

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, February 21, 2018 - 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. **By-Law No. 7195**  
**Southwest Brandon Secondary Plan**  
**Infrastructure Amendments**

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

1. That the Public Hearing for By-Law No. 7195 be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7195 (SP-01-17-B) to amend the Southwest Secondary Plan By-law No. 7080, subject to the following alterations:
  - a) by deleting subsection 3.5.5 in its entirety and substituting it with the following therefore:  
“subsection 3.5.5: The City and developers shall together consult with the R.M. of Cornwallis and the provincial agency having jurisdiction to ensure the RM of Cornwallis is not adversely affected by storm water from the Secondary Plan area into the RM of Cornwallis”;
  - b) by deleting subsection 6.3.6(a) in its entirety and substituting it with the following therefore:  
“subsection 6.3.6 (a): Detailed site assessment of all features that affect development including but not limited to, topography, ground and surface water evaluation, preliminary geotechnical investigation, phase 1 environment site assessment, shallow utilities and street rights-of-way, and integration with existing development.”;
  - c) by adding subsection 6.5.3:

“subsection 6.5.3: The City reserves the right to request new or updated information to support the Neighbourhood Plan to demonstrate compliance with Section 6.3.6 at the time of subdivision application.”;

**b. Conditional Use**  
**4151 McTavish Avenue**  
**Owner: 4123239 Manitoba Ltd.**  
**Applicant: Evan Keller**

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

1. That the Public Hearing for Conditional Use Application C-01-18-B at 4151 McTavish Avenue be concluded.
2. That Conditional Use Application C-01-18-B to modify the planned unit development approved under Conditional Use Decision C-08-15-B in the RMD Residential Moderate Density Zone be approved at 4151 McTavish Avenue (Units 1/6, Condominium Plan 59689 BLTO) in accordance with the intent of the application “Attachment A-1”, the letter of intent “Attachments A-2 through A-5”, the site plan “Attachment B-2”, and the following alternative Zoning By-law development standards:
  - Section 35 (Table 11) – Reducing the minimum required front yard from 6.0m to 1.7m
  - Section 35 (Table 11) – Reducing the minimum required rear yard from 9.1m to 3.0m
  - Section 35 (Table 11) – Reducing the minimum required side yard from 3.0m to 2.7m
  - Section 22(h) - All accessory off-street parking and loading spaces of the bare land condominium shall be located within the common element of the bare land condominium.

**c. By-Law No. 7201**  
**1209 & 1035 Richmond Avenue**  
**Owner: 3921574 Manitoba Ltd & Federated Cooperatives Ltd.**  
**Applicant: 3921574 Manitoba Ltd.**

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

1. That the Public Hearing for By-Law No. 7201 (Z-04-17-B) at 1209 & 1035 Richmond Avenue be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7201 (Z-04-17-B) to rezone 1209 & 1035 Richmond Avenue (Lot 8, Plan 944 BLTO & Pt. Parcel E & F, Plan 40179 BLTO) from Educational and Institutional (EI) Zone to Commercial Arterial (CAR) Zone.

## **5.0 General Business**

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

## **6.0 Adjournment**