

CITY OF BRANDON PLANNING COMMISSION
REGULAR MEETING

Wednesday, December 21, 2023 - 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
602 18th Street
Owner: Foresight Real Estate Ltd.
Applicant: Daniel MacGibbon

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

1. That the Public Hearing for variance application V-23-22 at 602 18th Street (Lots 38/40, Block 16, Plan 720 BLTO) be concluded.
2. That Variance Application V-23-22 to vary Table 12 of the Zoning By-law by decreasing the required front yard from 3.0m to 1.5m, and the required corner side yard from 3.0m to 2.4m, for a one-storey commercial building in the Commercial Arterial (CAR) Zone be approved at 602 – 18th Street (Lots 38/40, Block 16, Plan 720 BLTO) in accordance with the letter of intent “Attachment A-1”, site plan “ Attachment B-3” and elevation plans “Attachments B-4 and B-5”, subject to the owner or successor entering into a development agreement with the following conditions:
 - a. The Developer agrees to remove the existing asphalt walkway located along the south side of McTavish Avenue for the length of the property. The Developer further agrees to design and construct a 1.8m concrete sidewalk which shall be pinned to the existing curb and to install sod within the remainder of the boulevard as per the City of Brandon Standard Construction Specifications.

- b. The Developer agrees to remove the sidewalk ramp on the southwest corner of the 18th Street and McTavish Avenue intersection, and to restore the curb as per the City of Brandon Standard Construction Specifications.
- c. The Developer agrees to disconnect and remove an existing services to the property that they will not be utilizing for the development. All work performed in the right-of-way shall conform to the City of Brandon Standard Construction Specifications.
- d. The applicant will be responsible to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval by the City Engineer.
- e. The applicant will be responsible to submit an Irrevocable Letter of Credit totaling 15% of the Detailed Cost Estimate.

- b. Conditional Use
2145 McDonald Avenue
Owner: Evan & Jill Keller
Applicant: Kate McKenzie (Myria Design)

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

- 1. That the Public Hearing for conditional use application C-08-22 at 2145 McDonald Avenue (SP Lot 7, Plan 49597 BLTO) be concluded.
- 2. That Conditional Use Application C-08-22 to allow for a duplex in an interior lot with a minimum site width of less than 15.2m in the Residential Low Density (RLD) Zone be approved at 2145 McDonald Avenue (SP Lot 7, Plan 49597 BLTO) in accordance with the attached letter of intent "Attachment A-1" and site plan "Attachment B-3".

- c. 2022 Organizational Structure

- 1. That pursuant to Section 19 of the Planning Commission By-law No. 6843, Commissioner (Name) be appointed Chairperson as head of the Planning Commission with a term of office from January 1st, 2023 and to expire December 31st, 2023.
- 2. That pursuant to Section 19 of the Planning Commission By-law No. 6843, Commissioner (Name) be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office from January 1st, 2023 and to expire December 31st, 2023.

3. That pursuant to the Planning Commission By-law No. 6843, regular meetings of the Planning Commission be held on the following dates in 2023:

January 4, 2023
January 18, 2023
February 1, 2023
February 15, 2023
March 1, 2023
March 15, 2023
April 5, 2023
April 19, 2023
May 3, 2023
May 17, 2023
June 7, 2023
June 21, 2023

July 5, 2023
July 19, 2023
August 2, 2023
August 16, 2023
September 6, 2023
September 20, 2023
October 4, 2023
October 18, 2023
November 1, 2023
November 15, 2023
December 6, 2023
December 20, 2023

5.0 General Business

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

6.0 Adjournment