

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, December 18, 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. **By-law No. 7243 Secondary Plan and By-law No. 7254 Rezone and Subdivision**
1501 Moreland Avenue
Owner: 6281100 Manitoba Ltd.
Applicants: City of Brandon and SBC Inc.

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

1. That the Public Hearing for By-law No. 7243 to amend the Secondary Plan and By-law No. 7254 Rezoning and Subdivision at 1501 Moreland Avenue (Parcels ½, Plan 1694 BLTO) be concluded.
2. That the Planning Commission recommend City Council delete Schedule A of By-law No. 7243 (SP-02-19-B) to amend the North Brandon Gateway Secondary Plan By-law No. 7079 and substitute therefore Schedule A as attached within Attachment A of this report.

And the Planning Commission recommend City Council City Council approve By-law No. 7243 (SP-02-19-B), as amended, to amend the North Brandon Gateway Secondary Plan By-law No. 7079 to facilitate development of the northern part of the City.

3. That the Planning Commission recommend City Council amend By-law No. 7254 (Z-08-19-B) to rezone part of 1501 Moreland Avenue (Parcels ½, Plan 1694 BLTO) as follows:
 - i. By adding immediately after the words “RMH Mobile/Modular Home” under Section 1 the words “and PR Parks and Recreation”;
 - and
 - ii. By replacing Schedule B with Schedule B of By-law No. 7254 as attached to the report by Andrew Mok dated December 18, 2019.

And that the Planning Commission recommend City Council approve By-law No. 7254 (Z-08-19-B), as amended, to rezone part of 1501 Moreland Avenue (Parcels 1/2, Plan 1694 BLTO) from Development Reserve (DR) to Residential Mobile/Modular Home (RMH) and Parks and Recreation (PR), subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

- i. The Developer agrees to construct 121 modular home units in Phases 1-4 as identified on the site plan.
- ii. The Developer agrees to submit a land use application for the future subdivision of the lands to the City of Brandon for approval. Upon approval, the Developer agrees to register the subdivision of the lands, including the dedication of public right-of-ways and public reserve lands prior to the issuance of any development and/ or building permits for this development.
- iii. The Developer agrees to construct a temporary secondary access to the satisfaction of Brandon Fire and Emergency Services.
- iv. The Developer agrees to design and construct the extension of Moreland Avenue, to a full urban cross-section, from the intersection of Mockingbird Drive and Clare Avenue to the existing termination point of Moreland Avenue.
- v. The Developer agrees to improve the existing Moreland Avenue to a paved rural cross-section from the intersection of Moreland Avenue and the 18th Street North service road to the new extension of Moreland Avenue.
- vi. The Developer agrees all servicing required within the proposed Moreland Avenue extension shall include an extension of the existing 150mm watermain located within Moreland Avenue to complete the watermain loop through Moreland Avenue to Clare Avenue.
- vii. The Developer agrees to install a meter pit at all connections and future connections to the public water system for servicing the mobile home park.
- viii. The Developer agrees to design and construct a 3.0m wide asphalt pathway within the Moreland Avenue right-of-way and along the north side of Clare Avenue in accordance with the Northridge Neighbourhood Plan.

- ix. The Developer agrees to design and construct improvements on the Public Reserve lands including but not limited to sodding and tree planting.
- x. The Developer acknowledges servicing for any residual parcels located within the proposed subdivision, but falling outside of the proposed mobile home park, will not be granted until such time that the wastewater trunk sewer main has been constructed within Clare Avenue and south to Kirkcaldy Drive. Upon construction of the wastewater trunk sewer main, wastewater flows generated by the mobile home park will be redirected to the trunk sewer main and no longer permitted to flow through the Mockingbird Drive sewer system.
- xi. The Developer agrees that future development of Phases 5 and 6 and all future RMD lands cannot commence until such a time as the wastewater trunk sewer main within Clare Avenue and south to Kirkcaldy Drive is complete.
- xii. The Developer agrees to provide written confirmation that necessary arrangements have been made for postal service and that the pick-up / drop off location of the community mail box has been determined between the Developer and Canada Post, to the approval of Canada Post.
- xiii. The Developer agrees that development charges of \$415,752.76 are due at the time of execution of this development agreement. Additional development cost charges will be charged against any future buildings and will be applied at the time of issuance of a building permit.
- xiv. The Developer agrees to complete a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch.
- xv. The Developer agrees to pay a contribution towards boulevard trees for Moreland Avenue and Clare Avenue. The amount of trees and payment for such trees will be determined upon the Developer's submission of engineered drawings prior to the registration of subdivision of the lands and based upon the City's tree contract pricing for the current year.
- xvi. The Developer acknowledges upon rezoning or subdivision of the northern portion of the Lands, the Developer will be required to financially contribute towards the future construction of Hamilton Avenue, from 18th Street North to 1st Street North. The exact contribution value will be determined at the time of rezoning.
- xvii. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City's right-of-way. The Detailed Cost Estimate is to be prepared by the Developer's Consulting Engineer and is submit to review and acceptance by the City Engineer.

- xviii. The Developer will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit is required prior to the issuance of a development permit.

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.

- 4. That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-19-692) 1501 Moreland Avenue (Parcels 1/2, Plan 1694 BLTO) to create two (2) lots, a public road, and a public reserve in the Development Reserve (DR), Residential Mobile/Modular Home (RMH), and Parks and Recreation (PR) Zones, subject to:
 - i. The site being partially rezoned from Development Reserve (DR) to Residential Mobile/Modular Home (RMH) and Parks and Recreation (PR).
 - ii. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$34,303.50 as requested by BSD as a cash-in lieu contribution for school purposes.
 - iii. Immediately prior to the subdivision, Parcels 1 and 2 of Plan 1694 BLTO be first consolidated into a single title.

b. Variance Application

1031 College Avenue

Owner: Seleshe Kebede Mulaw and Etagegnehu Danial Mulaw

Applicant: Samson Engineering Inc.

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

- 1. That the Public Hearing for Variance Application V-15-19-B at 1031 College Avenue (Lots 21/22, Block 38, Plan 16 BLTO) be concluded.
- 2. That Variance Application V-15-19-B to vary section 29 (b) of the Zoning Bylaw to allow the site to be used as a gravel parking lot as a temporary use for a maximum of two years in the Commercial General Zone be approved at 1031 College Avenue (Lots 21 and 22 Block 38 Plan 16 BLTO In NW 1/4 14-10-19 WPM) in accordance with the letter of intent "Attachment A-2" and the site plan "Attachment B-4".

c. **2020 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 7:00 pm 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, 2020.

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, 2020.

2020 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 2020:

January 1, 2020 - CANCELLED (Holiday)	July 1, 2020 – CANCELLED (Holiday)
January 15, 2020	July 15, 2020
February 5, 2020	August 5, 2020
February 19, 2020	August 19, 2020
March 4, 2020	September 2, 2020
March 18, 2020	September 16, 2020
April 1, 2020	October 7, 2020
April 15, 2020	October 21, 2020
May 6, 2020	November 4, 2020
May 20, 2020	November 18, 2020
June 3, 2020	December 2, 2020
June 17, 2020	December 16, 2020

5.0 General Business

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

6.0 Adjournment