

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, August 5, 2020 - 7:00 p.m.**

**Council Chambers - City Hall**

# **AGENDA**

**1.0 Roll Call**

**2.0 Adoption of the revised Agenda**

**3.0 Confirmation of Minutes**

**4.0 Public Hearing**

**a. By-law No. 7274 Amend EBIASP**

**Amend By-law No. 7209 East Brandon Industrial Area Secondary Plan**

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

1. That the Public Hearing for By-law 7274 to amend Secondary Plan By-law No. 7209 East Brandon Industrial Area Secondary Plan be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7274 (SP-01-20) to amend the East Brandon Industrial Area Secondary Plan No. 7209.

**b. Conditional Use**

**11 Dominion Way**

**Owner: Megan & Dustin Van Damme**

**Applicant: Megan & Dustin Van Damme**

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

1. That the Conditional Use Application C-05-20 at 11 Dominion Way (Lot 12, Block 2, Plan 2264 BLTO) be concluded.
2. That Conditional Use Application C-05-20 to allow for a group day care with 12 children under 12 years of age in the Residential Single Detached (RSD) Zone be approved at 11 Dominion Way (Lot 12, Block 2, Plan 2264 BLTO) in accordance with the letter of intent "Attachment A", subject to the ongoing demand and function of on-street parking being generally

consistent with a use in the RSD Zone. If, as the result of neighbour complaints, the City verifies an injurious on-street parking impact, the Chief Planner will require the owner or successor to facilitate an alternate solution (e.g. moving on-street parking to the east side of dominion) or this approval will be revoked.

**c. Variance Application**

**8 Winchester Drive**

**Owner: Vionell Bertineous Jacobson and Robin Patricia Jacobson**

**Applicant: J & G Homes Ltd. (Steve McMillan)**

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

1. That the Public Hearing for Variance Application V-09-20 at 8 Winchester Drive (Lots 9/10, Plan 54876 BLTO) be concluded.
2. That Variance Application V-09-20 to vary Table 10 under Section 51 of the Zoning By-law to decrease the required front yard from 6.0m to 1.5m in the Residential Single Detached (RSD) Zone be approved at 8 Winchester Drive (Lots 9/10, Plan 54876 BLTO) in accordance with the letter of intent "Attachment A-1" and the site plan "Attachment B-2", subject to the owner or successor providing written confirmation to the City of Brandon Development Services Division that arrangements have been made for the existing utility easement's relocation to the satisfaction of Manitoba Hydro, Centra Gas Manitoba, BellMTS, and Westman Communications Group, with all costs and expenses incurred in connection with the easement relocation being the sole responsibility of the owner or successor of this site.

**d. Variance Application**

**235 Glen Avenue**

**Owner: Lee Choy Limited (Kenny Choy)**

**Applicant: Lee Choy Limited (Kenny Choy)**

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

1. That the Public Hearing for Variance Application V-10-20 at 235 Glen Avenue (Lot 1, Block 4, Plan 925 BLTO) be concluded.
2. That Variance Application V-10-20 to vary Section 39(a)(2) of the Zoning By-law by increasing the fence height in the required side yard from 1.8m to 2.5m along the north site line in the Residential Mobile Home (RMH) Zone be approved at 235 Glen Avenue (Lot 1, Block 4, Plan 925 BLTO) in accordance with the letter of intent (Attachments A-1 and A-2) and landscape plan (Attachment B-3).

- e. **Extension Conditional Use**  
**1334 – 7<sup>th</sup> Street**  
**Owner: Dustin Bresky**  
**Applicant: Eric Olson**

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

- 3. That the Public Hearing for extension of Conditional Use C-04-19 at 1334 – 7<sup>th</sup> Street (Lots 12/14 and north half of Lot 11, Block 15, Plan 7 BLTO) be concluded.
- 4. That the approval deadline of Conditional Use Decision C-04-19 be extended to July 24, 2021.

## **5.0 General Business**

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

## **6.0 Adjournment**