

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, June 19, 2019 - 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

705 Lorne Avenue

Owner: City of Brandon

Applicant: Westman Youth for Christ

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

1. That the Public Hearing for Variance Application V-05-19-B at 705 Lorne Avenue (Lots 1/6, Block 41, Plan 2 BLTO) be concluded.
2. That Variance Application V-05-19-B to vary Table 14 of the Zoning By-law by reducing the minimum required rear yard setback from 7.6m to 2.5m in the HUB Mixed Use (HMU) Zone to allow for construction of two (2) fifteen (15) unit multiple dwelling buildings be approved at 705 Lorne Avenue (Lots 1/6, Block 41, Plan 2 BLTO) in accordance with the letter of intent "Attachment A-1 and A-2", the site plan "Attachment B-2" and elevation plans "Attachment B-3, B-4 and B-5".
3. That Variance Application V-05-19-B to vary Clause 30(a)(3) of the Zoning By-law by reducing the minimum number of required parking spaces from thirty (30) to twenty three (23) in the HUB Mixed Use (HMU) Zone to allow for construction of two (2) fifteen (15) unit multiple dwelling buildings be approved at 705 Lorne Avenue (Lots 1/6, Block 41, Plan 2 BLTO) in accordance with the letter of intent "Attachment A-1 and A-2", the site plan "Attachment B-2" and elevation plans "Attachment B-3, B-4 and B-5".

- b. Variance**
123 Fraser Crescent
Owner: Matthew Kiazzyk & Jana Kiazzyk
Applicant: Matthew Kiazzyk

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

1. That the Public Hearing for Variance Application V-06-19-B at 123 Fraser Crescent (Lot 12, Block 1, Plan 42409 BLTO in NW ¼ 26-10-19 WPM) be concluded.
2. That Variance Application V-06-19-B to vary Section 51, Table 10 of the Zoning By-law to decrease the minimum required corner side yard setback for an accessory use from 3.0m to 0.3m in the Residential Single Detached (RSD) Zone be approved at 123 Fraser Crescent (Lot 12, Block 1, Plan 42409 BLTO in NW ¼ 26-10-19 WPM) in accordance with the letter of intent "Attachment A-2" and the site plan "Attachment B-2."

- c. Extension – Conditional Use**
3500 McDonald Avenue
Owner: Skyline Developments Ltd.
Applicant: Rod Lindenberg, Horizon Builders Ltd.

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

1. That the Public Hearing for the extension for Conditional Use Decision C-08-17-B be concluded.
2. That the approval deadline of Conditional Use Decision C-08-17-B be extended to June 22, 2020.

- d. By-law 7238**
Downtown Secondary Plan

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

1. That the Public Hearing for the Downtown Secondary Plan By-law 7238 be concluded.

2. That the Planning Commission recommend City Council approve the Downtown Brandon Secondary Plan By-law No. 7238, subject to the following amendments:
 - i.) adding in subsection 4.2.6 (a) the word: “shelters” immediately prior to the word: “treatment”;
 - ii.) deleting in subsection 4.3.2 (b) the words: “in the medium to long term (3-10 years)”;
 - iii.) adding in subsection 4.3.2 (e) the words: “The City should” immediately prior to the word: “complete”;
 - iv.) deleting in subsection 4.3.2 (f) the word: “may” and substituting therefor the word: “should”;
 - v.) adding in subsection 4.3.2 (g) the words: “The City should” immediately prior to the word: “construct”;
 - vi.) adding in subsection 4.4.2 (c) the word: “improvement” immediately prior to the word: “organization” and the words: “to support the needs of existing businesses” immediately prior to the words: “with a focus on marketing the downtown”;
 - vii.) adding in subsection 4.4.3 (a) the sentence: “work collaboratively with the Brandon Downtown Development Corporation to ensure incentive programs continually meet intended goals that support the downtown vision.”;
 - viii.) adding subsection 5.2.3 (e): “New pedestrian-scale and character lighting should expand throughout the Downtown Plan Area, especially along Pacific Avenue and in the CB Character Area (e.g. 10th Street between Rosser and Pacific Avenue).”;
 - ix.) deleting subsection 5.3.4 (c) in its entirety;
 - x.) deleting in subsection 5.3.5 (d) the words: “Neon signs and backlit box signs should not be allowed”.

e. **By-law 7239**
Updates to the Zoning By-law

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

1. That the Public Hearing for By-law 7239 to update the Zoning By-law 7124 be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7239 (Z-03-19-B) to incorporate updates to Zoning By-law No. 7124.

5.0 General Business

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

6.0 Adjournment