


<b>TITLE:</b> <b>BY-LAW NO. 7292 TO REZONE</b> <b>PROPERTY LOCATED AT 2 OUTBACK DRIVE</b> <b>OWNER: REKA HOLDINGS LTD.</b> <b>APPLICANT: RALPH REDFERN</b>		
<b>MEETING DATE:</b> March 17, 2021		<b>Page 1 of 3</b>
<b>DEPARTMENT:</b> Planning & Buildings	<b>ATTACHMENTS:</b> A. By-law No. 7279 B. Application related documents C. Map, air photo & drawings D. Development review group report E. Letter of request to City Council for development charges exemption	
<b>PRESENTER:</b> Shengxu Li, Community Planner	<b>MANAGER:</b> Ryan Nickel, Chief Planner	

**RECOMMENDATIONS:**

That the Planning Commission recommend City Council approve By-law No. 7292 (Z-08-20) to rezone 2 Outback Drive (Lot 2, Plan 57831 BLTO, Exc Public Road Plan 66272 BLTO) from Development Reserve (DR) to Residential Low Density (RLD), subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

1. The Developer agrees to contribute \$11,591.27 for Network Infrastructure Development Charges (in the Emerging Area) as per 2021 Fee Schedule. This calculation is based on the submitted site plan and the total net area being developed. This contribution is due in full upon execution of the development agreement.

and that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City’s interests in accordance with any procedures, policies, by-laws and Acts.

**BACKGROUND:**

***Request***

The property owner, Ralph Redfern of REKA Holdings Ltd., is applying to rezone a property located at 2 Outback Drive, from Development Reserve (DR) to Residential Low Density (RLD). Approval of this application will allow for future development of up to four (4) dwelling units on the site.

***Development Context***

The trapezoid shape site is about 0.2 hectares (0.45 acres) in area, and is currently undeveloped. It is situated on the southwest corner of Outback Drive and the future re-alignment of PTH 10

(Public Road Plan 66272 BLTO). Uses surrounding the site include low-density residential to the west, moderate-density residential and a storm water detention pond to the northwest across Outback Drive, a Manitoba Hydro right-of-way and large-lot residential low-density to the south, and future provincial highway right of way and commercial developments to the east. Outback Drive provides access to the site.

### ***History***

The site is located in the Oakridge Estates Neighbourhood Plan area (The Oakridge Estates area). The Oakridge Estates area was rezoned in February 2008, and the first phase of the development was subdivided in May 2010. The site was originally left as DR Zone and was subdivided from a RLD zone parcel in 2015 (developed into semi-detached bare land condominium through further subdivision) with the intention to be dedicated for future development of PTH 10 realignment, including development of a service road parallel to the realigned PTH 10. Due to a communication oversight between the City of Brandon (the City) and the Province of Manitoba (the Province), the plan was not corrected to reflect the updated PTH 10 realignment that no longer required use of the entire property for the future right-of-way. This resulted in the site remaining undeveloped in the DR Zone.

### **ANALYSIS:**

#### ***Rezoning***

Approval of this application will allow for development of up to four (4) dwelling units on the site.

#### ***Consistency with the Development Plan***

- The site is designated as “Residential” in Map 1: Urban Land Use of the Brandon & Area Planning District Development Plan 2013 (Development Plan)
- Proposed development will allow a mixture of housing types and increase density in the area (Policies 2.2.2 and 2.2.4)
- Infill development as one of its growth priorities in the City, and the proposed development allows population growth within developed areas to make the most efficient use of existing roadways, services and infrastructure (Policy 10.2.3 and 10.2.4)

#### ***Consistency with the Zoning By-law***

- The site is currently zoned Development Reserve (DR) in the Zoning By-law
- RLD Zone most appropriate to enable residential development, continuing existing RLD Zone from the west and given the size of the site and location relative to adjacent properties

#### ***Neighbourhood Plan***

The approved Oakridge Estates Neighbourhood Plan identifies the subject site for low density residential development. The proposed RLD Zone is consistent with the neighbourhood plan by maintaining the intent of the lower density development.

### ***Commenting Agencies***

All comments have been addressed and summarized below.

#### ***City of Brandon***

The developer is required to contribute development charges for network infrastructure in the amount of \$11,591.27 based upon 2021 Fee Schedule rate.

The property owner has made a request to the City Council to exempt the rezoning from the development charges (Attachment E).

### **LEGISLATIVE REQUIREMENTS:**

#### ***Notification***

In accordance with Section 168 of The Planning Act, notice of the public hearing was sent to owners of property within 100 metres (328 feet) of the subject property. Notice was also posted on the subject property and advertised in the Brandon Sun on February 25, 2021 and March 4, 2021.

#### ***Public Outreach***

Pursuant to the provision Section 13(b)(2) of the Zoning By-law, a public outreach is not required for a zoning map amendment to this by-law, as the application is within and consistent with an approved neighbourhood plan. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.