

Attachment “E”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: February 4, 2026

RE: REZONING OF 1445 – 8TH STREET (Z-12-25)

It is recommended that the approval of Rezoning No. Z-12-25, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a residential building consisting of six (6) units in general consistency with the proposed site plan and any variation of the plan may require the Developer to obtain approval from Brandon City Council who may request additional public input and amendment to the agreement.
2. The Developer agrees to remove the existing approach to Richmond Avenue and to restore the curb, gutter, public sidewalk and sod the public boulevard.
3. The Developer agrees to mitigate increased stormwater runoff for a 1-in-100 year post-development rainfall event, limiting runoff to that of 1-in-100 year pre-development rainfall event.
4. The Developer agrees to provide rear parking stall depths of 7.3m to account for access off the narrow rear lane.
5. The Developer agrees to relocate the existing hydro pole and guy wires, to a location that removes conflict with the proposed parking area and does not impede access to any neighbouring property.
6. The Developer agrees to provide financial contribution towards five (5) boulevard trees. Tree pricing to be based on City tree contract pricing at the time of development agreement execution.
7. The Developer agrees to contribute \$509.84 for cash in lieu of land dedication of public reserve.
8. The Developer agrees to make a monetary contribution of \$1,701.00 to the Brandon School Division for cash in lieu purposes.
9. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City’s right-of-way. The Detailed Cost Estimate is to be prepared by the Developer’s Consulting Engineer and submitted for review and acceptance by the City Engineer.

10. The Developer will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit is required 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-12-25



Topasannah Heuchert
Acting Manager of Land Development



Sonikile Tembo, RPP
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