

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, June 5, 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 – May 15, 2013

4.0 Public Hearing

a. [BY-LAW NO. 7048 TO REZONE](#)

Property Located at 25 26th Street & 1820 Pacific Avenue

Owners: 5326028 Manitoba Ltd. & City of Brandon

Applicant: VBJ Developments

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

1. That the Public Hearing regarding By-law No. 7048 (Z-10-12-B) to rezone 25 26th Street and 1820 Pacific Avenue from RLD Residential Low Density Multiple Family to RMD Residential Moderate Density Multiple Family be concluded.
2. That the Planning Commission recommend By-law 7048 (Z-10-12-B) be given second reading.
3. 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 May 29, 2013, pursuant to Section 150 of The Planning Act.

b. [VARIANCE V-06-13-B](#)

246 Dennis Street
Lots 5/6 & S ½ Lot 7, Block 23, Plan 4 BLTO
Owner: 6228764 Manitoba Ltd.
Applicant: Niall Walsh

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

1. That the Public Hearing for Variance Application V-06-13-B at 246 Dennis Street be concluded.
2. That Variance Application V-06-13-B to increase the maximum number of dwelling units from three (3) dwelling units to four (4) dwelling units in the RLD Residential Low Density Multiple Family Zone be approved at 246 Dennis Street (Lots 5/6 & ½ Lot 7, Block 23, Plan 4 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent dated (A-2) and the attached site plan and elevations (B-2 & B-3), subject to the owner or successor:
 - a) prior to issuance of a building permit, providing 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) prior to the issuance of a building permit, submitting \$309.82 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes.

c. [VARIANCE V-07-13-B](#)

831 Braecrest Drive
Owner: Braecrest Village Inc.
Applicant: Paul Johnstone

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

1. That the Public Hearing for Variance Application V-07-13-B at 831 Braecrest Drive be concluded.
2. That Variance Application V-07-13-B to reduce the minimum required front yard setback for an accessory building from 7.6m to 4.6m, and reduce the minimum required east and west front yard setbacks for a multi-family dwelling from 6m to 4.9m be approved at 831 Braecrest Drive (Lot 2, Plan 46323 BLTO) in accordance with the intent of the application (A-1), the attached letter of intent (A-3 & A-4) and the attached site plan and elevations (B-2, B-3 & B-4).

d. [VARIANCE V-08-13-B](#)

1212 18th Street & 1204 18th Street

Owner: Vanguard Credit Union Ltd. & 3694519 Manitoba Ltd.

Applicant: Vanguard Credit Union Ltd.

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

1. That the Public Hearing for Variance Application V-08-13-B at 1212 18th Street & 1204 18th Street be concluded.
2. That Variance Application V-08-13-B to reduce the minimum required number of parking spaces from 173 parking spaces to 166 parking spaces for the properties located at 1212 18th Street & 1204 18th Street be approved at 1212 18th Street & 1204 18th Street (Lot 32, block 9, Plan 148 BLTO) in accordance with the intent of the application (A1), the attached letter of intent (A3 &A4) and the attached site plan (B2).

e. [CONDITIONAL USE C-05-13-B](#)

101- 2 Driedger Bay

Lot 1, Plan 47178 BLTO

Owner: 5853461 Manitoba Ltd.

Applicant: Brandon Support Services

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

1. That the Public Hearing for Conditional Use Application C-05-13-B at 101- 2 Driedger Bay be concluded.
2. That Conditional Use Application C-05-13-B to allow for Special Needs Housing for four (4) individuals in the RMD Residential Moderate Density Multiple Family Zone be approved at 2 Driedger Bay (Lot 1, Plan 47178 BLTO) in accordance with the intent of the application (A-1) and the attached letter of intent (A-3).

f. [SUBDIVISION 4500-13-545](#)

By-Law No. 7058 (Application Z-03-13-B) To Rezone

Property Located at 1660 34th Street

PT. NE¼ 9-10-19 WPM

Owner/Applicant: Waverly Developments Ltd.

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

1. That the combined Public Hearing to rezone and subdivide 1660 – 34th Street be concluded.
2. That the Planning Commission recommend By-law 7056 be given second and third reading.

3. That the Planning Commission recommends Brandon City Council grant approval to subdivide 1660 – 34th Street (Pt. NE ¼ 9-10-19 W.P.M.) to create 19 lots and a public road in the RSF Residential Single Family Zone, subject to the following conditions:
 1. The subject site is rezoned from DR Development Reserve to RSF Residential Single Family; and
 2. the owner or successor:
 - a. entering into a development agreement with the City of Brandon as attached to the report by the Community Planner dated June 5, 2013; and
 - b. providing written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a Joint Use Easement and Plan of Easements to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.

5.0 General Business

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences from June 19, 2013 meeting**

6.0 Adjournment