

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, January 15, 2014 - 7:30 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes

Regular Meeting – December 18, 2013

4.0 Public Hearing

a. CONDITIONAL USE

1340 Richmond Avenue East

Owner & Applicant: Heritage CO-OP

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

1. That the Public Hearing for Conditional Use Application C-18-13-B at 1340 Richmond Avenue East be concluded.
2. That Conditional Use Application C-18-13-B to allow for an automotive service station be approved at 1340 Richmond Avenue East (Lot 2, Plan 41783 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plan (B-2) subject to:
 1. The owner or successor:
 - a. submitting written confirmation to the satisfaction of the City of Brandon Planning & Building Safety Department that a cross-access agreement has been registered on the Title to the subject property and 1310 Richmond Avenue East (Plan 23784 BLTO);
 - b. entering into a development agreement with the City of Brandon, and submitting written confirmation to the City of Brandon Planning & Building Safety Department that the development agreement has been registered on the Title to the subject property; and

- c. submitting written confirmation to the satisfaction of the City of Brandon Planning & Building Safety Department that a shared-access agreement has been registered on the Titles to the subject property and 1300 Richmond Avenue East (Lot 1, Plan 41483 BLTO).

b. VARIANCE

222 Richmond Avenue East

Owner: All Pipe and Mechanical Ltd.

Applicant: Crane Steel Structures

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

1. That the Public Hearing for Variance Application V-25-13-B at 222 Richmond Avenue East be concluded.
2. That Variance Application V-25-13-B to reduce the minimum required front yard setback for a corner lot from 4.5m to 3.2m be approved at 222 Richmond Avenue East (Lots 31/40, Block 3, Plan 278 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plan (B-2) and elevation plan (B-3).

c. CONDITIONAL USE

428 8th Street

Owner: Renaissance Station Inc.

Applicant: Jim Kauk

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

1. That the Public Hearing for Conditional Use Application C-17-13-B at 428 8th Street be concluded.
2. That Conditional Use Application C-17-13-B to allow for a surface parking lot with 18 parking spaces be approved at 428 8th Street (Lot 6, Block 8, Plan 2 BLTO) in accordance with the intent of the application, the attached letter of intent (A-3) and the attached site plans (B-2 & B-3).

d. VARIANCE

1031 1st Street

Owner: Mitchell Hassler & Natasha Eckert

Applicant: Anne Boychuk

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

1. That the Public Hearing for Variance Application V-23-13-B at 1031 1st Street be concluded.
2. That Variance Application V-23-13-B to reduce the minimum required rear yard setback for an accessory building from 0.60m to 0.20m be approved at 1031 1st Street (Lots 10/11, Block 1, Plan 14 BLTO) in accordance with the intent of the

application (A-1), the attached letter of intent (A-3) and the attached site plan (B-2), subject to:

- a. the owner or successor, prior to the issuance of a building permit, submitting written confirmation to the satisfaction of the City of Brandon Planning & Building Safety Department that an encroachment agreement has been registered on the Title to the subject property.

e. **BY-LAW NO. 7070**

Amendments to Zoning By-Law No. 6642
Public Outreach Regulations

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

1. That the Public Hearing regarding By-law No. 7070 (Z-13-13-B) to include a section on public outreach regulations in the City of Brandon Zoning By-law 6642 be concluded.
2. That the Planning Commission recommend By-law 7070 (Z-13-13-B) be approved.

f. **BY-LAW NO. 7079**

The North Gateway Secondary Plan

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

1. That the Public Hearing regarding By-law No. 7079 to adopt the North Gateway Secondary Plan be concluded.
2. That By-law No. 7079 be amended to include the following minor alterations:
 - (a) by deleting 4.2.4 in its entirety and substituting it with the following therefor:

“Development within Residential Low Density Areas shall be within a density range of 18 units per net hectare to 40 units per net hectare.”;
 - (b) by deleting Table 1 in its entirety;
 - (c) by deleting policy 4.2.4 in its entirety and substituting it with the following therefor:

“Development within Residential Moderate Density Areas shall be within a density range of 41 units per net hectare to 86 units per net hectare.”;
 - (d) by deleting in policy 4.3.10 the word “low” and substituting therefor the word “moderate”;
 - (e) by deleting Table 2 in its entirety;

- (f) by deleting policy 5.1.2 in its entirety and substituting it with the following therefor:

“Stand-alone residential development within Mixed Use areas shall be within a density range of 41 units per net hectare to 86 units per net hectare.”;

- (g) by deleting Table 3 in its entirety.

- 3. That the Planning Commission recommend By-law 7079 be approved as amended.

5.0 General Business

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences from Feb 5, 2014 meeting**

6.0 Adjournment