

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, August 5, 2015 - 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

701 12th Street

Owner/Applicant: Brandon School Division

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

1. That the Public Hearing for Conditional Use Application C-10-15-B at 701 12th Street be concluded.
2. That Conditional Use Application C-10-15-B to allow for a temporary portable structure for one (1) classroom be approved at 701 12th Street (Lots 1/28, Block 33, Plan 16 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 approval being valid for up to five (5) years from the date of approval.

b. VARIANCE

832 19th Street

Owner: Agelo Kokonas

Applicant: Horizon Builders Ltd.

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

1. That the Public Hearing for Variance Application V-16-15-B at 832 19th Street be concluded.

2. That Variance Application V-16-15-B to vary note 7 to Table 11: Residential Bulk and Siting Requirements under section 35 of the City of Brandon Zoning By-law to allow front vehicle access for a site that abuts a public lane in the RLD Residential Low Density Multiple Family Zone be approved at 832 19th Street (Lots 29 & 30, Block 31, Plan 720 BLTO) in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-3” and the attached site plan “Attachment B-2” and elevation plan “Attachment B-4.”

c. VARIANCE

38 16th Street

Owner: Kevin Hiebert

Applicant: Nathan Beswitherick

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

1. That the Public Hearing for Variance Application V-15-15-B at 38 16th Street be concluded.
2. That Variance Application V-15-15-B to reduce the minimum required side yard setback from 3m to 0m, to increase the maximum density from 6 units to 12 units, and to reduce the minimum required parking spaces from 18 spaces to 12 spaces for a property located at 38 16th Street (Lot 1/3, Block 84 Plan 2 BLTO) be approved in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachments A2, A3 & A4” and the attached site plan “Attachment B-2”, subject to the owner or successor, prior to the issuance of a building permit:
 - a. entering into a development agreement with the City of Brandon as attached to the report by the Community Planner dated July 23rd 2015, 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;
 - b. prior to the issuance of a building permit, submitting \$310.00 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes; and
 - c. prior to the issuance of a building permit, submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$1,701.00 as a cash-in lieu contribution for school purposes.
1. That Variance Application V-15-15-B to reduce the minimum required side yard setback from 3m to 0m, to increase the maximum density from 6 units to 12 units, and to reduce the minimum required parking spaces from 18 spaces to 12 spaces for a property located at 38 16th Street (Lot 1/3, Block 84 Plan 2 BLTO) be referred to administration for receipt and review of the applicant’s community participation report for report back at the August 19th 2015 Planning Commission meeting.

5.0 General Business

a. EXTENSION—VARIANCE

1035 – 10th Street

Owner/Applicant: Robert & Candace Chandler

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

1. That the approval deadline of Variance Order V-12-14-B be extended to August 13, 2016.

b. STREET NAMES

Part of 1901 & 1955 – 34th Street (SW 10-10-19 WPM)

Proposed Development of 50 Lots Located South of Maryland Avenue & East of 34th Street

VBJ Developments Ltd.

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

That the proposed street names submitted by VBJ Developments Ltd. for their development of Phase 1, Stage 1 at 1901 & 1955 - 34th Street located south of Maryland Avenue and east of 34th Street in the SW 1/4 10-10-19 WPM, be approved.

- c. Tracking Table
- d. Administrative Business
- e. Absences From Upcoming Meetings

6.0 Adjournment