

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, November 6, 2013 - 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 – October 16,2013

4.0 Public Hearing

a. VARIANCE

229 12th Street

Owner/Applicant: Murray Fletcher

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

1. That the Public Hearing for Variance Application V-20-13-B at 229 12th Street be concluded.
2. That Variance Application V-20-13-B to increase the maximum number of dwelling units from two (2) units to four (4) units and a parking variance to reduce the minimum required number of parking spaces from six (6) spaces to five (5) spaces be approved at 229 12th Street (Lots 29/30, Block 45, Plan 2 BLTO) in accordance with the intent of the application the attached letter of intent (A-3) and the attached site plan (B-2) and elevation plan (B-3), subject to the owner or successor:
 - a) prior to the issuance of a building permit, submitting \$247.78 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes;
 - b) demonstrates compliance with the City of Brandon Landscape Design Standards when applying for a building permit, including but not limited to, the planting of boulevard trees; 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 \$405.00 as a cash-in lieu contribution for school purposes.

b. BY-LAW NO. 7073 TO REZONE

21 Willowcrest Avenue and 1640 Sycamore Drive

Owner: Kitsilano Laneway Housing Ltd.

Applicant: John Kitchen

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

1. That the Public Hearing regarding By-law No. 7073 (Z-07-13-B) to rezone 1640 Sycamore Drive & 21 Willowcrest Avenue (Parcel A, Plan 1592 BLTO, Parcels 1/2, Plan 1287 BLTO, Parcels A/B, Plan 1269 BLTO & Parcels A/B, Plan 1547 BLTO) from CAR Commercial Arterial Zone to RHD Residential High Density Multiple Family Zone be concluded.
2. That the Planning Commission recommend By-law 7073 (Z-07-13-B) be approved, subject to the execution of a development agreement between the City of Brandon and the owner/successor attached to the report of the Community Planner dated November 6, 2013, pursuant to Section 150 of The Planning Act.

5.0 General Business

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences from December 4, 2013 meeting**
- d. **November 20, meeting cancelation**

6.0 Adjournment