

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, May 19, 2021 - 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. 7301 Rezone**  
**Lot 1 Plan 48496 BLTO**  
**Owner: Lee Choy Limited**  
**Applicant: Kenny and Cindy Choy**

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

1. That the Public Hearing for By-law No. 7301 (Z-03-21) to rezone a property located at Lot 1 Plan 48496 BLTO from Parks and Recreation zone to Residential Mobile/Modular Home zone be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7301 (Z-03-21) to rezone Lot 1 Plan 48496 BLTO from Parks and Recreation (PR) to Residential Mobile/Modular Home (RMH), subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:
  - i. The Developer agrees to rezone and develop six (6) mobile home lots and a private road in general consistency with the attached site plan.
  - ii. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$20,606.71 (2021 rate) are due upon the execution of the development agreement in accordance with Schedule B-3 of the Development Charges By-law. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit.

- iii. The Developer agrees, prior to the issuance of the subdivision certificate of approval to contribute to the Brandon School Division in lieu of land dedication. Payment is to be made to the Brandon School Division with proof of payment submitted to the City of Brandon prior to the issuance of a development permit.
- iv. The Developer agrees to contribute \$5,399.15 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
- v. The Developer agrees to consolidate Certificate of Title Nos. 1782178 (Block 5, Plan 925) and 3051334 (Lot A, B & C, Plan 37648) and to provide proof of consolidation 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. Variance Application**  
**1550 Richmond Avenue East**  
**Owner: Paul's Hauling Ltd.**  
**Applicant: Landmark Planning and Design**

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

1. That the Public Hearing for Variance Application V-07-21 at 1550 Richmond Avenue East (Lot 3, Block 1, Plan 23784 BLTO) be concluded.
2. That Variance Application V-07-21 to vary Subsections 41(a) and (d) of the Zoning By-law No. 7124, as amended, to allow for temporary worker accommodations (seasonal work camp) in the Industrial Restricted (IR) Zone be approved at 1550 Richmond Avenue East (Lot 3, Block 1, Plan 23784 BLTO) in accordance with the letter of intent "Attachment A-1 to A-4" and site plan "Attachment B-3", subject to:
  - i. This order being valid for up to five (5) years from the date of approval.
  - ii. The owner or successor entering into a development agreement with the City of Brandon with the following conditions:
    - a. The Developer agrees to develop a seasonal work camp in general consistency with the attached site plan;
    - b. The Developer agrees that, if at any time, the work is permitted to become permanent structures, the property owner will be required to connect all permanent structures to public water and domestic sewer servicing

within two (2) years from the date when permission is granted for a permanent work camp. The work camp structures shall also comply with any procedures, policies, by-laws and Acts for establishing a permanent structure on the site;

- c. The Developer agrees to only operate the work camp in May and October of each calendar year for a maximum of 2 months a year in concurrence with the seasonal operation of providing fertilizer to local farms.

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.

## **5.0 General Business**

- a. Tracking Table
- b. Administrative Business – Code of Conduct
- c. Absences From Upcoming Meetings

## **6.0 Adjournment**