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CITY OF BRANDON PLANNING COMMISSION
REGULAR MEETING
Wednesday, May 6, 2020 - 7:00 p.m.
Council Chambers - City Hall

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AGENDA

1.0   Roll Call

2.0   Adoption of Agenda

3.0   Confirmation of Minutes

4.0   Public Hearing

    a.   By-law 7267
    1901 and 1955 - 34th Street
    Owner: Bellafield Holdings Ltd.
    Applicant: VBJ Developments Ltd.

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

    1. That the Public Hearing for By-law 7265 to update the Zoning By-law 7124 and application for Subdivision be concluded.

    2. That the Planning Commission recommend City Council approve By-law No. 7267 (Z-02-20) to rezone a portion of 1901 and 1955 – 34th Street (Pt. SW¼ 10-10-19 WPM and Pt. Parcels 2 and 4, Plan 1731 BLTO) from Agricultural General (AG80) under the RM of Cornwallis Zoning By-law No. 1558/09/99 to Residential Single Detached (RSD) and Parks and Recreation (PR).

    b.   Subdivision
    1901 and 1955 - 34th Street

    1. That the Planning Commission recommend City Council approve the application (4500-20-701) to subdivide 1901 and 1955 – 34th Street (Pt. SW¼ 10-10-19 WPM and Pt. Parcels 2 and 4, Plan 1731 BLTO) to create seventy five (75) lots and public roads in the Residential Single Detached (RSD) and Parks and Recreation (PR) zones, subject to the owner or successor:

i.   Prior to the execution of the development agreement and acceptance of development design drawings by the City Engineer, the owner or successor shall submit all required information to oversize land drainage infrastructure and retention areas as outlined in the Southwest Brandon Secondary Plan and The Oversized Infrastructure & Developer Reimbursement Parameter and Standards Operating Procedure. The oversizing information will be used to calculate oversizing reimbursements as outlined in development agreement Condition a and be subject to a public hearing and decision by City Council prior to the acceptance of development design drawings by the City Engineer.

ii.   Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with the following conditions:

    a.   Developer is required to oversize land drainage infrastructure and retention areas as outlined in the Southwest Brandon Secondary Plan. In accordance with the Secondary Plan, Oversized Infrastructure & Developer Reimbursement Parameter, and Standard Operating Procedure, the applicant is entitled to the following estimated reimbursements: Engineering Design $XXXX, Supply and Installation of Materials $XXXX, and Loss of Developable Land $XXXX. The estimated reimbursement values will be finalized (total recovery costs) upon the City accepting the actual unit prices, design and construction costs and record drawings for oversizing benefit. The developer will be entitled to receive payment by the City in accordance with the Parameter and Standard Operating Procedure, and no earlier than the issuance of a Construction Completion Certificate.

    b.   The Developer agrees as part of the Phase 1 interim storm water detention basin, considerations are to be made to accommodate at minimum 3 hectares of land to the north of Maryland Avenue within the interim basin. Design of the detention basin is to be reviewed and accepted by the City Engineer prior to the permitting of work.

    c.   The Developer agrees that any piped land drainage sewer that falls within private property is to be covered by a 5-metre easement centred over the top of the pipe and is to be registered in series with the Plan of Subdivision. The easement can only be located on one property and to the approval of the City Engineer. All driveways are to be placed on the opposite side of the property in relation to the easement.

d.   The Developer agrees that all easements are to be registered on all rear yard swales in series with the Plan of Subdivision; width of easement is to be to the acceptance of the City Engineer. Proof of registration is to be provided to Engineering prior to the issuance of a Construction Completion Certificate. Any swales that are to be constructed across multiple lots are to be constructed at the time of site servicing completion with sod at a minimum of 2 metres to each side of the swale.

e.   A gravel turnaround with a minimum radius of 13 metres is required at the dead end of the street stub to the southeast of the Hanlon Crescent and Chipperfield Drive intersection, servicing Lots 1 & 2 Block 4, and Lots 1 & 2 Block 5 of the proposed subdivision map, for waste collection purposes. Design of turnaround is to be reviewed and accepted by the City Engineer prior to permitting of work.

f.   The Developer will be required to pay a cash–in-lieu contribution towards 105 boulevard trees. The amount of the contribution of trees will be calculated at the time of execution of the development agreement and based upon they City's tree contract pricing for the current year. Payment in full will be required at the time of execution of the development agreement.

g.   The Developer will be required to provide a landscaping plan showing the location of 105 boulevard trees. The species will be determined by the City of Brandon at the time of planting.

h.   The Developer is required to provide to the City, a construction access plan. The Construction Access Plan is to be reviewed and accepted by the City Engineer prior to the issuance of building and/or development permits.

i.   The Developer agrees to design and develop the 15 metre Public Reserve along the east boundary of the subdivision including but not limited to grading, sodding, tree planting and 3 metre wide asphalt trail with boundary connection to the existing multi-use trail within Maryland Avenue. The design is to be reviewed and accepted by the Director of Parks and Recreation Services.

j.   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.

k. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of $286,392.93 (2020 rate) are due upon the execution of the development agreement in accordance with Schedule B-3 of the Development Charges By-law. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit.

l. The Developer agrees, prior to the issuance of the subdivision certificate of approval to contribute to the Brandon School Division in lieu of land dedication in the amount of $21,262.50.

m. 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.

n. 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~~ ==execution== of a development ~~permit~~ ==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.

iii. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for Plan of Easement to the satisfaction of Manitoba Hydro and Central Gas; BellMTS; Westman Communications Group and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision.

2. That the Planning Commission recommend City Council approve the request to extend the street name Hanlon Crescent to the west, continuing through Chipperfield Drive, and to name the street within Hanlon Crescent as Allison Way.

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

6.0 Adjournment