

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, June 1, 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

1928 McDonald Avenue

Owner: Travis & Kari Tannas

Applicant: Travis & Kari Tannas

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

1. That the Public Hearing for Conditional Use Application C-04-22 at 1928 McDonald Avenue (Lots 29/31, Block 7, Plan 48 BLTO) be concluded.
2. That Conditional Use Application C-04-22 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 1928 McDonald Avenue (Lots 29/31, Block 7, Plan 48 BLTO) in accordance with the attached letter of intent "Attachment A-1" site plan "Attachment B-3", and elevation plan "Attachment B-4".

b. Conditional Use
840 – 4th Street
Owner: Corey Peters
Applicant: Trevor Kehler (Alair Homes)

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

1. That the Public Hearing for Conditional Use Application C-03-33 at 840 – 4th Street North (Lot 2, Plan 66925 BLTO) be concluded.
2. That Conditional Use Application C-03-33 to allow for the construction of a duplex in the Residential Single Detached (RSD) Zone be approved at 840 – 4th Street North (Lot 2, Plan 66925 BLTO) in accordance with the attached letter of intent “Attachment A-1”, site plan “Attachment B-3”, building plans “Attachment B-4”, and elevations “Attachment B-5”.

c. Variance Application
1205 – 17th Street East
Owner: Koch Fertilizer Canada, ULC
Applicant: Dominic Lefebvre

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

1. That the Public Hearing for Variance Application V-08-22 at 1205 – 17th Street East (Parcel L, Plan 38228 BLTO) be concluded.
2. That Variance Application V-08-22 to allow for rebuilding of a non-conforming building in the Industrial Heavy (IH) Zone pursuant to Clause 92(1)(c) of The Planning Act be approved at 1205 – 17th Street East (Parcel L, Plan 38228 BLTO) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”.

d. By-law No. 7334
To Amend Downtown Brandon Secondary Plan and Zoning By-law
City of Brandon

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

1. That the Public Hearing for By-law No. 7334 to Amend the Downtown Brandon Secondary Plan By-law No. 7238 and the Zoning By-law No. 7124 be concluded.

2. That the Planning Commission recommend City Council approve By-law No. 7334 (Z-03-22, SP-01-22) to amend both the Downtown Brandon Secondary Plan By-law No. 7238 and City of Brandon Zoning By-law No. 7124.

5.0 General Business

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

6.0 Adjournment