

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, October 16, 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 2, 2013

5.0 Public Hearing

a. BY-LAW NO. 7075 TO REZONE

322 & 336 4th Street

Owner: Roman Catholic Archiepiscopal Corporation of Winnipeg

Applicant: Samson Engineering

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

1. That the Public Hearing regarding By-law No. 7075 (Z-11-13-B) to rezone 322 & 336 4th (Lots 5/7 Ec. Nly 2' Lot 7, Block 31, Plan 2 BLTO) Street from RHD Residential High Density Multiple Family Zone and RLD Residential Low Density Multiple Family Zone to EI Educational & Institutional Zone be concluded.
2. That the Planning Commission recommend By-law 7075 (Z-11-13-B) be approved, subject to:
 - a) The owner or successor providing a Certificate of Title to the City of Brandon Planning & Building Safety Department confirming that 322 4th Street (Lot 5 and Sly 25' of Lot 6, Block 31, Plan 2 BLTO) has been consolidated with 336 4th Street (Lots 6/7 and Nly 5' of Lot 6 Excl Nly 2' of Lot 7, Block 31, Plan 2 BLTO).

b. CONDITIONAL USE

3101 Victoria Ave

Owner: Trustees Of The Grace Lutheran Church

Applicant: Walter Haberman

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

1. That the Public Hearing for Conditional Use Application C-13-13-B at 3101 Victoria Avenue be concluded.
2. That Conditional Use Application C-13-13-B to expand the parking area of an existing place of worship for a property located at 3101 Victoria Avenue in the RMD Residential Moderate Density Multiple Family Zone be approved at 3101 Victoria Avenue (Lots 25/28, Block 19, Plan 899 BLTO Exc. Nly 28' of Lot 25 & Nly 18' of Lot 28 BLTO, & Pt. of N-S Lane in Block 19, Plan 899 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).

c. **CONDITIONAL USE**

1031 Rosser Ave

Owner: Bowerbird Holdings Ltd.

Applicant: Dr. Jason Sneath

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

1. That the Public Hearing for Conditional Use Application C-15-13-B at 1031 Rosser Avenue be concluded.
2. That Conditional Use Application C-15-13-B to allow for an office in the 1st storey be approved at 1031 Rosser Avenue (Pt. Lots 24/26, Block 78, Plan 2 BLTO) in accordance with the intent of the application dated September 4, 2013, the attached letter of intent dated September 2, 2013 and the attached floor plan "B-2".

d. **CONDITIONAL USE**

1340 10th Street

Owner: 9 Crocus Gardens Ltd.

Applicant: VBJ Developments Ltd.

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

1. That the Public Hearing for Conditional Use Application C-16-13-B at 1340 10th Street be concluded.
2. That Conditional Use Application C-16-13-B to allow for limited commercial use supportive of a principal use be approved at 1340 10th Street (Block 2, Plan 1816 BLTO & Lot 3, Plan 38537 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plans (A-2 & A-3).

e. **CONDITIONAL USE**

1610 Rosser Avenue

Owner: Midwest Teleservices International Inc.

Applicant: Cardinal Signs

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

1. That the Public Hearing for Conditional Use Application C-14-13-B at 1610 Rosser Avenue (Lots 17/20, Block 53, Plan 2 BLTO) be concluded.
2. That Conditional Use Application C-14-13-B to allow for an electronic identification sign in the Hub HT Transitional Zone be approved at 1610 Rosser Avenue (Lots 17/20, Block 53, Plan 2 BLTO) in accordance with the intent of the application dated "A-1", the attached letter of intent dated "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 for the electronic sign, submitting visual evidence to the City of Brandon Planning & Building Safety Department confirming that a solid fence extending for a minimum of 18.00metres from the southwestern corner of the subject site to a parallel line with the northern property line of the house across the lane is erected.

- f. [BY-LAW NO. 7066, BY-LAW NO. 7065, BY-LAW NO. 7069](#)
 Secondary Suites Regulations
 Boarding Houses Regulations
 Dwelling Units Regulations

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

1. That the combined Public Hearing for By-law No. 7066 (Z-8-13-B) to amend the secondary suite regulations in Zoning By-law 6642, By-law No. 7065 (Z-9-13-B) to amend the boarding house regulations in Zoning By-law 6642 and By-law No. 7069 (Z-10-13-B) to include a date to establish legally non-conforming dwelling units in the City of Brandon Zoning By-law 6642 be concluded.
2. **Secondary Suites Regulations**
 That the Planning Commission recommend By-law 7066 (Z-8-13-B) be approved.
3. **Boarding Houses Regulations**
 That the Planning Commission recommend By-law 7065 (Z-9-13-B) be approved.
4. **Dwelling Units Regulations**
 That it be recommended to City Council that the by-law be amended by deleting Section 10.1 in its entirety and substituting therefore: "10.1 Dwelling units established without the proper approvals prior to April 9, 2001, the date of the adoption of the City of Brandon Zoning By-law, shall be deemed lawfully non-conforming under the Zoning By-law. Dwelling units deemed as lawfully non-conforming under the Zoning By-law shall meet the requirements of the Building Safety and Property Standards By-law 6060/09/93" whereby pursuant to Sub-section 74(3) of The Planning Act, said amendment is hereby deemed to be minor and that the by-law, as amended, be approved.

6.0 General Business

- a. Tracking Table

- b. Administrative Business**
- c. Absences from November 6, 2013 meeting**

7.0 Adjournment