

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, June 16, 2021 - 7:00 p.m.

Virtual City Hall – Council Chambers

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes

4.0 Public Hearing

a. Conditional Use

38 – 16th Street

Owner: 10037080 MB Ltd. (Dwight Kardash)

Applicant: Myria Design (Kate McKenzie)

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

1. That the Public Hearing for Conditional Use Application C-03-21 at 38 - 16th Street (Lots ½ and the S ½ Lot 3, Block 84, Plan 2 BLTO) be concluded.
2. That Conditional Use Application C-03-21 to allow for the development of a building with eight (8) dwelling units in the Downtown Mixed Use (DMU) Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan, be approved at 38 – 16th Street (Lots 1, 2 and the S ½ Lot 3, Block 84, Plan 2 BLTO) in accordance with the letter of intent “Attachment A-1 to A-3” and the site plan “Attachment B-3” and elevation plan “Attachment B-4”, subject to:
 - i. The owner of successor, concurrently with a development permit, removing the site access and approaches, including the portion of the shared approach with 32 – 16th Street, off 16th Street, and restoring the 32 – 16th Street approach flare and boulevard in compliance with the City’s standard construction specifications.

**b. Subdivision
22 – 20th Street, 21 – 21st Street, 1820 Pacific Avenue
Owner: Halo Holdings Ltd.; City of Brandon
Applicant: Halo Holdings Ltd. (Mark Culjak)**

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

1. That the Public Hearing for Subdivision (4500-21-712) at 22 – 20th Street (Parcels A, B and C, Plan 48739 BLTO and Parcels A and C, Plan 35917 BLTO) be concluded.
2. That the Planning Commission Planning Commission recommends Brandon City Council approve the application to subdivide (4500-21-712) 22 – 20th Street, 21 – 21st Street, and 1820 Pacific Avenue (Parcels A, B and C, Plan 48739 BLTO; All closed lanes in Block 11 with Title no. 46829; Parcels A and C, Plan 35917 BLTO) and open a public road in the Industrial Restricted (IR) and Residential Low Density (RLD) Zones, subject to:
 - i. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangement have been made for an easement agreement and Plan of Easement to the satisfaction of Centra Gas Manitoba, and registering the easement agreement along with the easement plan, if required, in series with the plan of survey.
 - ii. The owner or successor entering into a development agreement with the City of Brandon with the following conditions:
 - a. The Developer acknowledges the City of Brandon will not be maintaining or improving the newly opened 20th Street right-of-way stub until such time as the right-of-way is to be extended to the future extension of Pacific Avenue, which at such time, the City will improve the right-of-way to a full urban section.
 - b. The Developer acknowledges the public is entitled to utilize the newly opened 20th Street right-of-way for vehicle turnaround.
 - c. The Developer agrees to enter into an Easement Agreement with the City of Brandon to allow for the existing overland storm drainage to continue to drain onto the portion of 21 – 21st Street from adjacent properties located at 30 – 20th Street and 25 – 21st Street. The Developer also agrees this easement shall also include and secure the existing public underground storm sewer drainage pipes located on the southwest corner of 22 – 20th Street and the portion of 2121st Street that is to be consolidated with 22 – 20th Street. The easement

agreement will be registered in series with the Plan of Subdivision.

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.

**c. By-law No. 7302
South East Brandon Secondary Plan**

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

1. That the Public Hearing for By-law No. 7302 (SP-01-21) South East Brandon Secondary Plan be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7302 (SP-01-21) to adopt the Southeast Brandon Secondary Plan, subject to the following amendments:
 - i. Deleting Policy 3.1.2 in its entirety and substituting therefor as follows:

“3.1.2 All modes of transportation, including but not limited to vehicular, pedestrian and multi-modal traffic within the Secondary Plan area shall be developed in accordance with Appendix D—Southeast Brandon Secondary Plan Area: Traffic Impact Study, including the recommendations for the internal street network, intersections treatment and improvements, multi-use trail locations and pedestrian crossing controls. Should there be proposed deviations from the assumptions used in Appendix D at the neighbourhood plan or development permit phases, the developer shall be responsible for supplementing the traffic impact study with any required study as determined by the City.”;
 - ii. Adding the following immediately after Policy 4.4.1, and renumbering subsequent policies accordingly:

“4.4.2 Notwithstanding Policy 4.1.3, the City may approve interim drainage measures until such time that the ultimate land drainage network is completed. Any interim drainage measures undertaken by a developer does not preclude the developer from contributing towards the ultimate land drainage network. The developer is also responsible for all costs associated with connecting to the ultimate land drainage network once the infrastructure is installed.”

5.0 General Business

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

6.0 Adjournment