

## **Attachment “D”**

### **REPORT FROM THE DEVELOPMENT REVIEW GROUP**

DATED: September 14, 2022

#### **RE: REZONING OF 4501 PATRICIA AVENUE EAST (Z-05-22)**

It is recommended that the approval of Rezoning Z-05-22, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to develop the portion of the site to be zoned Industrial Heavy in general consistency with the attached site plan.
2. The Developer agrees to contribute \$25,668.46 towards transportation improvements as per the East Brandon Industrial Area Secondary Plan Traffic Impact Study, Appendix C. Such contribution is calculated by applying the Area 9 per hectare charge (2022 rates) to the proposed 26 acres being rezoned to Industrial Heavy. This contribution is due in full upon execution of the development agreement.
3. The Developer agrees to provide stormwater storage for a 100 year post-development event controlling the discharge to that of a 5 year pre-development event. The Developer will be required to submit a design report and drawings prepared by a professional engineer with such design being subject to review and acceptance by the City Engineer.
4. The Developer agrees to close and restore the existing access on 49<sup>th</sup> Street East currently located in the northeast corner of the site. The Developer further agrees to design and construct a new access on 49<sup>th</sup> Street East south of the current access. Closure of the existing access and construction of the new access shall be as per the City of Brandon Standard Construction Specifications with the design subject to review and acceptance by the City Engineer.
5. The Developer further agrees that access will not be granted along Patricia Avenue East due to its designation as a “No Truck Route” between 17<sup>th</sup> Street East and 65<sup>th</sup> Street East.
6. The Developer agrees to confirm by way of a Traffic Impact Statement that the trips generated for this use commensurate to the assumed trips for the East Brandon Industrial Area Secondary Plan Traffic Impact Study. This statement must be completed by a qualified traffic engineer and modelled using Area 9 assumed peak hour trip generations as per the East Brandon Industrial Area Secondary Plan Traffic Impact Study.
7. The Developer agrees to provide evidence of receipt of a License to Construct Water Control Works with Manitoba Conservation and Water Stewardship prior to issuance of a development permit.

8. The Developer agrees two plant species listed as endangered under the Manitoba Endangered Species and Ecosystems Act have been identified in the right-of-way immediately south of the site. The Developer further agrees to provide written confirmation from the Department of Natural Resources and Northern Development that all concerns surrounding development of site relating to the identified species-at-risk on the property have been addressed to the satisfaction of the Province prior to the issuance of a development permit.

The Engineering Department requests 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.

THIS REPORT SUBMITTED BY:

Development Review Group  
Rezoning No. Z-05-22



---

Mark Allard P. Eng.  
Director of Engineering Services



---

Ryan Nickel, RPP  
Director of Planning and Buildings