

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, July 6, 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

1235 - 13th Street

Owner: Syed Atif Mehdi, Allen Shalwani

Applicant: Allen Shalwani

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

1. That the Public Hearing for Conditional Use Application C-06-22 at 1235 - 13th Street(Lots 30/32, Block 19, Plan 193 BLTO) be concluded.
2. That Conditional Use Application C-06-22 to allow for a 4-plex on an interior site in the Residential Low Density (RLD) Zone be approved at 1235 – 13th Street (Lots 30/32, Block 19, Plan 193 BLTO) in accordance with the attached letter of intent “Attachment A-”, site plan “Attachment B-3”, and elevation plan “Attachment B-4”, subject to the owner or successor:
 - i. Prior to the issuance of a development permit, submitting written confirmation to the City of Brandon Planning & Buildings Department that an easement agreement for Manitoba Hydro and BellMTS has been registered on the Title to the subject property;
 - ii. Ensuring the access to 13th Street shall not exceed the proposed width of 8.5m; and
 - iii. Removing the southern portion of the existing shared access servicing the site, with the curb, boulevard, and the remaining portion of the residual access restored in accordance with City standards.

- b. Variance Application**
512 - 7th Street
Owner: 102125951 Saskatchewan Ltd.
Applicant: Eric Olson

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

1. That the Public Hearing for Variance Application V-09-22 at 512 - 7th Street (Lots 11 and 12, Block 74, Plan 8 BLTO) be concluded.
2. That Variance Application V-09-22 to vary Table 10 under Part III, Division 1, Section 51 of the Zoning By-law to increase the permitted density of dwelling units from six (6) to eight (8) unit in the RMD Zone be approved at 512 – 7th Street (Lots 11 and 12, Block 74, Plan 8 BLTO) in accordance with the letter of intent “Attachment A-1” site plan “Attachment B-3” and elevation plans “Attachments B-7 & B-8”, subject to the applicant or owner, prior to issuance of a building permit, providing design details for the City of Brandon Engineering Department’s approval addressing increased site stormwater runoff.

5.0 General Business

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

6.0 Adjournment