

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, January 17, 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. **Variance**
602 1st Street, 222 McTavish Avenue
Owner: Riverheights Development Ltd.
Applicant: Cohlmeier Architecture

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

1. That the Public Hearing for Variance Application V-19-17-B at 602 1st Street and 222 McTavish Avenue be concluded.
 2. That Variance Application V-19-17-B to vary:
 - Subsection 29(a): To provide all required parking for the proposed use offsite on the adjacent site located at 222 McTavish Ave
 - Table 10: Residential Bulk and Siting Requirements to reduce the minimum corner side yard setback from 3m to 1.4m for the proposed building addition located at 602 1st Street
 - Table 10 (Footnote 9): Residential Bulk and Siting Requirements to allow a reduced setback of 3.0m with all parking located off-site
- of Zoning By-law No. 7124 to allow for the expansion of a dental clinic in the Commercial Arterial (CAR) Zone be approved at 602 1st Street (Lot 1, Block 65, Plan 37565 BLTO) and 222 McTavish Avenue (Lot 3, Plan 37565 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachments A-3 & A-4" and the site plan "Attachment B-2", subject to the owner or successor, prior to the issuance of a building permit:

- a) Submitting written confirmation to the City of Brandon Planning, Property & Buildings Department that an easement agreement for Bell MTS has been registered on the Title to the subject property.
- b) Submitting written confirmation to the satisfaction of the City of Brandon Planning, Property & Buildings Department that a shared parking agreement has been registered as a declaration of easement on the Titles for the properties located at 602 1st Street and 222 McTavish Avenue.
- c) Submitting a new site plan to the satisfaction of the City Engineering identifying:
 - i. a minimum 3.1m west side yard setback for the building located at 602-1st street to accommodate the bell/mts easement;
 - ii. the partial closure of the approach from McTavish Avenue to 602-1st Street and complete restoration of the City boulevard, curb and sidewalk; and
 - iii. the removal of the loading zone from the right-of-way.

b. Variance
72 Lakeview Drive
Owner: Beverley Pinder
Applicant: Sunspace By Elite Sunrooms

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

1. That the Public Hearing for Variance Application V-20-17-B at 72 Lakeview Drive be concluded.
2. That Variance Application V-20-17-B to vary Table 10 of Part III, Division 1, Section 51 of the City of Brandon Zoning By-law No. 7124 to decrease the required rear yard setback from 7.6 metres to 6.2 metres in the Residential Single Detached (RSD) Zone be approved at 72 Lakeview Drive in accordance with the application "Attachment A-1", the letter of intent "Attachment A-2" and the site plan "Attachment B-2".

c. 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:

- a) Section 35 (Table 11) – Reducing the minimum required front yard from 6.0m to 1.7m
- b) Section 35 (Table 11) – Reducing the minimum required rear yard from 9.1m to 3.0m
- c) Section 35 (Table 11) – Reducing the minimum required side yard from 3.0m to 2.7m
- d) 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.

5.0 General Business

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

6.0 Adjournment