

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 2, 2026

RE: SUBDIVISION OF 1910 BELL AVENUE (4500-26-755)

It is recommended that the approval of Subdivision No. 4500-26-755, 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 development containing a total of one hundred thirty-one (131) 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 the construction of a public sidewalk with the Oak Haven Road and Bell Avenue rights-of-way, for the length of the lands.
3. The Developer agrees to provide stormwater storage for a 100 year post-development event, limiting the discharge rate to a 5 year pre-development event. The Developer further agrees this may be achieved by way of on-site storage or through the update to the neighbourhood stormwater study and pond.
4. The Developer agrees to provide financial contribution towards trees to be planted within the adjacent boulevards and rights-of-way. Tree pricing to be based on City tree contract pricing at the time of detailed drawings acceptance.
5. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$66,367.70 (2026 rates) 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.
6. The Developer agrees that, prior to the issuance of any development and/or building permit for the Lands, a Construction Completion Certificate shall have been issued for Oak Haven Road.
7. The Developer agrees that, prior to the issuance of the Occupancy certificate for any buildings within the Lands, a Construction Completion Certificate shall have been issued for the greenspace at the northwest corner of Bell Avenue and Oak Haven Road.
8. The Developer agrees to construct a minimum 2.6m wide landscaped treed buffer along the eastern side of the site adjacent to the parking lot, with a wider landscaped treed buffer along the eastern side of the site adjacent to the amenity area to meet the intent of

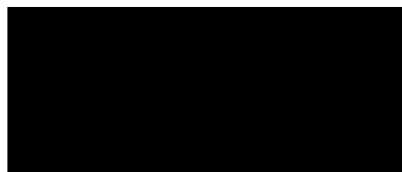
a 9.0m wide buffer, in accordance with the Urban Landscaping Design Standards (ULDS).

9. The Developer agrees to submit a Detailed Cost Estimate, prepared by their Consulting Engineer for all work proposed within the right-of-way. The cost estimate is subject to review and approval 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 security is required prior to the issuance of a development permit.

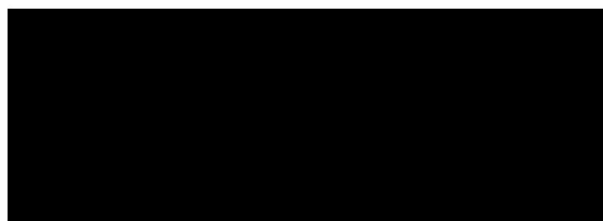
It is requested that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

THIS REPORT SUBMITTED BY:

Development Review Group
Subdivision No. 4500-26-755



Manager of Land Development



A/Principal Planner