

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, December 6, 2017 - 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. STREET NAMES

The Summit – Development Of 54 Units Located South Of Braecrest Drive & East Of 18th Street (Located In The NW ¼ 26-10-19 WPM)

VBJ Developments Ltd.

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

1. That the proposed street name of “Valcourt Way” submitted by VBJ Developments Ltd. for their development of The Summit at 1620 Braecrest Drive located south of Braecrest Drive and east of 18th Street in the NW 1/4 26-10-19 WPM, be approved.

b. By-law No. 7194 To Rezone

Property Located At 701 – 17th Street East

Owner / Applicant: Koch Fertilizer Ltd.

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

1. That By-law No. 7194 (Z-03-17-B) to rezone a property located at 701 17th Street East from Development Reserve (DR) Zone to Industrial General (IG) Zone be concluded.
2. That the Planning Commission recommend By-law 7194 (Z-03-17-B) be approved, subject to prior to the bylaw being given third reading, the owner or successor entering into a development agreement with the City of Brandon, including but not limited to the following supplementary conditions:

1. The applicant will be responsible to extend the 200mm wastewater main located at the intersection of Van Horne Avenue and 17th Street East to service the property.
2. The applicant will be responsible to construct an approach off 17th Street East as per the approved site plan. The access is to be constructed to the latest edition of the City of Brandon Standard Construction Specifications. The design is subject to review and approval of the City Engineer.
3. The applicant will be required to enter into an Easement Agreement with Manitoba Hydro and provide proof execution prior to issuance of any development/building permits.
4. The applicant will be responsible to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval by the City Engineer.
5. The applicant will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate.

c. ORGANIZATIONAL MEETING

Under Section 19 in the Planning Commission By-law No. 6843, the Planning Commission must each year appoint a Chairperson and Vice Chairperson as well as adopt the scheduling of meeting dates for the following 12 months. Under Section 20 of the Planning Commission By-law regular meetings of the Commission shall be held at 7:00pm on the 1st and 3rd Wednesday of each month.

Chairperson

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner (Name) be appointed Chairperson as head of the Planning Commission with a term of office to expire December 31st 2018.

Vice Chairperson

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner (Name) be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office to expire December 31st 2018.

2018 Meeting Dates

That pursuant to Section 20 of the Planning Commission By-law No. 6843, regular meetings of the Planning Commission be held on the following dates in 2018;

January 3, 2018
January 17, 2018
February 7, 2018
February 21, 2018
March 7, 2018
March 21, 2018
April 4, 2018
April 18, 2018
May 2, 2018
May 16, 2018
June 6, 2018
June 20, 2018

July 4, 2018
July 18, 2018
August 1, 2018
August 15, 2018
September 5, 2018
September 19, 2018
October 3, 2018
October 17, 2018
November 7, 2018
November 21, 2018
December 5, 2018
December 19, 2018

5.0 General Business

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

6.0 Adjournment