

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, September 15, 2021 - 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. 7310 Amend By-law No. 7080 Southwest Brandon Secondary Plan
City of Brandon**

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

1. That the Public Hearing for By-law 7310 to amend Secondary Plan By-law No. 7080 Southwest Brandon Secondary Plan be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7310 (SP-02-21) to amend the Southwest Brandon Secondary Plan By-law No. 7080.

**b. By-law No. 7311 Rezone; Subdivision
2210 Maryland Avenue
Owner: R.G. M. Holdings Ltd. And Patricia Mazer Holdings Ltd.
Applicant: Landmark Planning & Design Inc. (Andrei Friesen)**

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

1. That the combined Public Hearing for By-law No. 7311 (Z-07-21) to rezone part of 2210 Maryland Avenue and Subdivision Application 4500-21-715 be concluded.

2. That the Planning Commission recommend City Council approve By-law No. 7311 (Z-07-21 to rezone **part of** 2210 Maryland Avenue (Pt. SE¼ 10-10-19 WPM) from Development Reserve (DR) to Educational & Institutional (EI) and Open Space (OS), subject to the following conditions:
 - i. The PR Zone shall coincide with the proposed public reserve dedication under subdivision application 4500-21-715 along the west side of the site; and
 - ii. The owner or successor entering into a development agreement with the City of Brandon with the following conditions:
 - a. The Developer agrees to develop the site and construct an elementary school in general consistency with the attached site plan;
 - b. The Developer agrees to dedicate 15m of land along the west property line for the entire length of the lands for the purposes of a multi-use trail connection and for future drainage network improvements. The land shall be dedicated as public reserve and identified on the Plan of Subdivision;
 - c. The Developer agrees to develop the 15m public reserve land by constructing the multi-use trail, planting trees and laying sod. The design and landscaping of the public reserve is to be reviewed and accepted by the City Engineer prior to the issuance of a development permit;
 - d. The Developer agrees to dedicate 4m of land along the north property line for the entire length of the lands for the purposes of a constructing a 1.8m sidewalk. The land shall be dedicated as right-of-way and identified on the Plan of Subdivision;
 - e. The Developer agrees to construct the 1.8m sidewalk along the north property line for the entire length of lands. The design of all work proposed in the right-of-way is subject to review and acceptance of the City Engineer prior to the issuance of a development permit, and shall be performed as stated in the latest edition of the City of Brandon's Standard Construction Specifications;
 - f. The Developer agrees to pay a contribution towards fourteen (14) boulevard trees. The amount of payment for such trees will be calculated at the time of execution of this development agreement and based upon the 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 agrees to submit a Traffic Impact Study prior to the issuance of the development permit. Should the Traffic Impact Study recommend any required

improvements necessary for the development of the school, an amendment to the development agreement will be required;

- h. The Developer agrees to construct a crosswalk on Maryland Avenue. Crosswalk enhancements shall include hardsurfaced approaches and culverts from the multi-use trail and sidewalk to roadways, rectangular rapid flashing beacons and required signage. The design of all work proposed in the right-of-way is subject to review and acceptance of the City Engineer prior to the issuance of a development permit, and shall be performed as stated in the latest edition of the City of Brandon's Standard Construction Specifications;
- i. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$260,610.49 (2021 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;
- j. 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; and
- k. The Developer will be responsible to submit either an Irrevocable Letter of Credit or a certified cheque totalling 15% of the Detailed Cost Estimate. Determination of the type of security will be determined upon receipt and acceptance of the detailed cost estimate. Submission of the security is required prior to the issuance of a development permit.

(Note: emphasis added, recommendation based on subsequent mutual agreement between the applicant and City administration to not rezone the proposed Commercial General (CG) portion of the site)

Subdivision Application

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

1. The plan of subdivision including the following dedications:
 - a. A public road dedication taking the northernmost 4.0m of the site, to be incorporated into the Maryland Avenue right-of-way; and
 - b. A public reserve dedication taking the westernmost 15.0m of the site; and
2. The owner or successor providing written confirmation to the City of Brandon Planning & Buildings Department that taxes for the property to be subdivided, for the current year plus any penalty, interest and arrears, have been paid in full or arrangements must be made satisfactory to Brandon City Council.

5.0 General Business

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

6.0 Adjournment