

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, June 5, 2019 - 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. 7235 Rezone**  
**2222 Currie Boulevard**  
**Owner: Richard Golletz and Esther Dobson-Golletz**  
**Applicant: Richard Golletz**

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

1. That the Public Hearing for By-law 7235 Z-02-19-B at 2222 Currie Boulevard (Lots 1/8, Block 4, Plan 1118 BLTO) be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7235 Z-02-19-B to rezone the property at 2222 Currie Boulevard (Lots 1 to 8, Block 4, Plan 1118 BLTO) from Residential Mobile/Modular Home (RMH) Zone to Commercial Arterial (CAR) Zone, subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:
  - i. The Developer agrees that the site is approved for a maximum intensity of use of 40,000 square feet.
  - ii. The Developer agrees to pay a contribution towards twenty (20) boulevard trees. The amount of payment for such trees will be calculated at the time of execution of the development agreement and based upon the City's tree contract pricing for the current year. Payment in full will be required at the time of execution of the development agreement.

- iii. The Developer agrees to provide written confirmation from Manitoba Infrastructure confirming the approval of a traffic impact study for this development area.
- iv. The Developer agrees prior to the issuance of a development and/or building permit to provide written confirmation from Manitoba Infrastructure stating there is no drainage issues between the site and the provincial highway system.
- v. The Developer agrees prior to the issuance of a development and/or building permit to provide written confirmation from Manitoba Infrastructure ensuring the design of the site addresses future upgrades to Patricia Avenue/PTH 10 (18<sup>th</sup> Street) intersection and the offset of Currie Boulevard.
- vi. Should the Developer choose to construct private mains to service the commercial development, the Developer agrees to enter in to a Private Sewer and Water Agreement with the City, for the servicing of the property. The agreement is to be executed by the property owner prior to the issuance of a development and/or building permit and shall be registered prior to the issuance of a Development Permit.
- vii. Should the Developer choose to extend wastewater within the 18<sup>th</sup> Street (PTH10)/Currie Boulevard right –of –way, the extension will be secured under the development agreement.
- viii. The Developer agrees to construct accesses to the site per the City of Brandon specifications and TAC standards.
- ix. The Developer acknowledges removal of any existing access to the site are to be restored to City of Brandon specifications.
- x. The Developer will be responsible to submit an Irrevocable Letter of Credit totaling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit is required prior to the issuance of a development permit.
- xi. The Developer acknowledges additional financial contributions may be required from the Developer pending review of the site design analysis. Any contributions will be require prior to the issuance of a development permit.

And that administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

- b. Conditional Use**  
**1053 8<sup>th</sup> Street**  
**Owner: Trent Edward Bartlett**  
**Applicant: Sahil Nayak**

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

1. That the Public Hearing for Conditional Use Application C-03-19-B at 1053 8<sup>th</sup> Street (Lots 35/37, Block 34, Plan 7 BLTO) be concluded.
2. That Conditional Use Application C-03-19-B to allow for a fourplex on an interior site in the Residential Low Density (RLD) Zone be approved at 1053 8<sup>th</sup> Street (Lots 35/37, Block 34, Plan 7 BLTO) in accordance with the letter of intent "Attachment A-2", the site plan "Attachment B-2" and elevation plan "Attachment B-3", subject to the owner or successor, prior to the issuance of Final Occupancy, submitting a written confirmation to the City of Brandon Planning & Buildings Department confirming that Lots 35, 36 and 37 Block 34 Plan 7 BLTO on the title (No. 1588523) have been consolidated by way of a Plan of Survey.

- c. Extension Conditional Use**  
**2340 Rosser Avenue**  
**Owner: 6061087 Manitoba Ltd.**  
**Applicant: Cam Wirch**

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

1. That the approval deadline of Conditional Use Decision C-07-18-B be extended to May 17, 2020.

## **5.0 General Business**

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

## **6.0 Adjournment**