



CITY COUNCIL REPORT

TITLE: BY-LAW NO. 7194– TO REZONE 701 – 17TH STREET EAST FROM
DR DEVELOPMENT RESERVE TO IG INDUSTRIAL GENERAL (KOCH FERTILIZER)

PRESENTER:
Heather Ewasiuk

DEPARTMENT:
City Clerk

ATTACHMENTS:
By-law No. 7194

DATE:
January 18, 2018

CLEARANCE/APPROVALS:
Rod Sage City Manager

RECOMMENDATION(S):

That By-law No. 7194, to rezone 701 - 17th Street East to rezone a property located at 701 - 17th Street East from Development Reserve (DR) Zone to Industrial General (IG) Zone, be read a third time.

BACKGROUND:

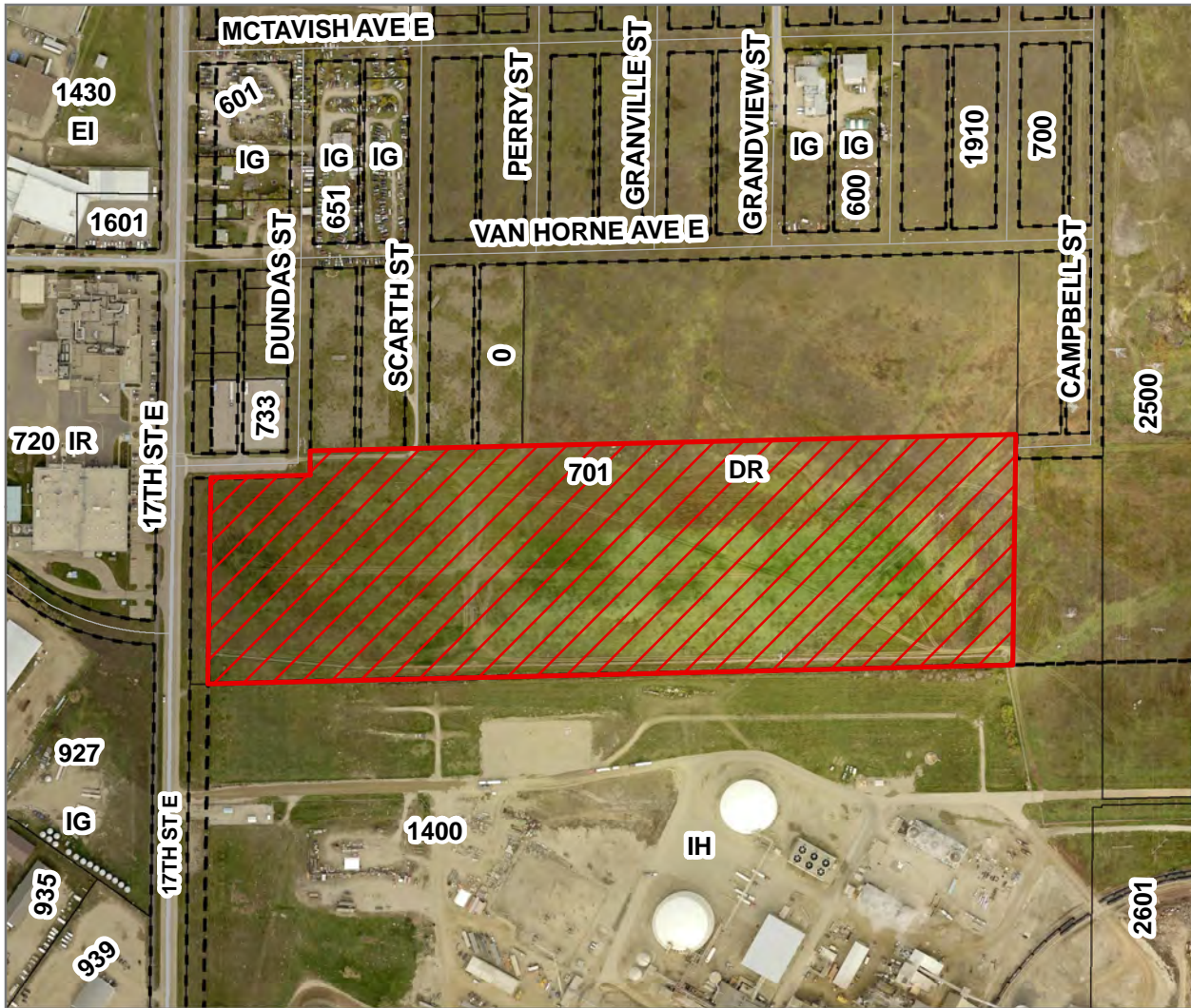
City Council gave second reading to the by-law on December 18, 2017, holding 3rd reading in abeyance pending the execution of a development agreement subject to the following conditions:

1. The applicant will be responsible to service their property through an extension of the public sanitary sewer. The detailed servicing design will be subject to review and approval by the City Engineer.
2. The applicant will be responsible to construct an approach to their site; either by way of 17th Street East or College Avenue. 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 of 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 totaling 15% of the Detailed Cost Estimate.

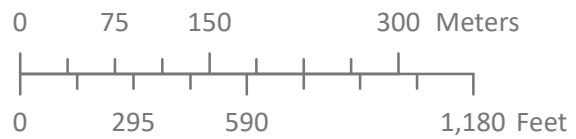
The agreement has been prepared containing all conditions and requirements to protect the City's interests and has been duly executed.

It would now be in order to give third reading to By-law No. 7194.


Schedule "A"



By-Law No. 7194
 Amending Schedule B of By-Law No. 7124
 Zoning By-Law Amendment Z-03-17-B
 701 - 17th Street East
 (Blocks 26/31, Plan 285 BLTO inclusive, Lots 21/40 &
 Ely 70' of Lots 1/20, Block 32, Plan 285 BLTO &
 Pt. Parcel A, Plan 35775 BLTO)



LEGEND

 Proposed lot(s) to be rezoned from DR to IG

- DR - Development Reserve
- EI - Educational & Institutional
- IG - Industrial General
- IH - Industrial Heavy
- IR - Industrial Restricted
- OS - Open Space

**Planning, Property & Buildings
 Department**



Map Created: 10/02/2017
 Revised: 10/10/2017