

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, October 4, 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

2211 Rosser Avenue

Owner: Candace Elaine Sigurdson

Applicant: Brandon Housing First & Brandon Maintenance Services

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

1. That the Public Hearing for Conditional Use C-09-23 at 2211 Rosser Avenue (Lots 1/3, Block 13, Plan 15 BLTO) be concluded.
2. That Conditional Use Application C-09-23 to allow for special needs housing for up to seven (7) people in the Residential Low Density (RLD) Zone be approved at 2211 Rosser Avenue (Lots 1/3, Block 13, Plan 15 BLTO) in accordance with the attached letter of intent "Attachment A-1".

b. Variance

759 – 6th Street

Owner: Jeffrey Ross & Jennifer Ross

Applicant: Stone & Sky Developments (Eric Olson)

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

1. That the Public Hearing for Variance Application V-10-23 at 759 – 6th Street (Lots 28/30, Block 60, Plan 8 BLTO) be concluded.

2. That Variance Application V-10-23 to vary Note 9 of Table 10 under Section 51 of the Zoning By-law by decreasing the required reverse corner side yard from 4.6m to 3.0m and the required front yard from 4.6m to 3.0m, and to vary Subsection 22(b) by decreasing the required distance between two principal buildings in one site from 4.2m to 2.9m in the Residential Moderate Density (RMD) Zone be approved at 759 – 6th Street (Lots 28/30, Block 60, Plan 8 BLTO) in accordance with the letter of intent “Attachment A” and attached site plan “Attachment B-3, subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:
 - i. Upgrade the boulevard (e.g. installing curb and gutter) and construct a public sidewalk along the north side of College Avenue for the entire length of the site. The design and construction shall conform to City’s standard construction specifications and to the satisfaction of the City Engineer;
 - ii. Provide mitigation measures to the pre- and post-development drainage runoff from the site that is equivalent to both 5-year and 100-year events; and
 - iii. Indicate relocated hydro pole location on the site related plans, subject to Manitoba Hydro approval prior to issuance of a development permit, and relocating said pole prior to issuance of an occupancy permit.

5.0 General Business

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

6.0 Adjournment