

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, June 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. **Conditional Use**
225 Queens Avenue East
Owner: Con Cor Homes Ltd.
Applicant: Megan Chouinard

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

1. That the Public Hearing for Conditional Use Application C-04-23 at 225 Queen Avenue East (Lots 1/2, Plan 70615 BLTO) be concluded.
2. That Conditional Use Application C-04-23 to allow for a semi-detached dwelling in the Residential Single Detached (RSD) Zone be approved at 225 Queens Avenue East (Lots 1/2, Plan 70615 BLTO) in the attached letter of intent "Attachment A-1" and the attached site plan "Attachment B-3", subject to the applicant or property owner:
 - a. Mitigating increased stormwater runoff from the site for both 5-year and 100-year pre- and post-development stormwater events; and
 - b. Removing the existing approach on Queens Avenue East and restoring the boulevard pursuant to City Standards.

**b. Variance Application
1020 Patricia Avenue
Owner: Matthew Plante
Applicant: Cam Plante**

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

1. That the Public Hearing for Variance Application V-04-23 at 1020 Patricia Avenue (Wly 169 Feet Block 8, Plan 320 BLTO) be concluded.
2. That Variance Application V-04-23 to vary Table 10 under Section 51 of the Zoning By-law in the Residential Large Lot (RLL) Zone by reducing the required site area from 4,048.0m² to 2,728m² and required site width from 22.8m to 18.3m be approved at 1020 Patricia Avenue (Wly 169 Feet Block 8, Plan 320 BLTO) in accordance with the attached letter of intent "Attachment A-1" and site plan "Attachment B-4".

**c. By-law No. 7359 - Rezone
923 – 10th Street
Owner: Ruby Ashby
Applicant: Kendra Prévost**

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

1. That the Public Hearing for By-law No. 7359 Z-05-23 to rezone a property at 923- 10th Street (Lots 7&8, Block 45, Plan 16 BLTO) from Residential Low Density (RLD) to Commercial Neighbourhood (CN) be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7359 in accordance with the attached letter of intent "Attachment B-1" and site plan "Attachment C-3", with a condition that:
 - a. All required parking spaces from the back lane have a depth of 7.3m to account for narrow lane width.

5.0 General Business

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

6.0 Adjournment