

# **CITY OF BRANDON PLANNING COMMISSION**

## ***REGULAR MEETING***

**Wednesday, August 7, 2024- 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 4500-24-737 & Variance**  
**21 Willowcrest Avenue**  
**Owner: 10140309 Manitoba Ltd.**  
**Applicant: Russ Dueck, H.W.H. Holdings Ltd.**

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

1. That the combined Public Hearing for Variance and Subdivision applications at 21 Willowcrest Avenue be concluded.

### **Variance**

2. That Variance Application V-08-24 to vary Table 10 under Section 51 of the Zoning By-law by decreasing the required site width from 7.6m to 6.1m, decreasing the required site area from 232m<sup>2</sup> to 147m<sup>2</sup>, and increasing the maximum building height from 2.5 storeys to 3 storeys, for dwellings on separate titles with common party walls, in the RHD Residential High Density Zone be approved at proposed Lot 1 within 21 Willowcrest Avenue (Parcels A /B, Plan 1269 BLTO, Parcels 1/2, Plan 1287 BLTO, Parcel B, Plan 1547 BLTO, Parcel 1, Plan 1592 BLTO), in accordance with the letter of intent "Attachment A", subject to the applicant registering a Certificate of Approval for subdivision application 4500-23-734 with the Brandon Land Titles Office.

### **Subdivision**

3. That the Planning Commission recommend City Council approve the application to subdivide (4500-24-737) 21 Willowcrest Avenue (Parcels A /B, Plan 1269 BLTO, Parcels 1/2, Plan 1287 BLTO, Parcel B, Plan 1547 BLTO, Parcel

1, Plan 1592 BLTO), to create one (1) lot, sixteen (16) bareland condominium units, an extension of Willowcrest Avenue, and a private road in the Residential High Density (RHD) Zone, subject to the owner or successor:

- 1) Entering into a development agreement with the City of Brandon, to be registered with the subdivision with conditions as set out in Attachment C of this report;
- 2) Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for postal service to the satisfaction of Canada Post;
- 3) Submitting confirmation that Manitoba Infrastructure approves a traffic impact for this development with respect to potential impacts on PTH 10 (18<sup>th</sup> Street), and
- 4) Submitting written confirmation that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro and BellMTS, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision.

## **5.0 General Business**

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

## **6.0 Adjournment**