

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, November 21, 2018 - 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. **By-law No. 7217 Rezone; Conditional Use**
1015 – 13th Street
Owner: Manly and Cherise Arnason
Applicant: Manly and Cherise Arnason

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

1. That the Public Hearing for By-law No. 7217 (Z-05-18-B) and Conditional Use Application (C-14-18-B) at 1015 – 13th Street (Lot 25/26, Block 11, Plan 193 BLTO) be concluded.
2. That the Planning Commission recommend City Council Approve By-law No. 7217 to rezone the property located at 1015 – 13th Street (Lots 25/26, Block 11, Plan 193 BLTO) from Residential Low Density (RLD) Zone to Commercial Neighbourhood (CN) Zone.
3. That Conditional Use Application (C-14-18-B) to allow for an office in the Commercial Neighbourhood (CN) Zone be approved at 1015 – 13th Street (Lots 25/26, Block 11, Plan 193 BLTO) in accordance with the intent of the application “Attachment A-1”, the letter of intent “Attachment A-3” and the site plan “Attachment B-2”, subject to the site being rezoned from Residential Low Density (RLD) Zone to Commercial Neighbourhood (CN) Zone.

**b. Variance Application
1430 Parker Boulevard
Owner: Profile Paving Ltd.
Applicant: Burns Maendel Consulting Engineers Ltd. (Daniel Burns)**

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

1. That the Public Hearing for Variance Application (V-18-18-B) at 1430 Parker Boulevard (Lots 8/17 & 29/37, Block 5, Plan 223 BLTO exc. Lots 16/17 & 29/30, Road Plan 1560 BLTO, and the portion of 15th St. and Lane (now closed) shown on Plan 223) be concluded.
2. That Variance Application (V-18-18-B) to vary Clause 69(d)(3) of the Zoning By-law to permit the first floor of a building to be constructed 1.5m below the design flood level in the Floodplain Overlay Zone, and Clause 69(d)(4) to permit the finished grade of the building to be 1.7m below the design flood level in the Industrial Restricted (IR) Zone at 1430 Parker Boulevard (Lots 8/17 & 29/37, Block 5, Plan 223 BLTO exc. Lots 16/17 & 29/30, Road Plan 1560 BLTO, and a portion of 15th St. and lane (now closed) shown on Plan 223) be approved in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachments A-3, through A-5" and the site plan "Attachment B-4 and B-5", subject to the owner or successor entering into a save harmless development agreement with the City of Brandon.

**c. Variance Application
2830 Victoria Avenue
Owner: Darryl and Heather Andrews
Applicant: Cardinal Signs c/o Brandon Area Community Foundation**

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

1. That the Public Hearing for Variance Application (V-17-18-B) at 2830 Victoria Avenue (Lot 1, Plan 44855) be concluded.
2. The Variance Application (V-17-18-B) to vary Section 31, Table 7 of the Zoning By-law by decreasing the minimum clearance height of a freestanding sign from 2.5m to 1.8m to allow for a freestanding sign in the Commercial Arterial (CAR) Zone, be approved at 2830 Victoria Avenue (Lot 1, Plan 44855 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2" and the site plan "Attachment B-2".

d. Extension Conditional Use; Variance

2150 Park Avenue

Owner: Maunders R. McNeil & Associates Ltd.

Applicant: Scott Finn

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

1. That the approval deadline of Conditional Use Decision (C-14-17-B) and Variance Decision (V-13-17-B) be extended to October 19, 2019.

e. Organizational Meeting

Under Section 19 in the Planning Commission By-law No. 6843, the Planning Commission must each year appoint a Chairperson and Vice Chairperson as well as adopt the scheduling of meeting dates for the following twelve (12) months. Under Section 20 of the Planning Commission By-law regular meetings of the Commission shall be held at 7:00 p.m. on the 1st and 3rd Wednesday of each month.

Chairperson

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner (Name) be appointed Chairperson as head of the Planning Commission with a term of office to expire December 31st, 2019.

Vice Chairperson

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner (Name) be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office to expire December 31st, 2019.

2019 Meeting Dates

That pursuant to Section 20 of the Planning Commission By-law 6843, regular meetings of the Planning Commission to be held on the following dates in 2019:

January 2, 2019 - CANCELLED	July 3, 2019
January 16, 2019	July 17, 2019
February 6, 2019	August 7, 2019
February 20, 2019	August 21, 2019
March 6, 2019	September 4, 2019
March 20, 2019	September 18, 2019
April 3, 2019	October 2, 2019
April 17, 2019	October 16, 2019
May 1, 2019	November 6, 2019
May 15, 2019	November 20, 2019
June 5, 2019	December 4, 2019
June 19, 2019	December 18, 2019

5.0 General Business

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

6.0 Adjournment