

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, May 17, 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

248 – 4th Street

Owner: Willman Molano

Applicant: Alair Homes Brandon (Cody Silvius)

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

1. That the Public Hearing for Conditional Use Application C-03-23 at 248 – 4th Street (Lots 5, 6 and 7 Block 38 Plan 2 BLTO) be concluded.
2. That Conditional Use Application C-03-23 to allow for a four-unit building on an interior site in the Residential Low Density (RLD) Zone be approved at 248 – 4th Street (Lots 5, 6 and 7 Block 38 Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A-1”, site plan “Attachment B-2”, and elevation plan “Attachment B-3”.

b. Variance Application

725 Van Horne Avenue

Owner: 5853452 Manitoba Ltd.

Applicant: Brian Dornn

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

1. That the Public Hearing for Variance Application V-03-23 at 725 Van Horne Avenue (Lots 1/5 and Part Lots 27/30, Block 71, Plan 8 BLTO, Parcel A, Plan 43705 BLTO, and Parcel A, Plan 51401 BLTO) be concluded.

2. That Variance Application V-03-23 to vary Subsection 51 (Table 10) of the Zoning By-law by reducing the front yard setback from 7.6m to 3.0m for an accessory building in the Residential Moderate Density (RMD) Zone be approved at 725 Van Horne Avenue (Lots 1/5 and Part Lots 27/30, Block 71, Plan 8 BLTO, Parcel A, Plan 43705 BLTO, and Parcel A, Plan 51401 BLTO) in accordance with the attached letter of intent “Attachment A-2” and the attached site plan “Attachment B-3”, subject to the owner or successor:
 - i. Installing solar panels on the roof of the accessory building within one (1) year of obtaining a building permit for said building;
 - ii. Providing edge landscaping, with emphasis on planting small trees/shrubs, in front of the accessory building;
 - iii. As part of a building permit application, updating the site plan to show a walkway extension from the principal building to the accessory building;
 - iv. Dedicating a portion of the accessory building to the tenants for storage space; and
 - v. Mitigating the increased stormwater runoff for a 100-yr post-development event while restricting discharge to that of a 5-yr pre-development event.

5.0 General Reports

- a. **Variance - Extension**
1205 – 17th Street East
Owner: Koch Fertilizer Canada, ULC
Applicant: Dominic Lefebvre

1. That the approval deadline of Variance Order V-08-22 be extended to June 2, 2024.

6.0 General Business

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

7.0 Adjournment