

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, May 3, 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. Subdivision / By-law No. 7350 Rezone Application

Part of 1801/1901 – 1st, 1800/1835 Dennis, 1800/1900 Russell, and 1820/1830 Frederick Streets

Owner: VBJ Developments Ltd.

Applicant: Steve McMillan

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

1. That the Public Hearing for Subdivision Application 4500-23-730 and to amend By-law No. 7350 (Z-04-23) to rezone property located at Part of 1801/1901 – 1st, 1800/1835 Dennis, 1800/1900 Russell, and 1820/1830 Frederick Streets be concluded.

Rezoning

2. That the Planning Commission recommend City Council amend By-law No. 7350 (Z-04-23) to rezone part of 1801 and 1901 – 1st, 1800 and 1835 Dennis, 1800 and 1900 Russell, and 1820 and 1830 Frederick Streets from Development Reserve (DR) to Residential Low Density (RLD), Residential Moderate Density (RMD), and Parks & Recreation (PR) as follows:

1. Adding to Section 1 of this By-law immediately after “RMD Residential Moderate Density,” the following words, “OS Open Space,”;

2. Deleting Section 3 of this By-law in its entirety and substituting therefor:

3. This By-law will come into force when the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-23-730 is registered in the Brandon Land Titles Office.

4. This By-law will be repealed without coming into force three years after the date of this By-law's adoption unless the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-23-730 is registered in the Brandon Land Titles Office, or the applicant applies for an extension of time before the expiration of the three-year period to register Subdivision Application 4500-23-730 and Council approves the extension.

3. Replacing Schedule "A" of this By-law with Schedule "A" as shown on Attachment A-2 of this report;

And further, that the Planning Commission recommend City Council approve By-law No. 7350 (Z-04-23) as amended.

Subdivision

3. That That the Planning Commission recommend City Council approve the application to subdivide (4500-23-730) the following lots:

- Lots 1/38, Block 32, Plan 278 BLTO, commonly known as 1801 – 1st Street
- Lots 1/13 and 15/38, Block 31, Plan 278 BLTO, commonly known as 1800 Dennis Street
- Lot 14, Block 31, Plan 278 BLTO, commonly known as 1835 Dennis Street
- Lots 1/19, Block 30, Plan 278 BLTO, commonly known as 1800 Russell Street
- Lots 30/38, Block 30, Plan 278 BLTO, commonly known as 1820 Frederick Street
- Lots 20/27, Block 30, Plan 278 BLTO, commonly known as 1840 Frederick Street,
- Block 33, Plan 278 BLTO, commonly known as 1901 – 1st Street
- Lots 1/40, Block 35, Plan 278 BLTO, commonly known as 1900 Russell Street

to create 143 bareland condominium units, an extension of Maryland Avenue, and private roads in the Residential Low Density (RLD) and Residential Moderate Density (RMD) Zone, subject to the owner or successor:

1. Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision with conditions as set out in Attachment D of this report;
2. Registering the road closure for the historical grid system in series with the subdivision.
3. Receiving approval for street names and registering the street names with the subdivision.
4. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, BellMTS, and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the subdivision; and
5. Submitting an updated Phasing Plan and Subdivision Application Map to the satisfaction of City of Brandon Engineering Department.

5.0 General Business

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

6.0 Adjournment