

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, May 15, 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. 7234 Rezone; Variance**
2605 & 2611 Rosser Avenue
Owner: J & G Homes Ltd.
Applicant: J & G Homes Ltd.

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

1. That the Public Hearing for By-law 7234 (Z-01-19-B) and Variance Application (V-01-19-B) at 2605 & 2611 Rosser Avenue (Lots 1 and 2, Block 82, Plan 15 BLTO, and Parcels B and C, Plan 54708) be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7234 (Z-01-19-B) to rezone the property at 2605 & 2611 Rosser Avenue (Lots 1 and 2, Block 82, Plan 15 BLTO, and Parcels B and C, Plan 54708) from Residential Low Density (RLD) zone to Residential Moderate Density (RMD) zone, subject to the owner or successor entering into a development agreement with the City of Brandon including the following conditions:
 - i. The Developer agrees to construct a maximum of 8 residential units.
 - ii. The Developer agrees to maintain a 5.0m setback from the neighbouring property to the west.
 - iii. The Developer agrees to a maximum height of 2 storeys to remain consistent with the existing character of the neighbourhood.
 - iv. The Developer agrees to provide a tree buffer along the west property line between the site and the neighboring property to

the west. Buffer is to be included on the Developer's submitted landscaping plan.

- v. The Developer agrees to contribute \$524.18 in lieu of land dedication for public reserve. Payment is due upon execution of the development agreement.
 - vi. The Developer agrees to contribute \$202.50/unit for 7 units totaling \$1,417.50 to the Brandon School Division in lieu of land dedication.
 - vii. The Developer agrees to consolidate Titles No. 2955450/2 and 2955447/2, prior to the release of the Building permit.
3. That Variance Application (V-01-19-B) to vary Table 10 (9) of the Zoning By-law by reducing the required corner side yard of a reverse corner site from 4.6m to 3.3m; and to vary Table 4 of the Zoning By-law by reducing the minimum number of required parking spaces from 12 to 10 in the Residential Moderate Density (RMD) zone, be approved 2605 & 2611 Rosser Avenue in accordance with the letter of intent "Attachment A-3 & A-4", the site plan "Attachment B-2", and elevation plan "Attachment B-4" subject to the owner or successor signing an agreement and accepting funding from the City of Brandon for the construction of four affordable housing dwelling units.

b. Variance

120 5th Street

Owner: 4854971 Manitoba Ltd.

Applicant: Allan Shalwani

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

1. That the Variance Application (V-03-19-B) at 120 5th Street (Lots 13/20, Block 64, Plan 2 BLTO) be concluded.
2. That Variance Application (V-03-19-B) to vary Section 59, Table 14 of the Zoning By-law to decrease the building height from two (2) storeys to one (1) storey in the HUB Mixed Use (HMU) Zone be approved at 120 5th Street (Lots 13/20, Block 64, Plan 2 BLTO) in accordance with the letter of intent "Attachment A-1 and A-2" and the site plan "Attachment B-2" and elevation plan "Attachment B-3".

- c. **Conditional Use**
1400 17th Street East
Owner: Koch Fertilizer Canada ULC
Applicant: Steven Farmaner

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

- 3. That the Conditional Use Application (C-02-19-B) at 1400 17th Street East (W ½ 18-10-18 WPM, Parcel B, Plan 38228) be concluded.
- 4. That Conditional Use Application (C-02-19-B) to allow for a temporary two-storey office building be approved at 1400 17th Street East (W ½ 18-10-18 WPM, Parcel B, Plan 38228) in accordance with the letter of intent “Attachment A-1” and the site plan “Attachment B-2”, subject to the approval for the two-storey office building being valid for up to two (2) years from the date of approval.

5.0 General Business

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

6.0 Adjournment