

Attachment "D"

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: June 1, 2021

RE: SUBDIVISION OF 22– 20th STREET, 1820 PACIFIC AVENUE, 21 – 21ST STREET (4500-21-712)

It is recommended that the approval of Subdivision of 4500-21-712, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer acknowledges the City of Brandon will not be maintaining or improving the newly opened 20th Street right-of-way stub until such time as the right-of-way is to be extended to the future extension of Pacific Avenue, which at such time, the City will improve the right-of-way to a full urban section.
2. The Developer acknowledges the public is entitled to utilize the newly opened 20th Street right-of-way for vehicle turnaround.
3. The Developer agrees to enter into an Easement Agreement with the City of Brandon to allow for the existing overland storm drainage to continue to drain onto the portion of 21-21st Street from adjacent properties located at 30-20th Street and 25-21st Street. The Developer also agrees this easement shall also include and secure the existing public underground storm sewer drainage pipes located on the southwest corner of 22 20th Street and the portion of 21-21st Street that is to be consolidated with 22-20th Street. The easement agreement will be registered in series with the Plan of Subdivision.

The Engineering Department requests 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
Rezoning 4500-21-712



Mark Allard P. Eng.
Director of Engineering Services



Ryan Nickel, RPP
Director of Planning and Buildings