

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, April 2, 2025 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of the April 2, 2025 Agenda

3.0 Confirmation of March 19, 2025 Minutes

4.0 Public Hearing

- a. **By-law No. 7414 Rezone; Variance**
526 – 26th Street
Owner: 10129614 Manitoba Ltd.
Applicant: Darren Giiick

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

1. That the Combined Public Hearing for By-law No. 7414 and Variance Z-02-25 at 526 – 26th Street (Lots 11/16, Block 1, Plan 211 BLTO; Parcels C/D, Plan 52166 BLTO) be concluded.

By-law - Rezone

2. That the Planning Commission recommend City Council approve By-law No. 7414 (Z-02-25) to rezone 526 – 26th Street (Lots 11/16 Block 1 Plan 211 BLTO; Parcels C/D, Plan 52166 BLTO) from CAR Commercial Arterial to CG Commercial General, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in "Attachment E" of this report.

Variance

3. That Variance application V-03-25 to vary Table 12 under Section 55 of the Zoning By-law by reducing the required front yard from 4.6m to 3.0m, the required south interior side yard from 4.6m to 3.6m, and the required rear yard from 9.1m to 8.6m for the proposed residential building in the CG Commercial General Zone be approved at 526 – 26th Street (Lots 11/16 Block

1 Plan 211 BLTO; Parcels C/D, Plan 52166 BLTO) in accordance with the letter of intent "Attachment B" and site plan "Attachment C-3".

5.0 General Business

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

6.0 Adjournment