

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, July 17, 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. Conditional Use

1505 1st Street

Owner: Rhonda Pardy Ltd.; 7371978 Manitoba Ltd.; 7325101 Manitoba Ltd.

Applicant: Rhonda Pardy

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

1. That the Public Hearing for Conditional Use Application C-05-19-B at 1505 1st Street (Lots 1/4, Plan 23179 BLTO) be concluded.
2. That Conditional Use Application C-05-19-B to allow for an automotive service station with underground fuel storage tanks in the Commercial Arterial (CAR) Zone be approved at 1505 1st Street (Lots 1/4, Plan 23179 BLTO) in accordance with the attached letter of intent "Attachment A-2", the site plan "attachment B-2", and landscape plan "Attachment B-3", subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:
 - i. The Developer agrees prior to the issuance of a development permit, to enter into a cross access agreement as an easement requiring registration on both titles of this property (1505 1st Street) and the property to the south (1525 1st Street). Access to 1st Street must be signed as a single access point with line paint as necessary and stop control.
 - ii. The Developer agrees prior to the issuance of a development and/or building permit to provide the City with a detailed design of the left turning movements for access to the site from 1st Street

- and Richmond Avenue via Dennis Street. Design and construction of any left turning access will be at the sole cost of the Developer.
- iii. The Developer shall construct an access off of Richmond Avenue East, within the Dennis Street right-of-way to a residential urban standard. The design of such is to be prepared by a professional engineer and will be subject to review and acceptance by the City Engineer. The Developer agrees that until such time as neighbouring properties require a connection to this access, the Developer will be responsible to maintain, at their sole cost, the section of road to a City standard, which includes, but is not limited to, snow clearing.
 - iv. The Developer will be required to account for existing stormwater storage lost within the Public Reserve to the north of the development and/or Dennis Street right-of-way due to development. Any relocation of stormwater storage will be at the sole cost of the Developer.
 - v. The Developer agrees to enter into a Save Harmless agreement.
 - vi. The Developer agrees the gas station must be developed, constructed and operated in compliance with the Storage and Handling of Petroleum Products and Allied Products Regulations MR 188/2001.
 - vii. 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.
 - viii. 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.
 - ix. The Developer will complete a phase two environmental site assessment on the property by a qualified environmental professional within twelve (12) months of the Automotive Service Station being decommissioned.
 - x. The Developer will remediate the lands to a standard which allows for future development of the lands for uses permitted in the zoning by-law for the property. Remediation of the lands shall be completed on or before five (5) years from the date the Automotive Service Station is decommissioned and all costs shall be the responsibility of the owner or successor.
 - xi. As part of a site remediation plan, the developer must provide a landscape plan to the satisfaction to the General Manager of Development Services or Director of Planning & Buildings. The lands shall be landscaped and maintained in accordance with the landscape plan until the lands are redeveloped.

**b. Variance Application
818 Princess Avenue
Owner: City of Brandon
Applicant: Bryce Wilson**

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

1. That the Public Hearing for Variance Application V-08-19-B at 818 Princess Avenue (Public Reserve Plan 34374 BLTO) be concluded.
2. That Variance Application V-08-19-B to vary Table 20 of the Zoning By-law by reducing the minimum required front yard setback from 3m to 0.6m to allow for the construction of a public washroom building in the Parks and Recreation (PR) Zone be approved at 818 Princess Avenue (Public Reserve Plan 34374 BLTO) in accordance with the attached letter of intent "Attachment A-1" and the attached site plan "Attachment B-2".

**c. Conditional Use
1334 7th Street
Owner: Dustin Bresky
Applicant: Eric Olson**

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

1. That the Public Hearing for Conditional Use Application C-04-19-B at 1334 7th Street (Lots 12/14 and N ½ of Lot 11, Block 15, Plan 7 BLTO) be concluded.
2. That Conditional Use Application C-04-19-B to allow for two 3 dwelling unit buildings on an interior site in the Residential Low Density (RLD) Zone be approved at 1334 7th Street (Lots 12/14 and N ½ of lot 11, Block 15, Plan 7 BLTO) in accordance with the letter of intent "Attachment A-2", and the site plan "Attachment B-2".

5.0 General Business

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

6.0 Adjournment