

## Attachment "E"

### REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: August 11, 2025

#### RE: REZONING OF 729 – 17<sup>TH</sup> STREET (Z-09-25)

It is recommended that the approval of Rezoning No. Z-09-25, if granted, be subject to the applicant entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct one (1) residential unit 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 gravel previously installed in the 17<sup>th</sup> Street right-of-way and restore the public boulevard with sod.
3. The Developer agrees to provide financial contribution towards two (2) boulevard trees. Tree pricing to be based on City tree contract pricing at the time of development agreement execution.
4. The Developer agrees to contribute \$488.55 for cash in lieu of land dedication of public reserve.
5. The Developer agrees to make a monetary contribution of \$202.50 to the Brandon School Division for cash in lieu purposes.

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-09-25



Marc Chapin, Eng.L. CET  
Manager of Land Development



Sonikile Tembo, RPP  
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