

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, January 15, 2025 - 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. 7408 Rezone**
401 College Avenue & 750 – 5th Street
Owner: Ronald Olson and ANJAC Ltd.
Applicant: Van Bi Le

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

1. That the Public Hearing for By-law No. 7408 rezone 401 College Avenue and 750 – 5th Street concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7408 (Z-07-24) to rezone 401 College Avenue (Lots 1/8 and 23/28, Block 61, Plan 8 BLTO) and 750 – 5th Street (Lot 1 and SLY 17 Feet of Lot 2, Block 60, Plan 8 BLTO) from IR Industrial Restricted to RMD Residential Moderate Density, subject to the owner or successor entering into a development agreement with the City of Brandon as set out in “Attachment E” of this report.

- b. **By-law No. 7405 Rezone; Subdivision; Neighbourhood Plan; New Street Name**
1910 Bell Avenue
Owner: Waverly Developments
Applicant: Waverly Developments (John Burgess)

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

1. That the combined Public Hearing for By-law No. 7405 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) rezone, subdivision, neighbourhood plan, and new street name be concluded.

Neighbourhood Plan

2. That the Planning Commission recommend City Council adopt the updated concept plan for Phase 2 of the Oakridge Estates Neighbourhood in accordance with “Attachment C-4” of this report.

Rezone

3. That the Planning Commission recommend City Council approve By-law No. 7405 (Z-06-24) to rezone part of 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) from RLD Residential Low Density, RMD Residential Moderate Density, and PR Parks and Recreation to EI Educational and Institutional and PR Parks and Recreation, subject to the areas within Phase 2 Stage 2 identified as Areas “B” and “C”, as shown in “Attachment C-4” of this report and coinciding with proposed Public Reserve areas under subdivision application 4500-24-740, also being rezoned to PR Parks and Recreation.

Subdivision

4. That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-24-740) 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) to create one (1) lot, public reserve, and a public road in the EI Educational and Institutional and PR Parks and Recreation Zone in accordance with the subdivision application map “Attachment C-2”, subject to the applicant or developer:
 - i. Amending the proposed subdivision layout in accordance with the concept plan as drawn by Burns Maendel Consulting Engineers Ltd. with the last revision date December 4, 2024 (“Attachment C-4” of this report);
 - ii. Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with conditions as set out in the Attachment E of this report;
 - iii. Submitting an updated neighbourhood plan required in accordance with the development agreement for Phase 2, Stage 1 of Oakridge Estates development, including all supporting servicing and traffic engineering studies, further acknowledging this may result in additional conditions

- under the development agreement for this subdivision application;
- iv. Submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$22,680.00 as a cash-in lieu contribution for school purposes;
- v. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, BellMTS, and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan subdivision; and
- vi. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the proposed lots to the satisfaction of City of Brandon Real Estate Administration.

Street Name

- 5. That the proposed street name being Oak Haven Road submitted by Waverley Developments Ltd. for a new street in the Oakridge Estates neighbourhood in the SE¼ 34-10-19 WPM be approved and added to the Street Names Registry.

5.0 General Business

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

6.0 Adjournment