

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, October 2, 2013 - 7:30 p.m.

Council Chambers - City Hall

AGENDA

1.0 Appointment of Chairperson

2.0 Roll Call

3.0 Adoption of Agenda

4.0 Confirmation of Minutes

Regular Meeting – September 4, 2013

5.0 Public Hearing

a. VARIANCE

1014 2nd Street

Owner: Klaus Lueder

Applicant: Westlake Developments Ltd.

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

1. That the Public Hearing for Variance Application V-17-13-B at 1014 2nd Street be concluded.
2. That Variance Application V-17-13-B to increase the maximum number of dwelling units from two (2) dwelling units to three (3) dwelling units be approved at 1014 2nd Street (Lots 15/16, Block 39, Plan 7 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plan (B-2) and elevation plans (B-4), subject to:
 - a. The owner or successor submitting, prior to the issuance of a building permit:
 - i. \$247.20 to the City of Brandon Planning & Building Safety Department as a cash-in-lieu contribution for public reserve purposes.

- ii. Written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$202.50 as a cash-in-lieu contribution for school purposes.

b. VARIANCE

1041 13th Street

Owner: Cliff Houseman

Applicant: 6115480 Manitoba Ltd.

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

1. That the Public Hearing for Variance Application V-16-13-B at 1041 13th Street be concluded.
2. That Variance Application V-16-13-B to increase the maximum number of dwelling units from two (2) dwelling units to three (3) dwelling units be approved at 1041 13th Street (Lots 33/34, Block 11, Plan 193 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plan (B-1) and elevation plans (B-2 & B-3) subject to:
 - a. The owner or successor submitting, prior to the issuance of a building permit:
 - i. \$247.83 to the City of Brandon Planning & Building Safety Department as a cash-in-lieu contribution for public reserve purposes
 - ii. written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$202.50 as a cash-in-lieu contribution for school purposes.

c. BY-LAW NO. 7067 TO REZONE

Property Located At 347 Douglas Street

Owner & Applicant: Pro-Fit Renovations & Property Management Ltd.

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

1. That the Public Hearing regarding By-law No. 7067 (Z-05-13-B) to rezone 347 Douglas Street (SP Lot 4, Plan 46966 BLTO & Lot 11, Block 16, Plan 21 BLTO) from RSF Residential Single Family Zone to RLD Residential Low Density Multiple Family Zone be concluded.
2. That the Planning Commission recommend By-law No. 7067 (Z-05-13-B) be given second and third reading, subject to the owner or successor:
 - a) 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 \$ 567.00 as a cash-in-lieu contribution for school purposes; and
 - b) prior to the issuance of a building permit, submitting \$323.00 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes.

d. BY-LAW NO. 7072 TO REZONE

Property Located At 507 42nd Street
Owner/Applicant: Keller Enterprises

1. That the Public Hearing regarding By-law No. 7072 (Z-06-13-B) to rezone 507 – 42nd Street (Parcel A, Plan 37524 BLTO & Lots 12/41 & Lane, Block 4, Plan 269 BLTO) from CAR Commercial Arterial Zone to RMD Residential Moderate Density Multiple Family Zone be concluded.
2. That the Planning Commission recommend By-law 7072 (Z-06-13-B) be given second reading.
3. That the Planning Commission recommend third reading be held in abeyance pending the objectors to the by-law being given notice pursuant to Section 76(3)(a) of The Planning Act of their right to file a further objection, and pending the execution of a development agreement between the City of Brandon and the owner/successor attached to the report of the Community Planner dated September 19, 2013 pursuant to Section 150 of The Planning Act.

6.0 General Business

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences from October 16, 2013 meeting**

7.0 Adjournment