

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, September 21, 2022 - 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. 7341 Rezone**
4501 Patricia Avenue East
Owner: Vionell Holdings
Applicant: Steve McMillan & Jeff Hogg

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

- I. That the Public Hearing for By-law No. 7341 to rezone a property located at 4501 Patricia Avenue East (Lot 4, Block 2, Plan 2147 BLTO) be concluded.
- II. That the Planning Commission recommend City Council approve By-law No. 7341 (Z-05-22) to rezone a portion of 4501 Patricia Avenue East from Development Reserve (DR) and Open Space (OS) to Industrial Heavy (IH) in accordance with the attached letter of intent "Attachment B-1" and site plan "Attachment C-3", subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:
 - 1) The Developer agrees to develop the portion of the site to be zoned Industrial Heavy in general consistency with the attached site plan.
 - 2) The Developer agrees to contribute \$25,668.46 towards transportation improvements as per the East Brandon Industrial Area Secondary Plan Traffic Impact Study, Appendix C. Such contribution is calculated by applying the Area 9 per hectare charge (2022 rates) to the proposed 26 acres being rezoned to Industrial Heavy. This contribution is due in full upon execution of

- the development agreement.
- 3) The Developer agrees to provide stormwater storage for a 100 year post-development event controlling the discharge to that of a 5 year pre-development event. The Developer will be required to submit a design report and drawings prepared by a professional engineer with such design being subject to review and acceptance by the City Engineer.
 - 4) The Developer agrees to close and restore the existing access on 49th Street East currently located in the northeast corner of the site. The Developer further agrees to design and construct a new access on 49th Street East south of the current access. Closure of the existing access and construction of the new access shall be as per the City of Brandon Standard Construction Specifications with the design subject to review and acceptance by the City Engineer.
 - 5) The Developer further agrees that access will not be granted along Patricia Avenue East due to its designation as a “No Truck Route” between 17th Street East and 65th Street East.
 - 6) The Developer agrees to confirm by way of a Traffic Impact Statement that the trips generated for this use commensurate to the assumed trips for the East Brandon Industrial Area Secondary Plan Traffic Impact Study. This statement must be completed by a qualified traffic engineer and modelled using Area 9 assumed peak hour trip generations as per the East Brandon Industrial Area Secondary Plan Traffic Impact Study.
 - 7) The Developer agrees to provide evidence of receipt of a License to Construct Water Control Works with Manitoba Conservation and Water Stewardship prior to issuance of a development permit.
 - 8) The Developer agrees two plant species listed as endangered under the Manitoba Endangered Species and Ecosystems Act have been identified in the right-of-way immediately south of the site. The Developer further agrees to provide written confirmation from the Department of Natural Resources and Northern Development that all concerns surrounding development of site relating to the identified species-at-risk on the property have been addressed to the satisfaction of the Province prior to the issuance of a development permit.

And that Administration be authorized to prepare said 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

7.0 Adjournment