

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, August 7, 2013 - 7:30 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes

Regular Meeting – July 17,2013

4.0 Public Hearing

a. VARIANCE

659 Rideau Street

Owner: Keri Bailey

Applicant: R and M Homes Ltd.

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

1. That the Public Hearing for Variance Application V-13-13-B at 659 Rideau Street be concluded.
2. That Variance Application V-13-13-B to increase the maximum number of dwelling units from two (2) to three (3) in the RLD Residential Low Density Multiple Family Zone be approved at 659 Rideau Street (Lots 19/20, Block 11, Plan 9 BLTO) in accordance with the intent of the application, the attached letter of intent (A-3) and the attached site plan (B-2) and elevation plans (B-3 &B-4), 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 \$283.50 as a cash-in lieu contribution for school purposes.
 - b) prior to the issuance of a building permit, submitting \$248.95 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
 - c) prior to the issuance of a building permit, entering into a development agreement with the City of Brandon as attached to the report by the Community Planner dated August 7th, 2013;

b. VARIANCE

18, 24, 26, 32, 34 & 40 Birchwood Drive
Applicant/ Owner: VBJ Deveopments Ltd.

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

1. That the Public Hearing for Variance Application V-14-13-B at 18, 24, 26, 32, 34 & 40 Birchwood Drive be concluded.
2. That Variance Application V-14-13-B to reduce the minimum required projection of a deck into a side yard from no closer than 0.6m to 0.0m be approved at 18, 24, 26, 32, 34 & 40 Birchwood Drive (Units 171, 172, 175, 176, 179 & 180 Plan 51670 BLTO) in accordance with the intent of the application, the attached letter of intent (A-2) and the attached site plan (B-2).

c. CONDITIONAL USE

1220 22nd Street
Owner/Applicant: Brandon School Division

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

1. That the Public Hearing for Conditional Use Application C-09-13-B at 1220 22nd Street be concluded.
2. That Conditional Use Application C-09-13-B to allow for a temporary portable structure for one (1) classroom be approved at 1220 22nd Street (Lot 1, Plan 23887 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) subject to:
 - a) The approval being valid for up to five (5) years from the date of approval.

d. CONDITIONAL USE

701 12th Street
Owner/Applicant: Brandon School Division

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

1. That the Public Hearing for Conditional Use Application C-10-13-B at 701 12th Street be concluded.
2. That Conditional Use Application C-10-13-B to allow for a temporary portable structure for one (1) classroom be approved at 701 12th Street (Lots 1/28, Block 33, Plan 16 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) subject to:
 - a) The approval being valid for up to five (5) years from the date of approval.

e. **CONDITIONAL USE**

540 18th Street

Owner/Applicant: Brandon School Division

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

1. That the Public Hearing for Conditional Use Application C-08-13-B at 540 18th Street be concluded.
2. That Conditional Use Application C-08-13-B to allow for a temporary portable structure for two (2) classrooms be approved at 540 18th Street (Lots 1/40, Block 2, Plan 720 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) subject to:
 - a) The approval being valid for up to five (5) years from the date of approval.

5.0 General Business

- a. **Tracking Table**
- b. **Administrative Business**
- c. **August 21, 2013 meeting cancelation**
- d. **Absences from September 4, 2013 meeting**

6.0 Adjournment