

Attachment "C"

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: November 17, 2017

RE: ZONING AMENDMENT OF 701 – 17th STREET EAST (Z-03-17-B)

It is recommended that the approval of Z-03-17-B, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The applicant will be responsible to extend the 200mm wastewater main located at the intersection of Van Horne Avenue and 17th Street East to service the property.
2. The applicant will be responsible to construct an approach off 17th Street East as per the approved site plan. The access is to be constructed to the latest edition of the City of Brandon Standard Construction Specifications. The design is subject to review and approval of the City Engineer.
3. The applicant will be required to enter into an Easement Agreement with Manitoba Hydro and provide proof execution prior to issuance of any development/building permits.
4. The applicant will be responsible to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval by the City Engineer.
5. The applicant will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate.

It is requested 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.

THIS REPORT SUBMITTED BY:

Development Review Group
File No. Z-03-17-B
November 17, 2017



Patrick Pulak, P. Eng.
City Engineer



Angie Veilleux
Director of Planning, Property &
Buildings