owner: The Canadian Northern Railway Company

Applicant: Pattison Outdoor Advertising

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

1. That the Public Hearing for Conditional Use Application C-05-14-B at 18th Street Railway Right-of-Way South of Park Avenue and East of 18th Street be concluded.
2. That Conditional Use Application C-05-14-B to allow for an electronic advertising sign be approved at 18th Street Railway Right-of-Way South of Park Avenue and East of 18th Street (Lot 13, Block 5, Plan 16 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" and "Schedule B-4".

b. VARIANCE

2525 Rosser Avenue

Owners: Devlin Developments Ltd. &

Keller Enterprises Ltd.

Applicant: Keller Enterprises Ltd.

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

1. That the Public Hearing for Variance Application V-07-14-B at 2525 Rosser Avenue be concluded.
2. That Variance Application V-07-14-B to increase the maximum number of dwelling units from three (3) dwelling units to four (4) dwelling units be approved at 2525 Rosser Avenue (Lots 5/7, Block 17, Plan 15 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 plan "Schedule B-3", subject to the applicant or successor, prior to the issuance of a building permit:
 - submitting \$387.82 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
 - 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 V-05-14-B;

By-Law No. 7089 (Application Z-01-14-B)
 To Rezone Property Located at 947 1st Street
 Owner: Dallas Wood
 Applicant: Don Wood

1. That the Public Hearing for By-law No. 7089 (Z -01-14-B) and Variance Application V-02-14-B be concluded.
2. That the Planning Commission recommend By-law 7089 (Z-01-14-B) be given second reading.
3. That the Planning Commission recommend third reading be held in abeyance pending the execution of a development agreement between the City of Brandon and the owner/successor pursuant to Section 150 of The Planning Act.
4. That Variance Application V-05-14-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 947 1st Street (Sly 4', Lot 12, Block 33, Plan 9 BLTO & Lots 13/15, Block 33, Plan 9 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-3" and the attached site plan "Attachment B-2" and elevation plan "Attachment B-3", subject to:
 - the subject site is rezoned from RSF Residential Single Family to RLD Residential Low Density Multiple Family Zone.

d. VARIANCE

1014 2nd Street
 Owner: Westlake Developments Ltd.
 Applicant: Chad Martin Construction Ltd.

1. That the Public Hearing for Variance Application V-09-14-B at 1014 2nd Street be concluded.
2. That Variance Application V-09-14-B to reduce the front yard setback from 6.0m to 4.2m be approved at 1014 2nd Street (Lots 15/16, Block 39, Plan 7 BLTO) in accordance with the intent of the application "Schedule A-1", the attached letter of intent "Schedule A-3 & A-4" and the attached site plan "Schedule B-2."

e. **CONDITIONAL USE**

25 – 26th Street; 1820 Pacific Avenue

Owners: 5326028 Manitoba Ltd.; City of Brandon

Applicant: VBJ Developments Ltd.

1. That Conditional Use Application C-06-14-B to allow for a Planned Unit Development at 25 – 26th Street and 1820 Pacific Avenue be referred to administration for further review of the proposed alternative rear yard setback of Buildings 1 and 5 for report back at the June 4, 2014 Planning Commission meeting.

f.

5.0 General Business

a. **Tracking Table**

b. **Administrative Business**

i. **Appointment of Chairperson and Vice Chairperson**

ii. **Planning Commission Orientation**

c. **Absences from May 21, 2014 meeting**

6.0 Adjournment