

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: August 12, 2025

RE: **CONDITIONAL USE FOR 1650 PARK AVENUE (C-05-25)**

It is recommended that the approval of Conditional Use No. C-05-25, 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 install a fire hydrant at a location that ensures that all primary building entrances within the development, are within 90m of a fire hydrant, to ensure compliance with Brandon Fire and Emergency Services P20 Regulation.

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-05-25



Marc Chapin, Eng.L. CET
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