

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, March 16, 2022 - 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. **Conditional Use/Variance**
1147 – 4th Street
Owner: Geoff Gregoire
Applicant: Geoff Gregoire

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

1. That the combined Public Hearing for Conditional Use Application C-09-21 and Variance Application V-23-21 at 1147 – 4th Street (Lot 38, Block 27, Plan 7 BLTO) be concluded.
2. That Conditional Use Application C-09-21 to allow for a duplex in an interior site with a width less than 15.2m in the Residential Low Density (RLD) Zone be approved at 1147 – 4th Street (Lot 38, Block 27, Plan 7 BLTO) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”.
3. That Variance Application V-23-21 to vary Table 10 under Section 59 of Zoning By-law No. 7124, as amended, to reduce the required north interior side yard from 1.2m to 1.0m in the Residential Low Density (RLD) Zone be approved at 1147 – 4th Street (Lot 38, Block 27, Plan 7 BLTO) in accordance with the attached site plan “Attachment B-3”.

**b. By-law No. 7324 and Conditional Use
309 Princess Avenue
Owner: 6482661 Manitoba Ltd.
Applicant: Kate McKenzie**

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

1. That the combined Public Hearing for By-law No. 7324 to rezone and Conditional Use Application C-01-2-B at 309 Princess Avenue (Lots 1/3 and Part Lot 4, Block 66, Plan 2 BLTO) be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7324 (Z-01-22) to rezone 309 Princess Avenue (Lots 1/3 and Part Lot 4, Block 66, Plan 2 BLTO) from Commercial General (CG) to Downtown Mixed Use (DMU), 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 develop 16 residential units in general consistency with the attached site plan.
 - ii. The Developer agrees to contribute \$714.67 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
 - iii. The Developer agrees to contribute to the Brandon School Division in lieu of land dedication in the amount of \$3,240.00.
 - iv. The Developer agrees to mitigate increased runoff for both 5-year, pre and post development and 100-year, pre and post development, storm water events. The Developer will be required to submit design drawings as prepared by a professional engineer with such design being subject to review and acceptance by the City Engineer.
 - v. The Developer agrees that should a boulevard tree need to be removed on Princess Avenue, a replacement tree will be planted in the boulevard along 3rd Street.

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.

3. That Conditional Use Application C-01-2-B to allow for the development of a standalone residential building adjacent to a Commercial Corridor as identified in the Downtown Brandon Secondary Plan in the Downtown Mixed Use (DMU) Zone be approved at 309 Princess Avenue (Lots 1/3 and Part Lot 4, Block 66, Plan 2 BLTO) in accordance with the letter of intent "Attachment B-1", site plan "Attachment C-3", and elevation plan "Attachment C-4".

5.0 General Business

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

6.0 Adjournment