

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, November 6, 2024 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes – September 18, 2024

4.0 Public Hearing

a. By-law No. 7395 Rezone & Variance

2728 Victoria Avenue

Owner: 7474670 Manitoba Ltd.

Applicant: Steve McMillan (VBJ Developments)

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

1. That the Combined Public Hearing for By-law No. 7395 to Rezone and Variance application at 2728 Victoria Avenue (Lot 1, Plan 945 BLTO Exc Sly 112.5 Feet, and Plan 981 BLTO) be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7395 (Z-04-24) to rezone part of 2728 Victoria Avenue (Lot 1, Plan 945 BLTO Exc Sly 112.5 Feet, and Plan 981 BLTO) from CAR Commercial Arterial to CG Commercial General with the following addition immediately after the word "Feet" in Section 1 of said By-law: ", and Plan 981 BLTO".
3. That Variance application V-09-24 to vary Table 12 under Section 55 of the Zoning By-law by reducing the required front yard from 4.6m to 3.9m, the required interior side yard from 4.6m to 3.0m, and the required rear yard from 9.1m to 3.0m, and increasing the maximum height from 14.0m to 19.0m for the proposed residential building in the CG Commercial General Zone be approved at 2728 Victoria Avenue (Lot 1, Plan 945 BLTO Exc Sly 112.5 Feet, and Plan 981 BLTO) in accordance with the attached letter of intent "Attachment B".

5.0 General Reports

a. Street Name – Woodridge Way

21 Willowcrest Avenue

Applicant: H.W.H. Holdings Ltd.

1. That the proposed street name being Woodridge Way submitted by H.W.H. Holdings Ltd. for the residential development of 21 Willowcrest Avenue in the SW ¼ 11-10-19 WPM, be approved and added to the Street Names Registry.

6.0 General Business

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

6.0 Adjournment