

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: October 30, 2025

RE: **CONDITIONAL USE FOR 1520 HIGHLAND AVENUE (C-07-25)**

It is recommended that the approval of Conditional Use No. C-07-25, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

1. The Developer agrees to construct a commercial development 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 provide stormwater storage for a 1-in-100 year post-development rainfall event, limiting the discharge rate to that of 1-in-5 year pre-development rainfall event.
3. The Developer agrees to enter into a Conforming Construction Agreement between 1550 Highland Avenue and 1520 Highland Avenue for the continued and unimpeded shared access to Highland Avenue. The Conforming Construction Agreement is to be registered on all affected titles prior to the release of any building permits.
4. The Developer agrees that the Hanna Street right-of-way, will not be used for access nor to accommodate any encroachment.

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
Conditional Use No. C-07-25



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



Sonikile Tembo, RPP
Principal Planner