

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 28, 2026

RE: SUBDIVISION OF 1955 – 34TH STREET (4500-26-756)

It is recommended that the approval of Subdivision No. 4500-26-756, 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-six (46) units, public reserves 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 \$195,427.43 (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 as a condition of the subdivision approval, to provide an updated Bellafield Neighbourhood Plan (BSNP) prior to approval of any subsequent land use applications in the Bellafield Neighbourhood Plan Area, including reallocation of greenspace and timelines for central greenspace development.
4. The Developer agrees to the design and construction of Chipperfield Drive and Ferraro Drive, 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 to the design and construction of McCrimmon Drive (formally Public Road 2), to a full urban local road cross-section, including all associated servicing and the construction of a public sidewalk on the south side of the street and a multi-use path on the north side of the street.
6. The Developer agrees that all future and proposed intersections are to include traffic calming measures in accordance with the Southwest Brandon Secondary Plan Traffic Impact Study, to mitigate potential shortcuts through local streets prior to the construction of the collector street from 26th Street to 34th Street.
7. The Developer agrees that the proposed watermain within McCrimmon Drive is to be 300mm in diameter, at minimum, from the western watermain connection to the intersection of Chipperfield Drive, to provide adequate pressure and flow within the

Bellafield Neighbourhood Plan Area. The Developer further agrees that the westernmost watermain stub to the south of McCrimmon Drive, is to be 250mm in diameter.

8. The Developer agrees to provide financial contribution towards trees to be planted within the adjacent boulevards and rights-of-way. 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 at the time of development agreement execution.
9. The Developer agrees to provide stormwater storage for a 1-in-100 year post-development rainfall event, limiting discharge to that of a 1-in-5 year pre-development rainfall event.
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 \$13,041.00 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.

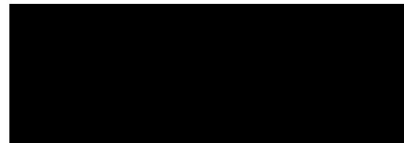
It is requested that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

THIS REPORT SUBMITTED BY:

Development Review Group
Subdivision No. 4500-26-756



Topasannah Heuchert
Acting Manager of Land Development



Sonikile Tembo, RPP
Principal Planner