

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, July 5, 2023 - 7:00 p.m.**

**Council Chambers - City Hall**

# **AGENDA**

**1.0 Roll Call**

**2.0 Adoption of Agenda**

**3.0 Confirmation of Minutes of June 21, 2023**

**4.0 Public Hearing**

**a. Conditional Use**

**2820 Rosser Avenue**

**Owner: Stone & Sky Developments Ltd.**

**Applicant: Stone & Sky Developments Ltd.**

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

1. That the Public Hearing for Conditional Use Application C-05-23 at 2820 Rosser Avenue (Lot 24, Block 79, Plan 15 BLTO) be concluded.
2. That Conditional Use Application C-05-23 to allow for a duplex in an interior lot with a minimum site width less than 15.2m in the Residential Single Detached (RSD) Zone be approved at part of 2820 Rosser Avenue (Lot 24, Block 79, Plan 15 BLTO) in accordance with the attached letter of intent "Attachment A-1" and site plan "Attachment B-3", subject to the owner or successor providing design details for the City of Brandon Engineering Department's approval addressing increased site stormwater runoff.

**b. Variance Application**

**345 – 18<sup>th</sup> Street North**

**Owner: Munyeol & Mia Lee**

**Applicant: Michael Bruneau**

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

1. That the Public Hearing for Variance Application V-07-23 at 345 – 18<sup>th</sup> Street North (Part Blocks 9/10, Plan 228 BLTO) be concluded.

2. That Variance Application V-07-23 under Clause 97(2) of The Planning Act to change a land use to a use substantially similar to a motel, be permitted in the Commercial Arterial (CAR) Zone under Table 11, Section 54 of the Zoning By-law, be approved at 345 – 18<sup>th</sup> Street North (Part Blocks 9/10, Plan 228 BLTO) in accordance with the attached letter of intent “Attachment A-1”, subject to submitting written confirmation to the City of Brandon Planning & Buildings Department that required license(s) have been obtained from the Province of Manitoba or confirmation from the Province of Manitoba that licensing is not required for this use.

c. **Variance Application**  
**108 – 26<sup>th</sup> Street North**  
**Owner: City of Brandon**  
**Applicant: Alexia Stangherlin**

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

1. That the Public Hearing for Variance Application V-06-23-B at 108 – 26<sup>th</sup> Street North (Lots 1/10, Block 104, Plan 15 BLTO) be concluded.
2. That Variance Application V-06-23-B to vary Table 18 under Section 65 of the Zoning By-law by reducing the required front yard from 3.0m to 1.6m, and Subsection 39(b) to allow for a security fence, in the Educational & Institutional (EI) Zone be approved at 108 – 26<sup>th</sup> Street North (Lots 1/10, Block 104, Plan 15 BLTO) in accordance with the intent of the attached letter of intent “Attachment A”, site plan “Attachment B-3” and detail plan “Attachment B-7”.

## **5.0 General Business**

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

## **6.0 Adjournment**