

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, August 16, 2017 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes

4.0 Public Hearing

a. VARIANCE

117 Waterloo Crescent

Owner: James McLachlan

Applicant: Lawrence Donald

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

1. That the Public Hearing for Variance Application V-06-17-B at 117 Waterloo Crescent be concluded.
2. That Variance Application V-06-17-B to vary Table 10 of Part III, Division, I, Section 51 of the City of Brandon Zoning By-law No. 7124 to decrease the required rear yard setback of an accessory building from 0.6 metres to 0 metres in the RSD Residential Single Detached Zone be approved at 117 Waterloo Crescent in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached surveyor sketch "Attachment B-2", subject to the applicant submitting a letter of support from the owners of 33 Waterloo Crescent.

b. CONDITIONAL USE

417 9th Street

Owner: Renaissance Station Inc.

Applicant: Vionell Holdings Partnership (Stephen Montague)

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

1. That the Public Hearing for Conditional Use Application C-05-17-B at 417 – 9th Street be concluded.

2. That Conditional Use Application C-05-17-B to allow for a substandard gravel surface parking lot in the HMU HUB Mixed Use Zone be approved at 417 – 9th Street (Lots 11/13, Block 8, Plan 2 BLTO) in accordance with the intent of the application “Attachment A-1” and the attached letter of intent “Attachment A-2”, subject to:
 1. Prior to five (5) years after the date of approval, the site must be either:
 - a) Developed so that the existing parking lot conforms with all applicable standards in the Zoning By-law and the Urban & Landscape Design Standards, or
 - b) Redeveloped so that the site includes a principal building accommodating uses in accordance with the intent of the HUB mixed-use zone.

c. VARIANCE

563 3rd Street

Owner: Dornn Construction Ltd.

Applicant: Brian Dornn

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

1. That the Public Hearing for Variance Application V-07-17-B at 563 – 3rd Street be concluded.
2. That Variance Application V-07-17-B to decrease the Railway Protection Overlay Zone for dwelling units from 30.0m to 20.0m, in the RMD Residential Moderate Density Zone at 563 – 3rd Street (Lots 29/30, Block 79, Plan 8 BLTO) be approved in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-2”.

d. CONDITIONAL USE

1315 8th Street

Owner: R&M Homes Ltd.

Applicant: Dean Hunter, Brett Kowalchuk & Patsy Hewitt

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

1. That the Public Hearing for Variance Application C-06-17-B be concluded.
2. That Conditional Use Applications C-06-17-B to allow for a triplex in the RLD zone be approved at 1315 8th Street in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-2” and the attached site plan “Attachment B-2”, subject to:
 - a) The owner or successor, prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning, Property & Buildings Department that a declaration of easement for the garbage enclosure has been registered on the titles of the properties located at 1315 8th Street and 730 Queens Avenue.

5.0 General Business

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

6.0 Adjournment