

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, May 16, 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. Conditional Use; Variance**

**601 18<sup>th</sup> Street**

**Owner: B.J. Nelson Development Ltd.**

**Applicant: Pattison Outdoor Advertising (Eric Seniuk)**

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

1. That the combined Public Hearing for Conditional Use Application C-15-17-B and Variance Application V-22-17-B at 601 18<sup>th</sup> Street be concluded.
2. That Conditional Use Application C-15-17-B to allow for an electronic advertising sign in the Commercial Arterial (CAR) Zone at 601 – 18<sup>th</sup> Street (Lots 1/5, Block 2, Plan 16 BLTO) be rejected.
3. That Variance Application V-22-17-B to vary Table 12 under Section 55 of the Zoning By-law by reducing the required front yard from 12.1m to 1.8m to allow for the construction of a freestanding advertising sign with an electronic advertising sign in the Commercial Arterial (CAR) Zone at 601 – 18<sup>th</sup> Street (Lots 1/5, Block 2, Plan 16 BLTO) be rejected.

**b. Conditional Use**

**1534 10<sup>th</sup> Street**

**Owner: KPJ Holding Ltd**

**Applicant: R & M Homes Ltd**

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-05-18-B at 1534 10<sup>th</sup> Street be concluded.

2. That Conditional Use Application C-05-18-B to allow for the development of a fourplex dwellings in the Residential Low Density (RLD) Zone be approved at 1534 10<sup>th</sup> Street (Lots 15/16, Block 1, Plan 289 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2" the site plan "Attachment B-2" and elevation plan "Attachment B-2".

**c. Conditional Use**

**2340 Rosser Avenue**

**Owner: 6061087 Manitoba Ltd.**

**Applicant: Cam Wirch**

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-07-18-B at 2340 Rosser Avenue be concluded.
2. That Conditional Use Application C-07-18-B to allow for an office in the Commercial Neighbourhood (CN) Zone be approved at 2340 Rosser Avenue (Lots 19/20, Block 20, Plan 15 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-2" and the floor plan "Attachment B-3".

**d. Conditional Use; Variance**

**21 8th Street**

**Owner: City of Brandon**

**Applicant: Carla Richardson**

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

1. That the combined Public Hearing for Conditional Use Application C-06-18-B and Variance Application V-04-18-B at 21 8 Street be concluded.
2. That Conditional Use Application C-06-18-B to allow for office use on the 1<sup>st</sup> floor in the HUB Entertainment and Shopping (HES) Zone be approved at 21 8<sup>th</sup> Street (Lot 19, Block 75, Plan 2 BLTO) in accordance with the intent of the application "Attachment A-1", the letter of intent "Attachment A-3" and the site plan "Attachment B-2", and elevation plans "Attachment B-4", subject to:
  1. The owner or successor, prior to the issuance the building permit, submitting an updated west building elevation plan to the satisfaction of the Department of Planning, Property and Buildings proposing alternative material(s) to reduce the amount of steel paneling.
3. That Variance Application V-04-18-B to vary Table 14 of the Zoning By-law by decreasing the building height from two storeys to one storey to allow for the development of a transit terminal building in the HUB Entertainment and Shopping (HES) Zone be approved at 21 8<sup>th</sup> Street (Lot 19, Block 75, Plan 2 BLTO) in accordance with the intent of the application "Attachment A-2", the letter of intent "Attachment A-3" and the site plan "Attachment B-2" and elevation plan "Attachment B-4".

## **5.0 General Business**

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

## **6.0 Adjournment**