

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, April 15, 2020 - 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. Variance Application**

**2020 Queens Avenue**

**Owner: Jonathan Scott Connors and Dianne Margo Connors**

**Applicant: Jonathan Scott Connors and Dianne Margo Connors**

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

1. That the Public Hearing for Variance V-01-20 at 2020 Queens Avenue (Lots 5, Block 12, Plan 1092 BLTO) be concluded.
2. That Variance Application V-01-20 to vary Table 10 of the Zoning Bylaw by decreasing the required rear yard setback for a detached garage from 1.5m to 1.0m in the Residential Single Detached (RSD) Zone be approved at 2020 Queens Avenue (Lot 5, Block 12, Plan 1092 BLTO) in accordance with the letter of intent "Attachment A-2" and the Surveyor's Building Location Certificate "Attachment B-2".

**b. By-law 7265**

**Updates to the Zoning By-law**

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

1. That the Public Hearing for By-law 7265 to update the Zoning By-law 7124 be concluded.

2. That the Planning Commission recommend City Council approve By-law No. 7265 (Z-01-20) to update the Zoning By-law's floodplain regulations, subject to Subsection 1(a) of By-law No. 7265 be amended by deleting the definition of "floodplain diked protection area" in its entirety and substituting as follows:

**"Floodplain diked protection area – included lands protected from flooding by the City engineered dike system. These lands are still at risk of flooding should a failure of the City dike system occur."**

**c. Variance Application**

**1640 Sycamore Drive**

**Owner: 10007361 Manitoba Ltd.**

**Applicant: Rachel Ricard**

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

1. That the Public Hearing for Variance Application V-03-20 at 1640 Sycamore Drive (Parcel "A", Plan 1547 BLTO) be concluded.
2. That Variance Application V-03-20 to vary Table 10 of the Zoning By-law by decreasing the required side yard setbacks from 4.6m to 1.8m (Building A) and 2.7m (Building B) in the Residential High Density (RHD) Zone be approved at 1640 Sycamore Drive (Parcel "A", Plan 1547 BLTO) in accordance with the letter of intent "Attachment A-2" and the site plan "Attachment B-3".

**d. Conditional Use**

**448 Douglas Street**

**Owner: Keller Developments**

**Applicant: Keller Developments**

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

1. That the Public Hearing for Conditional Use Application C-02-20 at 448 Douglas Street (Lot 3, Block 1, Plan 4 BLTO) be concluded.
2. That Conditional Use Application C-02-20 to allow for a duplex on an interior lot in the Residential Single Detached (RSD) Zone be approved at 448 Douglas Street (Lot 3, Block 1, Plan 4 BLTO) in accordance with the letter of intent "Attachment A" and the site plan "Attachment B-2".

- e. **Extension Conditional Use**  
**1809 Princess Avenue**  
**Owner: Jhon Carlos Rincon & Diana Marcela Rios**  
**Applicant: Jhon Carlos Rincon & Diana Marcela Rios**

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

1. That the approval deadline of Conditional Use Decision C-01-19-B be extended to April 4, 2021.

## **5.0 General Business**

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

## **6.0 Adjournment**