

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 23, 2026

RE: SUBDIVISION OF 1900 – 34TH STREET (4500-26-753)

It is recommended that the approval of Subdivision No. 4500-26-753, 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 forty-three (43) units and public roads 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 acknowledges the site will be subject to development charges. Network Infrastructure charges of \$140,233.83 (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.
3. The Developer agrees that as a condition of the subdivision approval, to provide an updated Brookwood South Neighbourhood Plan (BSNP) for review and adoption prior to approval of any subsequent land use applications in the Brookwood South Neighbourhood Plan Area, including all supporting servicing and traffic engineering studies. Further, the updated BSNP must also ensure total usable greenspace areas (Public Reserves) be 10% of the entire quarter-section except for land previously set aside for the Manitoba Hydro substation.
4. The Developer agrees to the design and construction of Sage Drive and Public Road “A”, to a full urban local road cross-section, including all associated servicing and the construction of a public sidewalk on one side of the street.
5. The Developer agrees that Lakeview Drive, Plateau Drive and Foxtail Drive must be constructed and paved prior to the issuance of any building permit within the Lands, to ensure access and fire hydrant compliance with BFES P19 and P20 regulations.
6. The Developer agrees that a Geotechnical Assessment must be undertaken to address existing wetland areas or areas with significant proposed fill. Said assessment is to be submitted to the City at the time of detailed drawing submission.
7. The Developer agrees that the north detention pond as shown in the Municipal Servicing Report, must be completed prior to the issuance of any building permits to lots within the Lands, that front onto Public Road “A”.

8. The Developer agrees to provide financial contribution towards trees to be planted within the adjacent boulevards and right-of-ways. Exact number to be determined at the time of detailed engineered design taking the City's Urban and Landscape Design Standards into consideration. Tree pricing to be based on City tree contract pricing for the year in which the engineered design drawings are accepted.
9. The Developer agrees to provide an updated drainage license which includes Phase 2 lands (Public Road "A") prior to the City accepting engineered design drawings.
10. The Developer agrees to design and install all illumination for all new roads proposed within the Lands.
11. The Developer agrees to design and install all traffic related signs within the Lands.
12. The Developer agrees to make a monetary contribution of \$12,190.50 to the Brandon School Division for cash in lieu purposes.
13. The Developer agrees to provide written confirmation that necessary arrangements have been made for postal service and that the pick-up / drop off location of the community mailbox has been determined between the Developer and Canada Post; to the approval of Canada Post. The location of the community mailbox must be indicated on the design construction drawings submitted to the City Engineer for review.
14. 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.
15. 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. 4500-26-753



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



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Principal Planner