

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, January 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 – December 19, 2012

**4.0 Public Hearing**

**a. [By-Law No. 7039 Application to Rezone Z-05-12-B to Amend Zoning By-Law No. 6642](#)**

The Downtown Hub

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

1. That the Public Hearing regarding By-law No. 7039 to amend Zoning By-law #6642 to regulate zoning and parking within The Downtown HUB be concluded.
2. That the Planning Commission recommend By-law 7039 be given second and third readings, subject to the following amendments:
  - a) That table 14 identifies banks, community resource centres, radio and television studios, offices and schools as conditional on the first storey in the HES Zone.
  - b) That subsection 22.1(a-3) be deleted and replaced with the following, "A minimum of one (1) off-street parking space shall be provided for each residential dwelling unit constructed in a new building in the HMU Zone. Off-street parking is not required for constructing dwelling units in an existing building in the HMU Zone."
  - c) That Table 15 identifies the minimum interior side yard setback for multiple family dwellings in the HMU and HTR zones as 0m<sup>(4)</sup> and 3.0m respectively.
  - d) That Table 15 includes note 13, "If minimum density calculation results in an odd number of units the calculation may be rounded down to the nearest even number of units."

**b. [By-Law No. 7042 Application to Rezone Z-07-12-B & Variance Application V-25-12-B](#)**

1406 Lorne Avenue (Lots 1/2, Plan 22551 BLTO)

Owner: Mun-Yeol Lee

Applicant: Crofton Properties Ltd.

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

1. That the Public Hearing regarding By-law No. 7042 to rezone 1406 Lorne Avenue from RLD Residential Low Density Multiple Family Zone to RMD Residential Moderate Density Multiple Family Zone and Variance Application V-38-12-B be concluded.
2. That the Planning Commission recommend By-law 7042 be given second reading, and further, that the Planning Commission recommend third reading be held in abeyance pending the objectors to the by-law being given notice pursuant to Section 76(3)(a) of The Planning Act of their right to file a further objection, and pending the execution of a development agreement between the City of Brandon and the owner/successor attached to the report of the Community Planner dated January 3, 2013, pursuant to Section 150 of The Planning Act.
3. That Variance Application V-38-12-B to reduce the minimum required parking spaces from twelve (12) parking spaces to ten (10) parking spaces, to reduce the minimum required front yard from 6.00m (19.69') to 4.57m (14.99') and to reduce the minimum required rear yard setback from 7.60m (24.93') to 4.32m (14.17') in the RMD Residential Moderate Density Multiple Family Zone be approved at 1406 Lorne Avenue (Lots 1/2, Plan 22551 BLTO) in accordance with the intent of the application dated November 1<sup>st</sup>, 2012, the attached letter of intent dated October 24<sup>th</sup>, 2012 and the attached site plan and elevations, subject to the following conditions:
  - a) The subject site is successfully rezoned from RLD Residential Low Density Multiple Family Zone to RMD Residential Moderate Density Multiple Family Zone.

**c. [By-Law No. 7044 Application to Rezone Z-08-12-B](#)**

3000 Richmond Avenue East (Pt. NE1/4 7-10-18 WPM)

Owner: Gloria & Jane Cumming & Janice Bradley

Applicant: Burgess Law Office

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

1. That the Public Hearing regarding By-law No. 7044 to rezone 3000 Richmond Avenue East from DR Development Reserve to MG Industrial General be concluded.
2. That the Planning Commission recommend By-law 7044 be given second reading, and further, that the Planning Commission recommend third reading be held in abeyance pending the execution of a development agreement between the City of Brandon and the owner/successor attached to the report of the Community Planner dated January 2, 2013, pursuant to Section 150 of The Planning Act.

**d. Variance Application V-40-12-B**

1021 9th Street (Lot 26/28, Block 33, Plan 7 BLTO)

Owner & Applicant: Keller Enterprises Ltd. And KLP Plumbing & Heating Ltd.

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

1. That the Public Hearing for Variance Application V-40-12-B at 1021 9th Street be concluded.
2. That Variance Application V-40-12-B to increase the maximum number of dwelling units from three (3) to four (4) in the RLD Residential Low Density Multiple Family Zone be approved at 1021 9<sup>th</sup> Street (Lot 26/28, Block 33, Plan 7 BLTO) in accordance with the intent of the application dated November 19, 2012, the attached letter of intent dated November 19, 2012 and the attached site and elevation plans, subject to the following conditions:
  - a) The owner or successor provides written confirmation from the Brandon School Division that the applicant has paid \$283.50 as a cash-in-lieu contribution for school reserve purposes; and
  - b) The owner or successor provides a payment of \$372.57 to the City of Brandon Planning & Building Safety Department as a cash-in-lieu contribution for public reserve purposes.

**e. Conditional Use Application C-19-12-B**

1624 13th Street (Parcel B/C, Plan 2548 BLTO, and

Lots 13/33, Block 10, Plan 276 Blto Exc. NLY 10' of Lot 33)

Owner: Kit & Susan Harrison and Ajay & Joanne Dhingra

Applicant: Canadian Tire

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

1. That the Public Hearing for Conditional Use Application C-19-12-B at 1624 13th Street be concluded.
2. That Conditional Use Application C-19-12-B to allow for a warehouse/storage facility in the CAR Commercial Arterial Zone be approved at 1624 13<sup>th</sup> Street (Parcel B/C, Plan 2548 BLTO, and lots 13/33, Block 10, Plan 276 BLTO exc Nly 10' of Lot 33) in accordance with the intent of the application dated November 14, 2012, the attached letter of intent dated November 13<sup>th</sup>, 2012 and the attached site plan and elevations, subject to the following conditions:
  - a) The use is approved to operate on a temporary basis for two years from the date occupancy is issued.
  - b) Prior to the issuance of a building permit, the owner or successor provides written confirmation to the City of Brandon Planning and Building Safety Department that all shipping/receiving will be done through the access from 14<sup>th</sup> Street, and that no trucks will be using the entrance off 13<sup>th</sup> Street.

## **5.0 General Business**

- a. Adoption of the 2013 Schedule of Planning Commission Meeting Dates**
- b. Tracking Table**
- c. Administrative Business**
- d. Absences from the February 6, 2013 Meeting**

## **6.0 Adjournment**