

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, July 3, 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. 7241 Rezone**  
**2211 Portola Drive**  
**Owner: VBJ Developments Ltd.**  
**Applicant: VBJ Developments Ltd. (Steve McMillan)**

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

1. That the Public Hearing for By-law 7241 Z-04-19-B at 2211 Portola Drive (Block 7, Plan 56250 BLTO) be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7241 Z-04-19-B to rezone 2211 Portola Drive (Block 7, Plan 56250 BLTO) from Residential Low Density (RLD) and Parks and Recreation (PR) to Residential Moderate Density (RMD), subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:
  - i. The Developer agrees under current domestic sewer conditions, development is restricted to a peak discharge of 3.12L/s. Any development planned for the site in excess must be phased and may be permitted only after construction of a new domestic sewer lift station at 1<sup>st</sup> Street/Patricia Avenue intersection.
  - ii. The Developer agrees prior to establishing a pond outlet to provide mitigation for the difference between a 25-year event runoff and a 100-year event runoff.
  - iii. The Developer agrees to submit a phasing plan to address servicing capacity requirements.

- iv. The Developer agrees to comply with the conditions associated with Phase 6 as per the Development Agreement dated June 18, 2014.
- v. The Developer agrees to contribute \$600.00 per dwelling unit for contribution for the existing 1<sup>st</sup> Street lift station. Payment is due prior to the issuance of a building permit for each building.
- vi. The Developer agrees to pay a contribution towards eighteen (18) boulevard trees. The amount of payment for such trees will be due at the time of execution of this development agreement and based upon the City's tree contract pricing for the current year.
- vii. The Developer agrees prior to issuance of the building permit, to contribute \$202.50 per dwelling units to the Brandon School Division in lieu of land dedication.
- viii. The Developer agrees to construct a Public Reserve along 1<sup>st</sup> Street, including a multi-use trail and landscaping.
- ix. 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.
- x. The Developer agrees to provide to the City a Letter of Credit in the amount of 15% of the total cost of the detailed cost estimate; the total of which must be approved by the City Engineer.

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.

## **5.0 General Business**

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

## **6.0 Adjournment**