

Attachment “E”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: December 8, 2025

RE: REZONING OF 215 – 12TH STREET NORTH (Z-11-25)

It is recommended that the approval of Rezoning No. Z-11-25, 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 transitional housing development consisting of a maximum of sixty (60) transitional housing 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 contribute \$48,400.00 towards the future upgrade of 12th Street North to a paved rural standard.
3. The Developer agrees to enter into a Private Sewer & Water Agreement with the City, to permit the private sewer and water main installations.
4. The Developer agrees to provide stormwater storage for a 100-year post-development storm event.
5. The Developer agrees to accommodate existing drainage from neighbouring properties, registering easements, if necessary.
6. The Developer agrees to contribute \$3,845.70 for cash in lieu of land dedication of public reserve.
7. The Developer agrees to make a monetary contribution of \$10,935.00 to the Brandon School Division for cash in lieu purposes.
8. The Developer agrees to verify that there is sufficient vertical clearance under existing Manitoba Hydro overhead facilities for all vehicles, including Brandon Fire and Emergency Services vehicles, accessing the site. Any alterations required are at the sole cost of the developer.
9. The Developer agrees that all pedestrian accesses shall have lock boxes for emergency services access.

10. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within City owned property. The Detailed Cost Estimate is to be prepared by the Developer's Consulting Engineer and submitted for review and acceptance by the City Engineer.
11. The Developer will be responsible to submit an Irrevocable Letter of Credit totalling 15% of the Detailed Cost Estimate. Submission of the Letter of Credit 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
Rezoning No. Z-11-25



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Manager of Land Development



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