

Attachment “D”

REPORT FROM THE DEVELOPMENT REVIEW GROUP

DATED: July 23, 2026

RE: CONDITIONAL USE FOR 9 BRAECREST DRIVE (C-05-26)

It is recommended that the approval of Conditional Use No. C-05-26, if granted, be subject to the Developer entering into a Development Agreement subject to the following conditions:

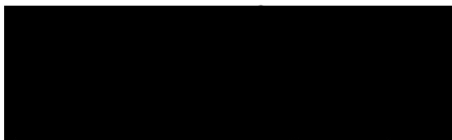
1. The Developer agrees to construct two (2) residential buildings consisting of eight (8) residential dwelling units in total, in general consistency with the proposed site plan and any variation of the plan may require the Developer to obtain approval from Brandon City Council who may request additional public input and amendment to the agreement.
2. The Developer agrees to mitigate increased stormwater runoff from the Lands, limiting runoff to that of pre-development conditions.
3. The Developer agrees to bring the existing driveway approach on Braecrest Drive, into compliance with current City of Brandon Construction Standards and as shown on the site plan.
4. The Developer agrees to provide a financial contribution towards two (2) boulevard trees. Tree pricing to be based on City tree contract pricing at the time of development agreement execution.
5. The Developer agrees to contribute \$1,149.70 for cash in lieu of land dedication of public reserve.
6. The Developer agrees to contribute \$2,400.00 towards future sidewalk construction along the north boundary of Braecrest Drive.
7. The Developer agrees to that all costs that are associated with the installation of three (3) “no-parking” signs required along Braecrest Drive, between 1st Street North and White Swan Street, shall be borne solely by the Developer.
8. The Developer agrees to make a monetary contribution of \$1,620.00 to the Brandon School Division for cash in lieu purposes.
9. The Developer agrees to provide an onsite amenity space, with at minimum two (2) trees and a seating area in the front yard, in lieu of reduced rear yard.

10. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City's right-of-way. 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.

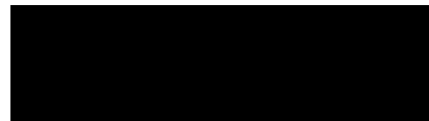
The Engineering Department requests that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

THIS REPORT SUBMITTED BY:

Development Review Group
Conditional Use No. C-05-26



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



Sonikile Tembo, RPP
Principal Planner