

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, June 15, 2016 - 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. Variance V-08-16-B

3620 Victoria Ave

Owner: 5831645 MB Ltd.

Applicant: Birchwood Automotive Group

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

1. That the Public Hearing for Variance Application V-08-16-B at 3620 Victoria Avenue be concluded.
2. That Variance Application V-08-16-B to vary Table 7 under subsection 31(b) of the Zoning By-law to reduce the required setback of a freestanding identification sign from 1.5m from all site lines to 0.5m from the east site line and 1.3m from the north site line in the CAR Commercial Arterial Zone be approved at 3620 Victoria Avenue (Lots 1/10, Block 3, Plan 260 BLTO, exc. Road Plan 557 BLTO) in accordance with the intent of the application "Attachment A-1", the attached letter of intent "Attachment A-2" and the attached site plan "Attachment B-2".

b. Re-Zoning By-Law 7129 Z-02-15-B, Subdivision 4500-15-615

1910 & 2218 Bell Ave

Owner & Applicant: Waverly Developments

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

1. That the combined Public Hearing regarding the following applications be concluded:
 - a. By-law No. 7129 (Z-02-15-B) to rezone the following properties:
 - i. Property located at 2218 Bell Avenue (Lot 35, Plan 48868 BLTO) from PR Parks and Recreation to RSD Residential Single Detached; and

- ii. Property located at 1910 Bell Avenue (Lot 72, Plan 48868 BLTO) from PR Parks and Recreation and DR Development Reserve to RMD Residential Moderate Density and OS Open Space; and
 - b. Subdivision application 4500-15-615.
 - 2. That the Planning Commission recommend By-law 7129 (Z-02-16-B) be approved, subject to the following conditions:
 - a. Prior to the by-law being given third reading, the owner or successor entering into a development agreement with the City of Brandon, including but not limited to the following supplementary conditions:
 - i. The provision of a site plan indicating the phasing schedule for the proposed development;
 - ii. A cash-in-lieu of land dedication for school purposes;
 - iii. A financial contribution on a per-unit basis for the future development of a lift station;
 - iv. The construction of a sidewalk on the east and west side of the proposed street right-of-way, with the sidewalk along the west side of said right-of-way continuing west along Bell Avenue to the westerly limit of the proposed development;
 - v. The construction of a temporary turnaround at the northern end of the proposed street right-of-way;
 - vi. The provision of a letter of credit to cover all work within the proposed street right-of-way, such amount to be determined based upon a detailed cost estimate to be submitted by the developer;
 - vii. The provision of a permanent and indefinite means of legally binding and enforceable access to the subject lands identified in Attachment B-1 of the report of the Community Planner dated June 6, 2016, which shall be sufficient so as to allow for successful registration of an instrument at the Brandon Land Titles Office confirming the legally binding and enforceable means of access, and with the consent in writing of all parties with an interest and required to provide consent to such registration. The proposed means of access is subject to review and approval by the General Manager, Development Services and by Council of the City of Brandon;
 - viii. Confirmation that arrangements have been made for easements to the satisfaction of Manitoba Hydro, MTS Inc., and Westman Communication Group; and
 - ix. Confirmation that arrangements have been made for postal service to the satisfaction of Canada Post.
 - 3. That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-15-615) 1910 Bell Avenue (Lot 72, Plan 48868 BLTO) to create two (2) lots and a public road in the PR Parks and Recreation, RMD Residential Moderate Density and DR Development Reserve Zones, subject to the following conditions:
 - a. The site being rezoned from PR Parks and Recreation Zone and DR Development Reserve Zone to RMD Residential Moderate Family Zone and OS Open Space Zone;
 - b. The owner or successor submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman

Communications Group, and registering the easement agreement along with the easement plan, if required, in series immediately following registration of the subdivision; and

- c. The owner or successor submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for postal service to the satisfaction of Canada Post.

c. Rezoning By-Law 7142 Z-02-16-B

2335 Patricia Ave

Owner: P.J.W. Hall Investments Ltd.

Applicant: VBJ Developments

1. That the Public Hearing regarding By-law No. 7142 (Z-02-16-B) to rezone a portion of property located at 2335 Patricia Avenue (Lot 2, Plan 2041 BLTO exc. Plan 41766 BLTO) from DR Development Reserve to RMH Residential Mobile/Modular Home be concluded.
2. That the Planning Commission recommend By-law 7142 (Z-02-16-B) be approved, subject to:
 - a. Prior to the by-law being scheduled for second reading, the owner or successor submitting a site plan with the following revisions:
 - i. Identify lands for a future roadway and active transportation connection to future developable lands to the north of the site; and
 - ii. Realignment of the internal intersection to the south of the site to form a conventional three (3) way stop “T” intersection; and
 - b. Prior to the by-law being given third reading, the owner or successor entering into a development agreement with the City of Brandon, including the following supplementary conditions:
 - i. a future dedication of land to allow for a roadway connection between 2335 Patricia Avenue (Brentwood Mobile Home Park) and 1955 34th Street (Bellafield Neighbourhood);
 - ii. a financial contribution to the 1st Street sanitary sewer lift station;
 - iii. a cash-in-lieu of land dedication for public reserve purposes;
 - iv. a cash-in-lieu of land dedication for school purposes;
 - v. confirmation that arrangements have been made for easements to the satisfaction of Manitoba Hydro, MTS Inc., and Westman Communication Group; and
 - vi. confirmation that arrangements have been made for postal service to the satisfaction of Canada Post

5.0 General Business

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

6.0 Adjournment