

Attachment "D"**REPORT FROM THE DEVELOPMENT REVIEW GROUP****DATED: May 7, 2021****RE: REZONING OF Lot 1, Plan 48496 BLTO (Z-03-21)**

It is recommended that the conditional approval of Rezoning No. Z-31-21, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to rezone and develop six (6) mobile home lots and a private road in general consistency with the attached site plan.
2. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$20,606.71 (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.
3. The Developer agrees, prior to the issuance of the subdivision certificate of approval to contribute to the Brandon School Division in lieu of land dedication. Payment is to be made to the Brandon School Division with proof of payment submitted to the City of Brandon prior to the issuance of a development permit.
4. The Developer agrees to contribute \$5,399.15 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
5. The Developer agrees to consolidate Certificate of Title Nos. 1782178 (Block 5, Plan 925) and 3051334 (Lot A, B & C, Plan 37648) and to provide proof of consolidation prior to the issuance of a development permit.

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
Rezoning No. Z-03-21



Mark Allard, P. Eng
Director of Engineering Services



Ryan Nickel, RPP
Director of Planning and Buildings