Brandon & Area Planning District Development Plan

2013

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Brandon & Area Planning District

BRANDON AND AREA PLANNING DISTRICT DEVELOPMENT PLAN 2013

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STANDARD LIMITATIONS

This report was prepared by MMM Group Limited (MMM) for the account of Brandon and Area Planning District (BAPD). The disclosure of any information contained in this report is the sole responsibility of the BAPD. The material in this report reflects MMM's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. MMM accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.

PART ONE: INTRODUCTION

In this PART you will find background information on the Brandon and Area Planning District, the purpose of the Development Plan, and a description of other documents, by-laws, and references that are used to implement the Development Plan policies. A glossary is also included for reference.

1.0 BAPD BACKGROUND INFORMATION

1.1 BAPD Future Direction

The Brandon and Area Planning District (BAPD) represents Manitoba's second largest city and the two rural municipalities that surround it. As a regional service centre, the strength and vitality of this area is important to the regional and provincial economy. Over the past five years, the BAPD has changed in terms of its population and economy but many of the goals and objectives have remained including an interest in affordable housing, environmentally sensitive development, economic development, and agricultural protection.

The City of Brandon has an interest in a stronger presence near the Trans-Canada highway in order to better reflect the 'real' Brandon. To support this goal, additional development, in particular residential, will be directed to vacant lands in the northern portion of the City generally between the Trans-Canada highway (No. 1) and the Assiniboine River, 1st and 18th Streets which will require an investment in the extension of municipal water and wastewater services.

Also, there is a desire to increase the intensity of development on the commercial corridor along 18th Street, generally between Richmond Avenue and the Assiniboine River. This corridor should support the incorporation of mixed-use developments, higher-density commercial uses and have a stronger reliance on transit service. The future growth for the City of Brandon will be managed by a Growth Strategy.

1.1.1 Special Development Sites

There is a need to accommodate certain areas in the City of Brandon as Special Development Sites. The development and expansion of major institutions and development areas can often have significant effects on neighbouring communities and the City as a whole. These areas will require the development of a concept master plan in cooperation with the City in order to effectively plan and integrate future uses.

1.1.2 The HUB

Downtown Brandon will be supported and enhanced as a neighbourhood of choice for residential, commercial and institutional development. A Secondary Plan for The HUB includes more detailed policies focused on protecting the historical integrity and supporting the re-development and revitalization of the area.

1.1.3 Population Growth

A steadily increasing population will be planned for and supported. The Maple Leaf processing facility stimulated local economic development and has generated immigration from a variety of countries. Population statistics for 2009 indicate that the City of Brandon currently has an immigrant population of 1,149, which is almost double 2007's population. In addition to these immigrants, many of whom originally arrived on temporary work visas, an additional 4,000 family members are expected to join over the upcoming years. The success of Manitoba's Provincial Nominee Program continues to project thousands of immigrants to Manitoba annually, which will affect the growth of the city and surrounding municipalities.

1.1.4 Brandon Airport

Brandon Municipal Airport must be protected from encroaching development (rural and urban) that may impact the future growth of the airport from becoming a regional service provider in the future. Development and services that complement an airport may be situated on lands near the terminal building.

1.1.5 Flood Prone Areas

Rigorous development regulations will be implemented within flood-prone areas. The Development Plan includes a new flood map for Brandon that includes higher flood elevations than past development plans. Intensive development shall be directed away from the flood prone areas depicted in the maps and allow only limited development for the areas protected by dykes.

1.1.6 Future Growth Areas of Brandon

Future fringe area land uses in the vicinity of the City that will be easily converted to urban type lots when urban development expands into this area, are identified. In particular, the area to the northwest side of Brandon in the RM of Cornwallis will support rural residential development in designated areas as long as the development is configured in a way that supports future intensification and urban municipal services. On the other hand, other fringe areas will be preserved in large agricultural parcels and land fragmentation is not encouraged until further study is completed. Representatives of the three municipalities making up the BAPD will be studying how the future region will grow through the establishment of a Growth Management Strategy committee that will complete a Master Growth Plan for the City-region and include a boundary adjustment strategy.

1.1.7 Balancing Development Pressures in Rural Areas

An appropriate amount of non-agricultural development in the rural areas will be balanced with the goal of preserving prime agricultural land and ensuring compatible land uses. Intensive uses will generally be directed away from prime agricultural lands.

1.1.8 Rural Residential Development

The Rural Municipality of Cornwallis has designated rural residential land uses, many of which have been expanded in order to cluster these uses and reduce the effect on agricultural activities.

1.1.9 Accommodating Livestock Operations

Agricultural preservation, non-farm development and livestock operations in the rural areas will be accommodated where appropriate.

1.1.10 Enhancing Rural Settlement Centres

Directing development to the settlement centres is important to strengthening and growing these communities. The Rural Municipality of Elton is planning to expand the wastewater lagoon in Forrest to support additional development. The Rural Municipality of Cornwallis does not have a municipal wastewater treatment system and is actively exploring the incorporation of municipal wastewater services to support the sustainable growth of their communities.

1.2 Purpose of the Brandon and Area Planning District

The Brandon and Area Planning District (BAPD) is a partnership between the City of Brandon, the Rural Municipality of Cornwallis and the Rural Municipality of Elton. The major purpose of the BAPD is to provide for co-ordination and co-operation among the participating municipal corporations, primarily with regard to land use and land development issues. The BAPD will:

a) Continue efforts to diversify and strengthen the local economy, particularly business, industrial and agricultural sectors.

b) Accommodate new development at appropriate locations in the BAPD.

c) Provide appropriate systems of infrastructure, such as roadways, wastewater and water systems, along with emergency and protective services (such as police and fire fighting services).

d) Provide various community facilities, such as recreational facilities and cultural facilities, for the enhanced well-being of area residents.

e) Protect valuable agricultural lands for continued agricultural enterprise.

f) Promote the wise stewardship of the BAPD's natural resources, including valuable aggregate deposits, water resources, vegetation, and important wildlife habitat.

g) Control potential adverse impacts of non-farm development on agricultural activities, and to manage certain types of agricultural activities in the vicinity of non-farm developments to achieve compatibility among various land uses.

h) Direct land use and development to designated areas within the BAPD.

i) Manage land use and development by way of a master boundary agreement or growth strategy where municipal boundaries meet, in order to minimize potential conflict.

j) Promote local issues and concerns to senior levels of government.

k) Support and complement one another to the greatest possible extent. The objectives and policies set out in this Development Plan are based on a theme of co-operation, since land use planning and development affect the entire BAPD.

l) Direct livestock operations to appropriate areas of the BAPD.

1.3 Planning District Board Structure

The BAPD Board (Board), consisting of representatives from the Council of each participating municipal corporation, was established to develop and administer a planning program for the BAPD. The Board and Councils will strive to achieve a balanced approach to economic development, land development, land use and resource management issues for the foreseeable future. The responsibilities and powers of the Board are more fully outlined in *The Planning Act*.

1.4 Geography

The BAPD encompass approximately 1114 square km (430 square miles) and includes farmland, the Assiniboine River valley, the Brandon Hills, and rural settlements, complemented by the City of Brandon's urban setting (Figure 1). As Manitoba's second largest city, Brandon offers a wealth of urban facilities and services, including a diversified mix of shopping facilities ranging from specialty stores to shopping centres, an extensive educational system including a university and community college, a sophisticated health care complex, and a broad variety of recreational complexes and other community facilities.

1.5 Background Research

As part of the Development Plan review process, a background study was produced, which reviewed population and demographic statistics and trends, economic development components, land inventory analysis, and a housing market analysis. The background study includes a summary review of existing documents and reports commissioned by the members of the BAPD and a summary of the results of the extensive public consultation process. The report also includes data and analysis on livestock operations to support the development of a livestock operation policy as required by the Province of Manitoba. An overview of the key highlights of this report is found in the following subsections and a complete report may be obtained from the BAPD.

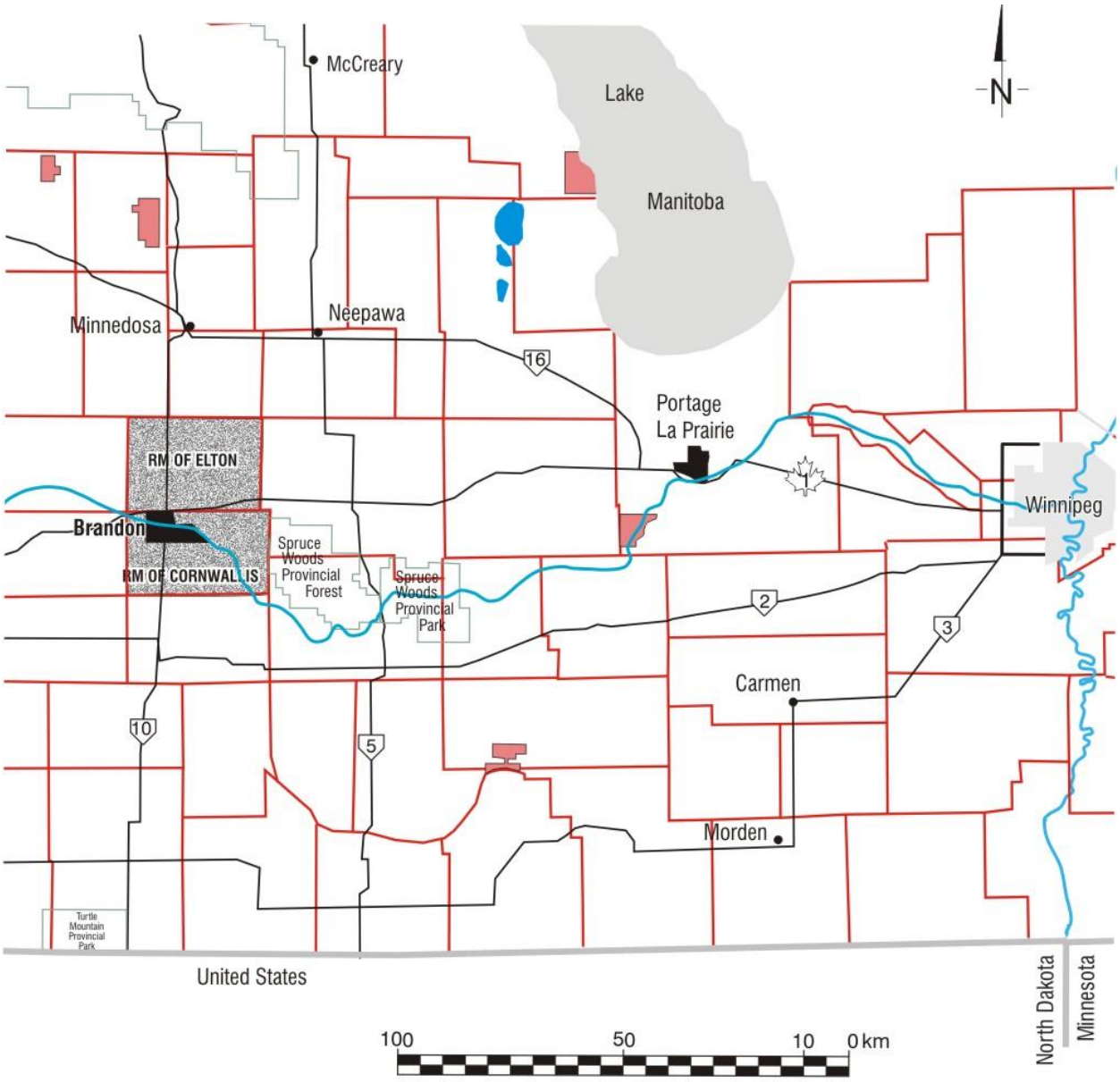


Figure 1: Brandon and Area Planning District Boundaries

1.5.1 Population

The City of Brandon had a Census population of 46,061 in 2011 and has grown at an annual average rate of 2.2% for the past five years. The Rural Municipalities of Cornwallis and Elton had populations of 4,378 and 1,257, respectively. The population in the RM of Cornwallis includes the private military quarters portion of Canadian Forces Base Shilo (CFB Shilo), which is not part of the BAPD.

The population in of Brandon has maintained an upward trend since 1931 and is expected to continue to grow, while population projections are that the two rural municipalities will grow, but at a slower rate. Elton is expected to maintain a relatively stable population based on their current population-age structure and development trends. Population growth in Cornwallis is attributed to people choosing to live in a rural setting near Canadian Forces Base Shilo and the City of Brandon.

1.5.2 Housing Market Analysis

The housing market in Brandon is strong, with a trend toward increasing numbers of single-family dwellings constructed, although there have been annual fluctuations in permit numbers. The City of Brandon has indicated the desire to start developing more residential lands in the north-end of the City, south of the Trans-Canada Highway. Areas for mobile homes will need to be expanded or added because past demand has matched the supply. In terms of the rental market, Brandon has experienced a decreasing vacancy rate since 1991, creating a tight rental market.

In Cornwallis, construction activity followed an upward trend in 2006 and continuing to the end of 2009. Cornwallis is interested in establishing wastewater infrastructure for the communities of Sprucewoods and Chater. Talks between Cornwallis Council and CFB Shilo are occurring to explore the opportunity for the RM of Cornwallis to take over the Shilo lagoon and extend services to Sprucewoods.

The RM of Elton typically sees relatively few single-family homes constructed per year, but development permits have increased in the past few years. The settlement centre of Forrest has seen some recent residential development and there is a need to determine the amount of wastewater capacity at the Forrest lagoon and examine the feasibility of an expansion.

1.6 About This Development Plan

1.6.1 Purpose of the Development Plan

The BAPD Development Plan is a long-range plan that helps direct development and manage change in the District. The Plan sets out objectives and policies that direct development locations and standards in the context of the goals and objectives of the communities. Staff and elected officials use the Plan to assist decision-making. Developers, landowners, citizens, and other stakeholders shall use the plan to play an active role in the development of the community.

1.6.2 General Objectives

The following objectives are established to provide direction to growth and development in the BAPD. These objectives form the basis for land use planning and development decisions and a basis for the actions of the public and private agencies in making location, investment and other development decisions.

a) To protect and enhance prime recreational lands, historic areas and buildings, and areas that requires conservation by virtue of their natural or intrinsic value, such as the Assiniboine River corridor and the Brandon Hills.

b) To protect and to strengthen agriculture and its related activities as a major economic activity and use of land within the BAPD and to preserve the rural character of the Rural Municipalities of Cornwallis and Elton.

c) To ensure that future developments are serviced with appropriate levels of infrastructure, and to minimize public expenditures for construction upgrading, and maintaining infrastructure by means of sound land use planning and development.

d) To provide for transportation systems which move people and goods safely and efficiently within and through the BAPD, and provide suitable measures of protection for these system.

e) To provide for the wise stewardship of resources in the BAPD, including legal protection for valuable aggregate deposits, groundwater and surface water resources, and important wildlife and fishery habitat.

f) To protect people and property from damages that may result from flooding, erosion, and other natural hazards.

g) To promote efficient, attractive and well-planned residential, commercial, industrial, institutional, recreational, cultural, and other developments and to provide for a reasonable supply of appropriately designated land to accommodate these developments.

h) To ensure that all types of proposed land uses and developments in the BAPD occur at appropriate locations and are compatible with other existing and anticipated developments, transportation systems and the general environment in nearby areas.

i) To encourage the construction of new buildings and developments at appropriate locations within the BAPD, and the upgrading and/or replacement of existing buildings where appropriate.

j) To ensure the urban character of Brandon is enhanced by supporting its role as a major regional service centre and by directing appropriate urban land uses to it.

k) To recognize and give due consideration to those factors that may place restrictions on the growth of development of various areas, such as unfavourable topography and soil conditions, or man-made features such as railways and highways.

l) To encourage infill development as a priority, including the re-development of existing serviced lots, and the development of new sites that are immediately adjacent to developed areas.

m) To promote art as a catalyst to foster civic pride and identify in both public improvements and private developments.

1.6.3 Development Plan Preparation

The Development Plan was reviewed and updated based on an extensive Background Report and public consultation process in the BAPD. The feedback received is generally reflected in the objectives and policies guiding development in the City of Brandon and the Rural Municipalities of Cornwallis and Elton. A summary of the consultation activities and feedback is included in the Background Report and is available from the BAPD.

1.6.4 Interpreting the Development Plan

The objectives and policies within Parts Two, Three, and Four, and land use MAP ONE and MAP TWO represent the legal content of this Development Plan. The reference maps do not form part of the legal content of the Development Plan.

The various dimensional requirements (distance and area) contained within this Development Plan are intended to serve as guidelines only. Certain situations may necessitate a degree of flexibility in the application of these standards, provided that it complies with the general intent of the Development Plan.

The terms "such as" or "including" are used in this Development Plan to provide examples to clarify or expand upon the wording. Where examples are provided they are not intended to be the only specific situation which might be considered.

1.6.5 Authority of the Development Plan

A Development Plan provides policies to guide development in the planning district that reflect its physical, social, environmental and economic objectives, in accordance with the provisions of *The Planning Act*. It includes land use maps to direct sustainable land use and development. The Development Plan must be generally consistent with the Provincial Land Use Policies (a regulation under *The Planning Act*), which reflect the provincial interest in land use planning. Once the Development Plan is adopted, it replaces the Provincial Land Use Policies and the Development Plan guides all decision making. Any amendments to the Development Plan, however, are subject to the provisions of the Provincial Planning Regulation and the Provincial Land Use Policies.

1.6.6 Changes to the Development Plan

A review of the Development Plan should be conducted within five years of the adoption date of the By-law. This allows the BAPD Board to respond to changing conditions within the BAPD.

While the Development Plan is intended to direct future development to appropriate locations, and to provide standards and guidelines for development, it is recognized that there may be cases where the Plan does not accommodate a proposed development that the community may wish to consider. In such cases, an amendment to the text of the Plan, or to MAP ONE or MAP TWO, will be required in order to accommodate the proposed development.

Changes to the Development Plan should be thoughtfully considered since it represents a change to the accepted direction and vision of the community. Policies directing locations of land uses for decision-making are found in PART THREE, Section 11.0.

1.6.7 Development Plan Structure

This plan is structured in five PARTS. Each PART is comprised of Sections, which cover specific development topics.

Policies: Each Section outlines a series of objectives and policies. Cross-references to other applicable sections and documents are also provided.

Designation Maps: One of the key aspects of the Development Plan is to provide an overall future land use and development concept maps for the BAPD illustrating future land use and development areas.

MAP ONE illustrates the general land uses for the City of Brandon and MAP TWO illustrates the general land uses for the Rural Municipalities of Cornwallis and Elton. The land use designations illustrated on these Maps have been determined by a number of factors including existing patterns of land use, public consultation, projected land needs, resource areas, natural features and man-made features.

MAP ONE and MAP TWO form part of the legal content of this Development Plan, and may only be revised through the formal amending procedure as provided in *The Planning Act*.

The boundaries of the designated areas shown on MAP ONE and MAP TWO are intended to show the general arrangement of future development and land use in the BAPD. Where a boundary coincides with a physical feature on the map, such as a roadway or waterway, the boundary shall be deemed to be that feature. However, where a boundary does not coincide with a physical feature on the map, it is intended that the Board have some latitude in determining the precise location of the boundary, with more precise boundaries being provided in the municipal zoning by-laws.

Reference Maps: The series of reference maps in PART FOUR of this Development Plan provide supplementary information for the provisions of this Development Plan, and these maps may be updated periodically by a resolution of the Board of the BAPD. All Reference Maps are approximate and are subject to change. Reference Maps are conceptual only and should not be used to make site specific decisions.

1.6.8 Using This Development Plan

The following is a general guide describing how to use this Plan in relation to a particular proposed development or relevant topic:

a) Review Map One and/or Map Two in PART FIVE to determine the designation of the land.

b) Review all of the General Objectives in PART ONE in the context of the proposed item or proposal.

c) Review the Development Policies for Designated Areas in PART TWO, focusing on the current designation of the land (e.g., Residential, Commercial etc.) and/or the proposed designation of the land.

d) Review the Development and Criteria for Growth Management in PART THREE in the context of the proposal.

e) Review all applicable Reference Maps in PART FOUR.

f) Conduct a general assessment based on all of the relevant policies as to whether a project is appropriately conceived and developed.

g) Where policies appear to conflict, the interpretation of the Development Plan is at the discretion of the BAPD Board and/or their designate.

1.7 Implementation Mechanisms

The general statements of objectives and policies provided within this Development Plan are intended to be at the core of all land use and development programs, and establish a policy framework to guide a variety of other municipal programs and decisions.

The adoption of this Development Plan By-law will give its objectives and policies the force of law., The Development Plan is an effective legal foundation to guide secondary plans and more detailed municipal zoning by-laws and other matters, such as conditions of approval for specific development proposals. In order to achieve the objectives and implement the policies of this Development Plan, various measures can be utilized, as outlined below.

1.7.1 Secondary Plans

In accordance with *The Planning Act*, a planning district Board or Council may adopt a secondary plan to deal with any issues or objectives identified in the Development Plan. A secondary plan may, for example, include such things as dealing with road patterns, subdivision design, or building standards and/or other development matters. The secondary plan must be generally consistent with the Development Plan. A number of areas have been identified in the BABD where Secondary Plans should be established.

1.7.2 Zoning By-Laws

Each municipal corporation within the planning district has adopted a zoning by-law, Zoning by-laws shall be reviewed and amended wherever necessary to provide general consistency with the objectives, policies and maps of this Development Plan. Areas which are not expected to be developed within the next five years may be zoned as special development reserve areas to signify the long-term development intentions for these areas, and to prevent the intrusion of uses which may jeopardize long-term development prospects. Zoning by-laws should also provide for the continuance of existing uses which do not conform to this Development Plan, until such time as it is appropriate to rezone in accordance with the long-term land use designations indicated on MAP ONE and MAP TWO.

1.7.3 Planning Commission

A planning commission may be established by a member municipality of the planning district Board pursuant to *The Planning Act*. The City of Brandon has established a Planning Commission.

1.7.4 Regional Strategies

The Boards or Councils of two or more planning districts or municipalities may develop a regional strategy for the area under their jurisdiction, in accordance with *The Planning Act*. The intent of a regional strategy would be to coordinate land use, development issues, or infrastructure opportunities in a region and promote cooperation between planning districts and municipalities.

1.7.5 Other By-Laws

Land development and land use proposals for individual building projects are also subject to the provisions of other municipal by-laws, such as building by-laws, lot grading by-laws, building safety and property standards by-laws, licensing by-laws, and the Manitoba Building Code.

1.7.6 Development Permits

The issuance of development permits represents a review and approval process for individual land use or building development projects, and the objectives and policies within this Development Plan will be administered through this process.

1.7.7 Subdivision Approval

The process of subdividing land for individual or multiple lot development also involves a review and approval process by the Council and Board. Subdivision proposals will be reviewed and approved (with or without conditions) or denied on the basis of the provisions of this Development Plan. There is a shortened subdivision process for minor subdivisions as described in *The Planning Act*.

The BAPD Board have subdivision approving authority and follow the provisions and procedures of the Subdivision Regulation 137/2006 (a regulation of *The Planning Act*) and administrative procedures of the BAPD Board.

1.7.8 Development Agreements

As provided for in *The Municipal Act* and *The Planning Act,* agreements between individual developers and municipal corporations can be provided as a condition of subdivision approval, rezoning land, variation, or conditional use approvals.

a) In the case of subdivision proposals, such agreements may contain provisions with respect to matters such as the installation of infrastructure (including roadways, water supply and waste water systems, and storm drainage systems), area grading and leveling of land, amenities (including sidewalks, boulevards, and parks), the dedication of land for roadways, public reserve, shoreland reserve, school sites and other matters as outlined in *The Planning Act*.

b) In the case of rezoning proposals, such agreements may contain provisions with respect to the use of land, buildings, or structures, special siting and exterior design features of any building or structure, landscaping features and other matters as outlined in *The Planning Act*.

c) In the case of variation or conditional use approvals, provisions such as landscaping, hours of operation, type of business or other such conditions as council considers necessary or desirable to maintain the intent and purpose or the Development Plan or Zoning By-law.

1.7.9 Special Studies

Where the Board or Council considers it appropriate, a developer may be required to submit special studies for review prior to the approval of certain types of development. For example developments proposed for certain areas, such as the floodway fringe area, urban fringe areas or former industrial sites, may be required to submit an engineering study outlining special development or construction requirements necessary to respond to any unusual site conditions. Studies dealing with matters such as environmental impact, pre-treatment facilities required for wastewater, traffic, or other matters deemed appropriate by the Board or Council may also be required. Where additional studies are required, it will be at the developer's expense unless other arrangements are made to the satisfaction of the BAPD. Special studies may be in addition to those included in a secondary plan.

1.7.10 Capital Works Program

Through their capital works programs, the various municipalities in the planning district indicate their strategy for the location of future development. In particular, the City of Brandon, through its various expenditures for roadways, water and wastewater systems and recreational facilities, will influence the location of development. Capital works programs should be consistent with policies of this Development Plan and the future Growth Management Strategy.

1.7.11 Special Purpose Programs

The municipalities of the BAPD should continue to participate in various special purpose programs with regard to various land use and development issues, such as:

a) Housing affordability

b) Downtown revitalization

c) Economic development

d) Environmental stewardship

e) Heritage conservation

f) Industrial development

g) Infrastructure development

h) Landscape improvement

i) Residential rehabilitation

j) Resource conservation

k) Soil conservation

l) Tourism development

m) Arts and culture

Special purpose programs are important to achieve an improved quality of life for area residents, additional prospects for economic activity, and enhancement of the rural and urban landscapes. These programs typically involve participation by interested residents, business persons and representatives of local government on administrative committees or boards. Other levels of government often support these programs by providing funding assistance and expertise. Typically, each of these programs has a fairly narrow focus and limited time frame, but usually yields significant improvements.

1.7.12 Tax Sharing Agreements

Tax and revenue sharing agreements may be entered into between or among BAPD member municipalities in order to provide services and infrastructure to areas outside the City of Brandon where the applicable municipalities deem it necessary or advantageous. Such agreements will be negotiated between the municipalities.

1.7.13 Design Standards and Guidelines

The development and administration of design standards and guidelines should be pursued, particularly for the City of Brandon. These guidelines include areas such as building and site design and appearance, lighting, signage, building orientation, and pedestrian amenity, among other things.

1.7.14 Landscape Design Standards

Landscape design standards that apply to all development within the City of Brandon are required in order to promote a high standard of development, to enhance the appearance of buildings and sites, and to encourage the ‘greening’ of the City.

The rural municipalities should consider landscape design standards for settlement centre commercial, industrial, and highway commercial development to ensure the uses that locate on high visibility routes do so in an attractive manner. The rural municipality may look to the design standards adopted by the City of Brandon when reviewing proposals.

1.7.15 Traffic Impact Study Guidelines

The City of Brandon has adopted generic Guidelines to outline the various components of a Traffic Impact Study. A Traffic Impact Study evaluates the effects of a proposed development on an existing or future roadway system. A Traffic Impact Study would provide recommendations on operational improvements to the roadways in order to satisfactorily accommodate additional traffic at a reasonable level of service. A traffic impact analysis is an essential part of the development review process and consists of the following:

a) Identifies the additional traffic from a particular development on the existing roadway system traffic loads.

b) Provides a basis for estimating roadway improvements attributed to a proposed development to maintain a satisfactory level of service.

c) Ensures that the proposed plan and the associated traffic are compatible with the existing and future transportation policy of the City of Brandon.

The rural municipalities should consider requesting traffic impact studies for various commercial development and livestock operations. The City of Brandon guidelines may be used to help assess the impact development may have on traffic flow and the effect vehicles may have on the municipal roads. In some instances, roads may need to be developed or improved in order to accommodate heavier traffic associated with a new use.

1.8 Glossary of Terms

The following glossary is intended to provide an understanding of terms used in this Development Plan for the general benefit of those persons who use this document. Wherever these words appear in this document, the following definitions may be used, unless the context clearly indicates that another interpretation should be used.

Active Transportation is defined as using human power to move from place to place including walking, cycling, and skating, among others.

Aggregate Resources is defined as a naturally occurring geological formation which contains a relative abundance of sand or gravel, and which has properties that make it suitable as an ingredient for concrete or for the construction or maintenance of roads.

Agricultural Operation is defined as an agricultural, horticultural or silvicultural operation that is conducted in order to produce agricultural products on a commercial basis, and includes a) the production of crops, including grains, oil seeds, hay and forages, and horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, and greenhouse crops; b) the use of land for livestock operations and grazing; c) the production of eggs, milk and honey; d) the raising of game animals, fur-bearing animals, game birds, bees and fish; e) the processing necessary to prepare an agricultural product for distribution from the farm gate; f) the operation of agricultural machinery and equipment, including the tillage of land and the application of fertilizers, manure, soil amendments and pesticides, whether by ground or aerial application; g) the storage, use or disposal of organic wastes for agricultural purposes.

Animal Unit is defined as the number of animals of a particular category of livestock that will excrete 73 kg of total nitrogen in a 12-month period.

Berm is defined as a man-made embankment or ridge of land, which is utilized to reduce the movement of noise from one area to another or to conceal something which may be unattractive, such as exterior loading, parking or service areas.

Buffer is defined as an area of land that is intended to provide a means of separating two types of development that are generally incompatible. Typically buffers consist of tree planted areas which provide a visual barrier between two types of development, and which also serve as a measure of controlling the movement of other nuisances, such as dust.

Canada Land Inventory is defined as a series of maps prepared by the governments of Canada and Manitoba showing an evaluation of the capability of the land to support agriculture, forestry, wildlife and recreation.

Cluster Pattern is defined as a number of similar lots that are grouped closely together in order to provide for more economical services and to minimize the impact of the development on other resources.

Community Land Trust A community land trust is a private non-profit corporation created to acquire and hold land for the benefit of a community and provide secure affordable access to land and housing for community residents.

Conditional Use is defined as a use of land which, because of its unique characteristics and/or the potential impact it may have on nearby premises, will be subject to a special review and approval process by Council, including the notification of nearby landowners, and may include special conditions of approval to alleviate any anticipated adverse effects of the proposed development. Details regarding the Conditional Use process are outlined in *The Planning Act*.

Corridor is defined as a route across land, which is used for the passage of vehicles, pipelines or wires.

Dedication of Land is defined as the transfer of ownership of an area of land to a public body, such as a municipality or school division, without financial payment, for purposes related to a development proposal, such as parks, playgrounds, school site or roadways.

Development is defined as the carrying out of the construction, erection or placing of any building or excavation or other operation on, over or under land or the making of any change in the use or intensity of use of any land or buildings or premises.

Encroachment is defined as a situation where a type of development occurs that is uncharacteristic for a particular area, such as an industrial development occurring within a residential area.

Groundwater is defined as all water below the surface of the ground.

Heritage Resources is defined as a heritage site, heritage object, and any work or assembly of works of nature or of human endeavour that is of value for its archaeological, palaeontological, prehistoric, historic, cultural, natural, scientific or aesthetic features and may be in the form of sites or objects or a combination thereof.

Infilling is defined as redeveloping a particular area by redeveloping existing lots or developing vacant lots or spaces between buildings in an area that is already serviced. It may also be used to describe the development of undeveloped parcels of land within the existing City boundaries that are adjacent to built-up areas.

Infrastructure is defined as the physical assets associated with development that require on-going maintenance, repair and eventual replacement, and in these policies refers mainly to water and wastewater infrastructure, transportation infrastructure, solid waste facilities, and storm drainage systems.

Lifecycle Costing is defined as a process to determine the sum of all the costs associated with an infrastructure asset or part thereof, including acquisition, installation, operation, maintenance, refurbishment and eventual disposal.

Livestock is defined as animals or poultry not kept exclusively as pets, excluding bees.

Livestock Operation is defined as a permanent or semi-permanent facility or non-grazing area where at least 10 animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities, but does not include an auction mart.

Prime Agricultural Land is defined as land composed of mineral soil determined by the Provincial Authority having jurisdiction, to be of dryland Agricultural Capability Class 1, 2 or 3 and includes a land unit of one quarter section or more or a river lot, 60 percent or more of which is comprised of land or dryland Agricultural Capability Class 1, 2 or 3. In certain circumstances, land composed of organic soil determined by the Provincial Authority having

jurisdiction to be of dryland Agricultural Capability Class 01, 02 or 03 or land determined by the Provincial Authority to be of Irrigation Suitability Class 1A, 1B, 2A or 2B may also be considered Prime Agricultural Land.

Public Reserve is defined as an area of land which is dedicated to a municipality for the purposes of a public park, recreation area, natural area, public works, or a buffer separating incompatible uses.

Recreational Use is defined as development of a recreational nature including marinas, campgrounds, resorts, canoe routes, trails and associated seasonal and public facilities.

Rehabilitation is defined as the restoration of a building to a condition which previously existed (such is the replacement of deteriorated building components) or the restoration of an area of land to a condition which allows it to be used for another purpose (such as earthwork which would allow a former gravel pit to be utilized for an industrial area).

Resource-Related Use means agriculture, quarrying, oil extraction, forestry, fishing, trapping, hunting, outdoor recreation, hydro and wind energy production

Rural Residential is defined as non-farm, single-family residential development on larger lots in rural areas excluding cottages.

Secondary Plan is defined as a conceptual plan for a particular area or sector of a municipality to accommodate future development or address an issue in the community, in accordance with the provisions of *The Planning Act*.

Secondary Suite a secondary suite provides for an accessory dwelling unit within a primary residence.

Setback is defined as the distance at which a building is separated from a property boundary.

Separation Distance is defined as the distance between two separate designated land uses, defined areas or buildings and not necessarily referring to the property lines.

Specialized Agriculture Operation is defined as an agricultural operation on which high value, lower volume, intensively managed agricultural produce is grown and may include greenhouse production, honey production and processing, horticultural production including vegetables, fruit or mushrooms, and production of trees or shrubs. Generally these types of specialized operations sell products directly to the consumer by means of roadside stands or farm stores, u-pick operations, farmers markets, and direct sales to restaurants or retail outlets.

Subsidence is defined as the vertical settlement, lowering or falling of the earth's surface.

Surface Water is defined as all waterways and water bodies on the surface of the land that may be defined by their hydrological characteristics, soil moisture, soil type, vegetation, or topographical characteristics.

Topography is defined as the characteristics of the ground surface of any area, including landforms, slope conditions and drainage patterns.

Viable Lower Class Lands is defined as land, other than prime agricultural land, that is used for agricultural operations or that has been used for agricultural operations in the past and continues to have the potential to be used for that purpose.

Water and Wastewater Infrastructure is defined as all drinking water systems and wastewater management systems, regardless of whether they are onsite or piped systems, or whether they are privately, communally or municipally operated.

Xeriscaping is defined as landscaping with slow-growing, drought tolerant plants to conserve water and reduce yard trimmings. Plantings should be compatible with locally available resources, including water, soil types, and sunlight

PART TWO: DEVELOPMENT POLICIES FOR DESIGNATED AREAS

In PART THREE the Sections refer to specific land use designations that are identified on MAP ONE and MAP TWO in PART FIVE.

Each Section contains objectives and policies relating to the topic. Cross-references to other sections within this Development Plan, and to other documents are provided.

The applicable Section should be reviewed based on the existing and/or proposed land use designation.

2.0 RESIDENTIAL POLICIES

Within the BAPD there are a wide variety of housing types to meet the needs of local residents. This includes low density, single-family housing, apartments, condominiums, farm dwellings, and rural residential acreages. The Development Plan directs residential development to the appropriate locations within the BAPD in order to ensure they are located in close proximity to services, infrastructure, transportation routes, and that they are separated from potentially incompatible uses, such as industry and agriculture.

2.1 Objectives

The residential objectives are as follows:

a) To ensure that all residential development is healthy, safe, of acceptable quality, and is planned in an orderly, cost effective manner.

b) To encourage the provision of an adequate supply of affordable housing.

c) To ensure that the supply of residential development sites is reasonably related to the demand in all residential areas.

d) To provide for compatible low-impact commercial activities under unique circumstances in order to enhance the viability of existing residential structures of architectural or heritage significance.

e) To promote the efficient utilization of land by achieving increased residential densities.

2.2 Urban Residential Policies

The following policies are established for residential development in the City of Brandon.

2.2.1 Location

Residential development within the City of Brandon will be required to locate in RESIDENTIAL areas as shown on MAP ONE, with the following exceptions:

a) Apartments and suites within appropriately zoned commercial areas.

b) Residential buildings located within The HUB policy area.

c) Residential suites and dormitories associated with institutional buildings.

d) Suites or mobile homes for the occupancy of a caretaker or watchperson associated with any commercial or industrial development.

Other References: Section 3.2.1.

2.2.2 Housing Mix

Intent: To provide a mix of housing options in each neighbourhood.

Policy: Within each serviced urban residential area, provisions should be made for a variety of housing types in an environmentally pleasant residential setting, including single-detached dwellings, duplexes, triplexes, four-plexes and multiple-family dwellings such as apartment buildings. These provisions should be incorporated within a secondary plan.

2.2.3 Housing Affordability

Intent: To provide for housing affordability for various income levels in a variety of geographical areas of the City of Brandon.

Policy: Encourage alternative housing types, styles, sizes and tenures that facilitate affordability in each neighbourhood. For example, providing for secondary suites, apartment buildings, row housing, duplexes, triplexes, and single-family housing developed in each residential area, in appropriate locations. Innovative solutions for the provision of transitional housing should be promoted to address the at-risk and homeless population in Brandon.

2.2.4 Density

Intent: To provide for various ranges of housing density (including single-detached houses, duplexes, apartments etc.), in order to promote a diverse 'urban fabric'.

Policy: Establish a range of housing densities that will be promoted in various locations outlined in the City of Brandon Zoning By-law. These zones include areas of low density housing (intended to accommodate the development of single-detached housing on serviced lots), moderate density housing (intended to accommodate a mix of single-detached housing with duplexes, triplexes and four-plexes), and high density housing (intended to accommodate multi-family units such as apartment or condo complexes or high rises).

2.2.5 Higher Density Housing

Intent: Higher density or high-rise apartments will be encouraged to locate in The HUB area and in close proximity to The HUB in the RESIDENTIAL areas, to generate additional activity and economic enterprise in The HUB. High density housing is also encouraged to locate in close proximity to major institutions, such as Brandon University, Assiniboine Community College, and Brandon Regional Health Centre.

Policy: Due to the concentrated density of development and significant servicing requirements of high and moderate density housing, areas being considered (for high density and moderate density development), will be evaluated using the following criteria:

a) Sufficient capacity within the water supply and wastewater collection systems to accommodate the development.

b) Reasonable vicinity to transit routes, arterial or major collector streets.

c) Proximity to schools, shopping centres or open space areas.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines, City of Brandon Traffic Impact Study Guidelines.

2.2.6 Mobile and Modular Home Developments

Intent: Mobile and modular homes are recognized as a unique type of residential development which requires special attention with regards to the configuration and landscaping of the lot, provisions for truck access, waste disposal systems, and special service connections.

Policy: Individual mobile or modular homes will be required to locate within mobile/modular home parks or mobile/modular home subdivisions in accordance with the zoning by-law, with the exception of a mobile home required for a caretaker of an industrial or agricultural operation.

Mobile/modular home parks and mobile/modular home subdivisions will be required to locate in specially zoned residential clusters in appropriate areas of the designated RESIDENTIAL area, and should be separated from other developments by appropriate buffers.

In the case of self-contained mobile/modular home parks, appropriate standards will also be provided regarding the size, construction and paving requirements for internal roadways and parking areas, the provision of water, wastewater and storm drainage systems, the provision of buffers and recreational open space, school site dedication, and other facilities and amenities that Council may deem appropriate.

2.2.7 Supportive Housing

Intent: To provide for the integration of specialized supportive housing for nursing homes, senior citizens' homes, group homes and residential care facilities.

Policy: Supportive housing will locate within RESIDENTIAL and INSTITUTIONAL areas, particularly where the proposed accommodations are small scale. Larger scale facilities will also be permitted to locate in RESIDENTIAL and INSTITUTIONAL areas provided they are situated in a way that is not intrusive to adjacent residential development. Due to factors such as the size and capacity of the structure, large-scale facilities should be located in accordance with the provision for public transit accessibility, close distance to public facilities and other services.

2.2.8 Commercial Conversions

Intent: To provide for certain types of commercial or quasi-commercial uses within existing residential structures (including architectural or heritage significant buildings), in order to support the rehabilitation of the building and to provide an element of additional economic activity.

Policy: Commercial conversions within residential buildings may occur and are subject to the following criteria, to ensure:

a) That the proposed uses will have a low impact on the nearby residential area.

b) A residential component remains a part of the development.

c) The character of the development will be compatible with adjacent developments with regard to building setback, exterior building design and finishes, landscaping, parking and signage.

d) Will be a conditional use.

Other References: Section 3.2.1(b).

2.2.9 Home-Based Businesses

Intent: To provide area residents with an opportunity to diversify family income and create flexible employment opportunities which is secondary to the use of the site as a residential area.

Policy: Home-based businesses will generally be accommodated subject to the appropriate approvals, provided that they are of a type that is compatible with nearby properties and the residential character of the property is preserved. If these uses get to a size that they are intrusive, they should relocate to more appropriate areas.

Other References: Section 3.2.1(a).

2.2.10 Non-Residential Uses

Intent: To provide for certain types of non-residential uses, such as convenience stores, places of worship, and day care facilities, which provide important services to residential development to help ensure that they are well-integrated and compatible with residential developments.

Policy: Non-residential uses may be allowed at appropriate locations within the designated RESIDENTIAL area, provided that the scale and intensity of the development is compatible with adjacent residential development and the locations are appropriately zoned, in accordance with the City of Brandon Zoning By-law and are consistent with the following criteria:

a) That the proposed uses will have a low impact on the nearby residential area.

b) The character of the development will be compatible with adjacent developments with regard to building setback, exterior building design and finishes, landscaping, parking and signage.

c) Will be a conditional use.

2.2.11 Parks

Intent: To provide for neighbourhood and community level parks and facilities within designated RESIDENTIAL areas.

Policy: Community centres and neighbourhood and community greenspaces as defined in the Greenspace Master Plan shall be permitted within the designated RESIDENTIAL areas.

Other References: Greenspace Master Plan, Section 6.2.1(b).

2.2.12 Schools

Intent: To provide areas for local schools within residential neighbourhoods.

Policy: Schools serving kindergarten to grade 12 students shall be permitted within the designated RESIDENTIAL areas.

2.2.13 School Site Provisions

Intent: To help ensure that schools are developed in appropriate locations in relation to transportation routes, local greenspaces, and existing and future housing developments.

Policy: Discussions with the School Board shall occur when considering new areas for residential development. The following guidelines should be taken into consideration regarding the development of new school sites:

a) Sites for the development of new schools will be identified on secondary plans for residential areas, and will be located adjacent to collector streets, in order to provide for school bus access and transit service. If possible, the site should be adjacent to a park or public reserve area, in order to provide for the shared use of facilities and space.

b) Within developing areas, land for future school sites will be dedicated to the appropriate School Division in accordance with the provisions of *The Planning Act*. Where the actual dedication of land is not deemed to be appropriate, the developer may be required to dedicate a financial contribution to the School Division, in accordance with the provisions of *The Planning Act*.

c) The use of existing schools will be encouraged in order to maximize the efficient use of existing infrastructure and to support existing neighbourhoods. This is compatible with the objective of prioritizing infill development.

2.3 Rural Settlement Centre Residential Policies

The following policies are established for future residential development in the designated RURAL SETTLEMENT CENTRES located in the Rural Municipalities of Cornwallis and Elton. The character of the existing settlement centres is described as follows:

Chater: primarily residential and future aggregate extraction is not appropriate in the settlement centre designation.

Douglas: primarily residential.

Forrest: primarily residential with significant school presence and serviced with wastewater and water infrastructure.

Justice: primarily residential.

Sprucewoods: A larger community in close proximity to CFB Shilo with opportunities for commercial and industrial development.

2.3.1 Location

New residences, including single detached dwellings, duplexes, and multi-family units should be located within RURAL SETTLEMENT CENTRES as indicated on MAP TWO.

The provision of parks and recreational facilities are also encouraged in these areas. Other land uses, such as commercial and industrial development, may also be allowed, subject to the policies of Section 3.0 and Section 4.0 and in accordance with applicable Zoning By-laws.

Other References: Section 3.3 and 4.3.

2.3.2 Density

Intent: To provide for an appropriate density in the RURAL SETTLEMENT CENTRES that is compatible with local conditions and municipal servicing provisions to reduce the risk of groundwater pollution.

Policy: RURAL SETTLEMENT CENTRES that have developed municipal wastewater systems shall develop residential uses at higher densities than unserviced centres. The density for residential development in serviced RURAL SETTLEMENT CENTRES should be on lots large enough to reflect the general character of the area, but small enough to assist in the efficient and affordable development of the community. A maximum lot size in this instance is one half acre.

RURAL SETTLEMENT CENTRES that do not have developed municipal wastewater systems shall build on a minimum two acre lot size and in accordance with the provincial onsite wastewater management regulation. The location of the dwelling, the onsite wastewater system and all accessory buildings shall be situated to one side of the parcel to accommodate future subdivision of the site at such a time municipal wastewater servicing is incorporated into the community.

In areas with sensitive soil and groundwater conditions or a high water table (such as in the Chater area), and a subdivision is proposed with individual on-site wastewater services, the BAPD Board or Council shall require a special investigation of the soil and groundwater conditions by a qualified professional, prior to the approval of any residential subdivision proposal. The Board shall consult with the appropriate provincial department prior to approving development on these lands to help determine whether the study conducted is sufficient or that further studies are warranted.

2.3.3 Mobile and Modular Homes

Intent: To appropriately locate mobile/modular homes, mobile/modular home parks, and mobile/modular home subdivisions within the designated rural settlement centres.

Policy: Mobile/modular home parks and mobile/modular home subdivisions will be required to locate in specially zoned residential clusters in appropriate areas of the designated RURAL SETTLEMENT CENTRES. Mobile/modular homes shall be located in accordance with the applicable Zoning By-law.

2.3.4 Home Based Businesses in Rural Settlement Centres

Intent: To provide area residents with an opportunity to diversify family income and create flexible employment opportunities that is secondary to the residential use.

Policy: Home-based businesses will generally be accommodated subject to the appropriate approvals and in accordance with the Zoning By-law, provided that they are of a type that is compatible with nearby properties and the residential character of the property is preserved. If these uses get to a size that they are intrusive, they should relocate to more appropriate areas.

2.4 Rural Residential Policies

2.4.1 Location

Intent: In order to minimize scattered residential development and interference with resource-based economic activities, such as agriculture and aggregate extraction, and in order to minimize municipal servicing requirements, residential development in rural areas shall be clustered in designated areas on large lots and avoid lands needed for resource related uses.

Policy: Rural residential development should occur in a cluster pattern within areas designated RURAL RESIDENTIAL as shown on MAP TWO. New residential development, including conventional houses and mobile homes, will be located in these designated areas. Mobile homes may be located in accordance with the applicable Zoning By-law.

2.4.2 Density

Intent: To accommodate the differing needs of various homeowners and to provide for a variety of rural residential lot sizes.

Policy: Different types of rural residential development will be allowed within the designated RURAL RESIDENTIAL areas on MAP TWO, primarily based on lot sizes, density, and the keeping of accessory livestock. The minimum size for rural residential lots in designated RURAL RESIDENTIAL areas is two acres. The majority of rural residential lots created shall be two acres in size in order to maximize the efficient use of rural residential land. The Zoning By-laws will indicate the minimum and maximum lot size for each rural residential designated area.

2.4.3 Keeping of Livestock

Intent: To provide for the keeping of accessory livestock (less than 10 animal units) on rural residential parcels.

Policy: The keeping of livestock will be permitted in RURAL RESIDENTIAL areas where the minimum lot sizes for the designated area are two acres in size or larger, subject to limitations established in the municipal zoning by-law. Livestock operations (of 10 animal units or more) are not allowed in RURAL RESIDENTIAL designated areas.

Other References: Livestock operation policy Section 8.2.5, 8.2.6, and 8.2.7.

2.4.4 Creating New Non-Farm Dwelling Parcels

Intent: To protect agricultural land from fragmentation and limit the number of non-farm dwelling parcels in agricultural areas.

Policy: A non-farm dwelling parcel may be created from an 80 acre parcel in designated AGRICULTURAL areas, as a conditional use, according to only one of the following criteria:

a) An existing farm dwelling has been in existence for approximately seven years or more.

b) There is evidence of any two of the following features:

   i) A well for domestic purposes.

   ii) An indication that a farm dwelling previously existed on the site.

   iii) An existing farmyard shelter belt.

c) A single lot subdivision for residential purposes is required for an individual who significantly participates in the agricultural operation.

Whether or not a non-farm parcel has been created under criteria a), b), or c) above, one additional non-farm dwelling parcel may be created from an 80 acre parcel in the designated AGRICULTURAL areas, as a conditional use, under any one of the following scenarios:

d) On a remnant area of land that has been physically isolated by such things as a transportation route or water course included but not limited to a constructed drainage system, and which makes farming physically impractical.

e) On an abandoned gravel pit, utility site, or an area of land that is not classified as prime agricultural land or viable lower class land in agricultural use.

f) Where there are two dwellings on an existing agricultural parcel, a new non-farm parcel may be created for one of the dwellings provided that both dwellings have existed for approximately seven years or more.

Other References: Section 2.4.5.

2.4.5 Non-Farm Dwelling Parcel Characteristics

Intent: To manage the development of non-farm residential uses in AGRICULTURAL areas.

Policy: All of the following criteria shall apply to all non-farm dwelling sites:

a) The site will not be less than two acres but generally be not more than 10 acres; however, the exact size of the site will take into consideration any existing shelterbelts, fence lines, or other similar physical or natural features, and may exceed 10 acres but shall not be wasteful of agricultural land.

b) Existing and future expansion of agricultural and livestock operations in the surrounding area would not be adversely affected by the presence of a non-farm dwelling and vice versa.

c) The site should have direct access to an all-weather municipal road or provincial highway.

d) The site can be serviced by onsite water and wastewater services in an environmentally sound manner that protects the ground water and does not pose any potential health problems.

e) All services can be provided with reasonable efficiency and without undue cost to the municipality.

f) The new parcel, if possible, should be directed away from prime agricultural land or viable lower class land in agricultural use.

2.4.6 Existing Large Acreage Rural Residential Developments

Intent: To provide for existing large acreage rural residential development recognizing existing situations, while discouraging further large acreage development.

Policy: As the establishment of 40 acre rural residential parcels is generally recognized as being wasteful of land, no further designated RURAL RESIDENTIAL areas of this nature will be established, as follows:

a) Section 2-9-19 WPM (Lake Clementi area) will remain as 40 acre rural residential lots, generally in recognition of the natural features of these areas and existing conditions.

b) Other large lot RURAL RESIDENTIAL areas will be allowed to be subdivided into smaller parcels, in accordance with the respective zoning by-laws, in order to maximize the use of land.

2.4.7 Rural Residential Transitional Area

Intent: To accommodate additional rural residential development to the west of the City of Brandon to occur in a manner that will support future intensification and urban municipal services. The rural residential transitional area is generally identified in reference Map 10.

Policy: MAP TWO “Rural Land Use” identifies a RURAL RESIDENTIAL designation west of Brandon, north of the Assiniboine River and south of PTH #1 where higher rural residential development standards will be imposed. In order to facilitate additional rural residential development in this area in a planned manner, a Secondary Plan should be adopted before additional subdivision or development is approved. The secondary plan in this Rural Residential area may not have to be as comprehensive, as determined by the Planning Area District Board, as it would be in an urban area.

The Secondary Plan for this area should consider the following components:

a) Approximate location and size of proposed rural residential lots.

b) Encourage the infilling of existing rural residential lots into parcels no smaller than 2 acres.

c) Areas reserved or developed for parks, recreational, linear trails and other future land uses.

d) General location of future municipal servicing infrastructure requirements.

e) An outline of future intensification strategy of the area.

f) Transportation concept plan showing future circulation and connections. Connections directly to PTH #1 will not be allowed.

g) Drainage concept plan.

h) Propose standards for development to ensure developers pay for costs up front (or provide cash in lieu).

i) Suggest options for logical future development expansion areas.

j) New infrastructure and utility corridors.

k) Other matters that the BAPD Board or Council requests.

Other References: Growth management policies (Section 10) and Future Growth Strategy Reference Map 10.

2.4.8 Home Based Businesses in Rural Residential Areas

Intent: To provide area residents with an opportunity to diversify family income and create flexible employment opportunities which is secondary to the use of the site as a residential area.

Policy: Home-based businesses will generally be accommodated subject to the appropriate approvals and in accordance with the Zoning By-law, provided that they are of a type that is compatible with nearby properties and the residential character of the property is preserved. If these uses get to a size that they are intrusive, they should relocate to more appropriate areas.

2.4.9 Recreational Uses

Intent: To provide for recreational opportunities in designated RURAL RESIDENTIAL areas and on lower class agricultural land in designated AGRICULTURAL areas, that are of a recreational nature and are of a character that is suitable for a rural area rather than an urban area.

Policy: Recreational uses may be considered as a conditional use subject to the following:

a) The minimum parcel size should be approximately 40 acres.

b) Developments should have a low impact on, and be compatible with, the surrounding residential and agricultural uses.

c) Developments should not significantly alter the natural landscape.

d) Access to an existing all weather municipal road is required.

e) A preliminary traffic generation impact study or statement, prepared by a qualified engineer, will be completed to the satisfaction of the authority having jurisdiction over the affected access road(s) and/or highway(s). In cases where the preliminary traffic study or statement suggests the proposed development will generate more than 200 (two-way) vehicle trips per day, a detailed traffic study prepared by a qualified engineer will be required and will be completed to the satisfaction of the authority having jurisdiction over the affected access road(s) and/or highway(s).

f) The cost of any access and/or intersection improvements and/or traffic controls identified in the traffic study as a result of the proposed development shall be the responsibility of the developer and will be implemented to the satisfaction of the affected municipality and the authority having jurisdiction over the affected access road(s) and/or highway(s).

g) Proposed development in the AGRICULTURE designations should be directed away from prime agricultural land.

3.0 COMMERCIAL POLICIES

In order to meet the retail needs of the residents in the BAPD, and to provide for employment, there should be a diverse range of commercial and business opportunities in the City of Brandon and the Rural Municipalities of Cornwallis and Elton. This includes a wide range in the scale of commercial development, from home-based businesses and neighbourhood commercial, to regional shopping development that serve the market from southwestern Manitoba. Opportunities for commercial development serving the resource related activities and development that is incompatible with an urban area are also provided for outside the City of Brandon.

3.1 Objectives

The commercial objectives are as follows:

a) To enhance and promote opportunities for a diversity of commercial development at appropriate locations within the BAPD, thereby providing the business community with a high degree of flexibility to respond to changes in the marketplace.

b) To strengthen Brandon's function as a regional centre of commerce, and to maximize employment opportunities.

3.2 Urban Commercial Policies

The following policies are established for commercial development in the City of Brandon.

3.2.1 Location and Exceptions

All new commercial development will be directed to appropriately designated COMMERCIAL areas of the City of Brandon, as shown on MAP ONE, with the following exceptions:

a) Home based businesses, which may develop as accessory uses to residential uses.

b) Small-scale low-impact commercial uses in existing buildings of architectural or heritage significance which may be allowed in residential areas.

c) Neighbourhood commercial developments which may occur on a zoned neighbourhood commercial site within a designated RESIDENTIAL area.

d) Compatible commercial developments that may occur within a designated INDUSTRIAL, INSTITUTIONAL or PARKS, RECREATION AND OPEN SPACE area.

Other References: Section 2.2.1.

3.2.2 Regional Retail

Intent: To provide for appropriately designed and planned large scale retail developments at appropriate locations in the City of Brandon.

Policy: Buildings or building groups exceeding 7,432 sq. m (80,000 square feet) of gross floor space shall be located in areas identified as Regional Retail as shown on MAP ONE.

Buildings or building groups that exceed 4,645 sq. m (50,000 square feet) of gross floor space, will be required to provide a proposed site plan, and shall undertake a special planning study of the proposed development by a qualified person, using the criteria outlined in Section 16.2.3.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines, City of Brandon Traffic Impact Assessment Guidelines.

3.2.3 General Commercial Nodes

Intent: To provide for commercial nodes that includes a variety of retail services and specialty stores.

Policy: General commercial nodes may be located at appropriate locations in Brandon, such as in the vicinity of major institutions. These should be low to medium density commercial developments, to accommodate the needs of the businesses.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines, and City of Brandon Traffic Impact Assessment Guidelines.

3.2.4 Urban Arterial Commercial

Intent: To provide for urban arterial commercial development on major transportation routes within the City of Brandon.

Policy: Commercial areas adjacent to urban arterials should include traditional highway commercial developments that cater to the travelling public (such as motels, restaurants and service stations) and those types of commercial development which require large properties for the display and/or storage of merchandise (such as automobiles). Other general retailing functions and services will also be accommodated, and wherever possible, these types of development should occur in a cluster fashion.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines and City of Brandon Traffic Impact Assessment Guidelines.

3.2.5 Highway Commercial along the Trans Canada

Intent: To provide for highway commercial development that caters to the travelling public and the transportation industry.

Policy: Commercial development immediately adjacent to the Trans Canada Highway within the City of Brandon limits will be limited to businesses directed at serving the traveling public.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines and Manitoba Infrastructure and Transportation.

3.2.6 Development at the Brandon Airport

Intent: To provide for airport-related commercial development to locate in the vicinity of the Brandon Airport.

Policy: Commercial development that supports the general operation of an airport will be allowed to locate on designated INDUSTRIAL lands at the Brandon Airport. The commercial uses should complement airport uses and be compatible with existing industrial development. Generally, airport related commercial uses will be directed to areas near the existing terminal and runway facilities. All development must meet Transport Canada regulations.

The Brandon Airport is designated a Special Development Site and development shall be guided through the establishment of a Concept Master Plan. The Brandon Zoning By-law may establish a "business park zone" to help facilitate commercial and industrial businesses to locate in the desired areas and in a compatible manner.

Other References: Section 4.1.4.

3.2.7 Neighbourhood Commercial Developments

Intent: To provide for neighbourhood commercial developments as a legitimate ancillary use in residential neighbourhoods.

Policy: Neighbourhood commercial developments may be allowed within the designated RESIDENTIAL area subject to the following considerations:

a) The neighbourhood commercial developments will be small-scale operations which primarily serve the local neighbourhood with functions such as convenience stores and personal services, as opposed to city-wide or regional markets.

b) The site will be located adjacent to an arterial or collector street, and appropriate provisions will be made for vehicular access and an adequate supply of off-street parking spaces.

c) The site must be zoned for neighbourhood commercial development, in accordance with the City of Brandon Zoning By-law.

d) The design of the building should be in character with the appearance of the surrounding residential neighbourhood.

e) The design of the site should consider impact on surrounding residences through the provision of sufficient buffering and building/parking placement.

f) Special consideration will be given to on site waste storage, exterior illumination and signage, in order to minimize potential nuisance to nearby residents.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines, City of Brandon Traffic Impact Assessment Guidelines, and Sections 2.2.9 and 2.2.10.

3.2.8 Residential Uses

Intent: To encourage mixed use development and provide for compatible residential uses in commercial areas.

Policy: Residential uses may be allowed within COMMERCIAL areas, provided that there is a substantial commercial development on the site and provided that suitable measures are taken to reasonably protect the residents from any potential hazards in the building or adjacent buildings. In the case of neighbourhood commercial establishments, the density of residential uses will be determined on the basis of adjacent residential zoning.

Other References: Section 2.2.7 and 2.2.8.

3.3 Rural Settlement Centre Commercial Policies

The following policies are established for commercial development in the rural settlement centres in the Rural Municipality of Cornwallis and the Rural Municipality of Elton.

3.3.1 General Commercial

Intent: To provide for commercial development that provides employment, goods and services to area residents.

Policy: Commercial development may be allowed within the designated RURAL SETTLEMENT CENTRES, provided that the commercial use and density of development are reasonably compatible with other nearby development. Every effort should be made to cluster these uses in the settlement centres and form a commercial node or commercial centre for the area.

Commercial developments within rural settlement centres should consider factors such as:

a) Hazardous storage or processing operations which may endanger nearby residents or the groundwater.

b) Nuisance factors such as noise and excessive truck traffic.

c) Aesthetic factors, particularly with regard to exterior processing or storage.

Any commercial activity that may be hazardous or cause nuisance should be directed to appropriate areas away from residential development. Otherwise, the appropriate mitigative measures that reduce the incompatibility or nuisance should be part of the condition of approval for these uses.

3.4 Rural Commercial Policies

Intent: To provide for rural commercial developments in the rural areas which provide goods and services that serve or support resource-related activities.

Policy: Rural commercial developments may be allowed in designated RURAL COMMERCIAL areas as illustrated on MAP TWO, or may be allowed as a conditional use adjacent to an existing approved rural industrial use within the designated AGRICULTURAL area.

Other References: Section 13.2.8.

3.5 Rural Highway Commercial Policies

Intent: To provide for rural highway commercial uses outside of the City of Brandon, that serve the needs of the traveling public and transportation industry.

Policy: Rural highway commercial uses may be allowed in designated RURAL HIGHWAY COMMERCIAL designations in accordance with the following:

a) Developments will be appropriately landscaped to the satisfaction of the Development Officer or Community Planner.

b) Any new HIGHWAY COMMERCIAL designations will be directed away from prime agricultural land whenever possible and at a distance from the City of Brandon boundary that is satisfactory to the BAPD.

c) Development should have a low impact on, and be compatible with the surrounding agricultural area.

d) When necessary, a preliminary traffic generation impact analysis, prepared by a qualified engineer, will be completed to the satisfaction of the authority having jurisdiction over the affected road(s). A more detailed traffic impact study may be required, if deemed necessary.

e) Where more than one development is proposed, access will be located at a common access point.

f) Any road and/or intersection modifications required as a result of the development shall be the responsibility of the developer.

Other References: Section 13.2.8.

4.0 INDUSTRIAL POLICIES

Industrial development is a significant contributor to the economy of the BAPD. These industries are mainly located in the City of Brandon, along railway lines and in the eastern part of the City. It is also recognized that some industries, especially those related to agriculture may be appropriately located outside of the City of Brandon. The Plan focuses on directing industries to appropriate locations, and to minimizing conflicts with other uses, particularly residential uses. Ensuring that industries operate in an environmentally sound manner, and do not put natural resources or human health at risk, is paramount.

4.1 Objectives

The industrial objectives are as follows:

a) To enhance and promote opportunities for a diversity of industrial development at appropriate locations within the BAPD, thereby strengthening the area's function as a regional economic centre, and maximizing employment opportunities for local residents.

b) To encourage the relocation of existing industries which are not suitably located at the present time into appropriately designated industrial areas in the BAPD.

c) To ensure that future urban industrial development will be compatible with other development in the area, will be appropriately serviced with water, wastewater and transportation facilities, and will not create any unacceptable health or environmental risks.

The following policies are established for industrial development in the City of Brandon.

4.1.1 Location

Intent: Direct industrial development to the appropriate areas in the City of Brandon.

Policy: All industrial development in Brandon shall be directed to designated INDUSTRIAL areas in the city, as shown on MAP ONE.

The City of Brandon Zoning By-law accommodates three industrial zones (General, Heavy, and Restricted) each providing for various levels of potential impact to nearby sites. In general, restricted industrial uses will be located adjacent to residential areas, with progressively heavier industrial uses being located further to the east.

4.1.2 Railway Dependent Industries

Intent: To appropriately locate industries requiring railway service, and to minimize the shunting of train traffic in the vicinity of residential areas.

Policy: Industries that require railway service will be encouraged to locate in the eastern portion of Brandon. Railway dependent industries will be discouraged from locating along the C.N. railway line west of Frederick Street, in anticipation of the eventual abandonment of this line through residential areas of the city.

4.1.3 Eastern Industrial Access Highway

Intent: To preserve the function of the proposed Eastern Industrial Access Highway as a truck route and a by-pass around south-eastern Brandon and to minimize the volume of traffic crossing the highway.

Policy: Industries which primarily service city markets should be encouraged to locate to west and north of this highway wherever possible.

4.1.4 Development at Airport

Intent: To provide for airport-related industrial development that is compatible with airport functions and the neighbouring agricultural land in Elton and to reserve lands for future airport expansion.

Policy: New industrial development in the vicinity of McGill Field (Brandon Airport) will be of a type and occur in such a manner that it will not adversely affect airport operations, and must be of a type that is related to airport uses, and will be of a type that can be adequately serviced with the limited services available at this location.

Generally, priority will be given to development of the area south of the existing terminal and runway facilities with the land north of the runway facilities remaining in agricultural production. All development must meet Transport Canada regulations.

The Brandon zoning by-law may establish a business park zone to help facilitate the industrial and commercial uses to locate in the desired areas and in a compatible manner.

Other References: Sections 3.2.6, 4.1.4 and 13.2.12.

4.1.5 Industrial Relocation

Intent: To help ensure that industrial development is directed to appropriate locations within the City of Brandon.

Policy: Wherever possible, existing industries which are located at inappropriate locations in Brandon will be encouraged to relocate to a more suitable location in the designated industrial areas in the BAPD.

4.1.6 Existing Industry North of Parker Boulevard

Intent: To provide for the continued operation of existing industrial uses located north of Parker Boulevard from 6th Street North to 16th Street North in the designated PARKS, RECREATION AND OPEN SPACE designation.

Policy: Existing industrial industries in this area will be permitted to operate until such time as suitable sites for relocation are available.

4.2 Rural Settlement Centre Industrial Policies

The following policies are established for future industrial development in the rural settlement centres in the Rural Municipalities of Cornwallis and Elton.

4.2.1 General Industrial

Intent: To provide for certain types of compatible industrial development within the rural settlement centres which provide employment opportunities for its residents. Appropriate light industrial uses are considered compatible.

Policy: Industrial developments are encouraged to locate within designated RURAL SETTLEMENT CENTRES, and these uses should be clustered and zoned for industrial development in the respective Zoning By-law, considering factors such as:

a) Development that is not hazardous and may not endanger nearby residents.

b) Potential nuisance factors are anticipated and mitigated, for issues such as noise and excessive truck traffic.

c) Aesthetic elements are incorporated, particularly with regard to exterior processing or storage (or mitigative landscaping and fencing).

Other References: Sections 2.3.1 and 3.3.1.

4.3 Rural Industrial Policies

Intent: To provide for rural industrial developments which directly serve resource-related activities or which process or store resource-related produce and products, and for other industrial development that is better suited to a location outside of the City of Brandon.

Policy: Industrial development may be allowed in the rural areas based on the following criteria:

a) Rural industrial developments that directly serve or support resource-related activities or which process or store resource-related produce and products may be allowed in the designated AGRICULTURAL AREA as a conditional use.

b) Rural industrial developments other than those described in criterion a) above, may be allowed in a designated RURAL INDUSTRIAL AREA provided that in the opinion of the BAPD, the proposed development is suitable for consideration in the rural area for any of the following reasons:

   i. The proposed development poses a hazard or nuisance to the City of Brandon;

   ii. The development requires a larger site than is available or appropriate in the City of Brandon;

   iii. The potential hazardous nature of the traffic generated to the site (for example an expected high volume of large trucks); and,

   iv. The need to be near a specific resource or existing facility.

c) Every effort will be made to cluster rural industrial developments in the vicinity of existing compatible uses and will be subject to the transportation policies of this plan. Any proposal for development adjacent to the boundary of an urban centre must be approved as part of a long term plan for development of the region and shall:

   i. Provide a servicing plan as part of the proposal outlining how the solid waste, fire protection, water and wastewater services will be provided;

   ii. Provide for appropriate measures to mitigate groundwater contamination;

   iii. Be capable of being serviced with on-site water and wastewater systems and will not require the extension of piped services unless satisfactory agreement can be reached with the City of Brandon;

   iv. Be compatible with other nearby developments, with regard to factors such as hazardous storage operations, nuissance factors and aesthetic factors;

   v. Be planned and developed in a manner which will minimize traffic impacts on adjoining roadways;

   vi. In the case of development areas adjacent to significant tourist routes, highways and major roads, a high standard of site development and landscaping will be required including special buffering features, such as appropriate separation distances and/or perimeter shelterbelts;

   vii. Incorporate well managed display areas and concealed storage and service areas. Special buffering features, such as appropriate separation distances, and/or perimeter shelterbelts should be required between the proposed industrial development and nearby developments.

viii. Be based on lot sizes of at least two acres in size.

ix. Should not be located within or in close proximity to rural settlement centres, rural residential clusters, or designated non-industrial areas of the City of Brandon, unless it can be demonstrated that such development will not create a nuisance or hazard to nearby developments.

x. Where possible, be directed away from prime agricultural land.

Other References: Section 12.2.10 and Section 10.0

5.0 INSTITUTIONS AND CULTURAL FACILITIES POLICIES

Institutions and cultural facilities increase the quality of life in the BAPD and provide a large employment base. The Development Plan provides support for the maintenance of existing institutions, and associated expansions. Since the scale of these uses are often significant, appropriate development standards including landscaping and the integration of transportation systems, is necessary.

5.1 Objectives

The institutional and cultural facility objectives are as follows:

a) To encourage the growth, development and improvement of various institutions and cultural facilities within the BAPD.

b) To encourage new institutions and cultural facilities to be strategically located to meet the needs of the population.

c) To ensure that new or expanding institutions and cultural facilities are planned in relation to nearby developments, and to ensure that surrounding developments do not compromise future expansion of existing institutions.

5.2 Urban and Rural Policies

The following policies are established for the development of institutional and cultural facilities in the City of Brandon and the Rural Municipalities of Cornwallis and Elton.

5.2.1 Location

Institutional and cultural facilities serve significant numbers of people, and should logically be located within the City of Brandon. However, a rural location may be considered, particularly where these facilities serve a primarily rural clientele, and where appropriate types of support services (particularly water and wastewater services) and protective services can be provided.

The following criteria will govern the location and development of new institutions and cultural facilities:

a) New major institutions and cultural facilities should locate within areas which are designated for INSTITUTIONAL development on MAP ONE.

b) Smaller scale institutions and cultural facilities may be allowed in other areas, provided that the scale and type of development are reasonably compatible.

c) Institutions and cultural facilities, such as nursing homes, churches, senior citizens homes, retirement homes and residential care facilities, which are proposed to be located in predominantly residential areas, should be developed immediately adjacent to collector or arterial streets in order to minimize traffic impacts within the local neighbourhood, and to provide for accessibility to the transit system and other services.

d) Existing sites or buildings of significance that are tied to a specific geographical location may be considered.

5.2.2 Expansion of Existing Major Institutions

Intent: To provide for the expansion of existing major institutions which serve city-wide, district and regional needs, such as Assiniboine Community College, Brandon University, Brandon Regional Health Centre, and the Manitoba Emergency Services College.

Policy: Expansion of these facilities is encouraged principally within areas located on the same side of arterial streets which border the institution, in order to minimize traffic problems. In the case of Brandon University expansion should not occur east of 18th Street, and in the case of Brandon Regional Health Centre, expansion should not occur west of 1st Street.

Other References: Section 9.0.

5.2.3 Development Density

Intent: To provide for an appropriate density of development for existing and proposed institutional developments.

Policy: The density of development will be determined on the basis of the following considerations:

a) Major institutions such as Assiniboine Community College, Brandon University and Brandon Regional Health Centre, are significant activity areas with large concentrations of people. A high density of development, including high rise structures, may be allowed.

b) Other types of institutional and cultural facilities such as churches and nursing homes should be compatible with the scale of development, including setback of buildings, designated for the surrounding area.

5.2.4 C. F. B. Shilo

Intent: To encourage the development and expansion of Canadian Forces Base Shilo in a manner that is compatible with the environment and with existing developments in the area.

Policy: The BAPD should undertake continuing consultation and co-ordination with federal officials with regard to matters that may have an impact on lands outside of the base.

6.0 PARKS, RECREATION AND OPEN SPACE POLICIES

The provision of parks and recreation amenities for residents of the BAPD is a key factor in ensuring a healthy community. In addition, maintaining a contiguous network of natural areas and open spaces is necessary to providing adequate habitat diversity in order for ecosystems to thrive. The Plan seeks to balance the human uses of greenspaces with the natural functions they serve as habitat.

6.1 Objectives

The parks, recreation and open space objectives are as follows:

a) To develop and maintain a broad array of parks, recreational facilities and open space areas at appropriate locations to create connectivity that meets the present and future needs of residents of the BAPD.

b) To use open space and landscaped buffer areas as a means of protecting residential and other land uses that might otherwise be adversely affected from the undesirable effects of incompatible land uses.

6.2 Urban and Rural Policies

The following policies are established for the development of parks, recreation and open space areas in the City of Brandon and the Rural Municipalities of Cornwallis and Elton.

6.2.1 Location

New parks, recreational facilities and open space areas will be located in accordance with the following criteria:

a) Major recreational facilities and regional parks, will be located within areas which are specifically designated for this purpose on MAP ONE and MAP TWO.

b) Parks and recreational facilities that are classified 'Neighbourhood' or 'Community' in the Greenspace Master Plan may be permitted in RESIDENTIAL designated areas.

c) Parks and local recreational facilities will be permitted within RURAL SETTLEMENT CENTRES.

Other References: Section 2.2.11, City of Brandon Greenspace Master Plan.

6.2.2 Existing Natural Areas

Intent: To help ensure that activities, programs or development that may occur within areas designated PARKS, RECREATION AND OPEN SPACE on MAP ONE, or RURAL CONSERVATION AND RECREATION on MAP TWO, occur in an ecologically sensitive manner and are of a conservation nature.

Policy: Development will be of a type, and should occur in a manner that would complement, and not be detrimental to, the natural features of the area. In the rural areas, this would include non-intensive agricultural uses. Passive uses in the RURAL CONSERVATION AND RECREATION designation will not be subject to the setback distance from livestock operations. However, existing or proposed buildings developed in the designations shall be subject to a quarter mile setback distance to a livestock operation.

6.2.3 Assiniboine River Corridor

Intent: To pursue the development of a continuous recreational corridor along the Assiniboine River and to establish shoreland reserve areas for the use and enjoyment of the general public, particularly in the Brandon area.

Policy: When opportunities arise, the establishment of special purpose easements by the respective municipal corporation may be considered for purposes such as hiking trails and cross-country ski trails, and ancillary commercial uses.

Where lands adjacent to the Assiniboine River and Little Souris River are being subdivided, consideration should be given to the dedication of public reserve lands adjacent to this waterway in accordance with the provisions of *The Planning Act*. Where an area has been identified which is subject to flooding, the dedicated area should include the flood prone area.

6.2.4 Public Reserve Areas

Intent: To provide for public reserve areas such as parks, as an essential component of residential areas.

Policy: Land for neighbourhood parks and recreation areas should be appropriately located within a development area, in order to be conveniently accessible to local residents. Such dedication should be contiguous, and provide useful and accessible linkages through the area, and to adjacent areas. Where land is being subdivided for residential purposes, land required for public reserve purposes (such as parks and natural areas) will be dedicated in accordance with the provisions of *The Planning Act*.

As an alternative to land dedication, Council may require the dedication of funds in lieu of land, as provided for in *The Planning Act*. Any financial contributions received by the City of Brandon from the sale of lands conveyed for public purposes or in accordance with the provisions of this policy will be utilized for the acquisition of land as provided for in *The Planning Act*.

6.2.5 Buffers

Intent: To provide for landscaped buffers as a means of separating incompatible developments and as a means of improving the aesthetic qualities of the community.

Policy: Buffers should be provided along major arterial streets. In the case of residential subdivisions, land for buffers may be acquired through the public reserve dedication process as prescribed by *The Planning Act*.

Other References: Section 16.2.4.

6.2.6 Undevelopable Lands

Intent: To designate undevelopable land ~~as~~ public reserve ~~land~~ for un-intensive recreational uses and open space.

Policy: Where a parcel of land is being subdivided for development, and contains an area(s) which, in the opinion of Council, is unsuitable for development by reason of it being a marsh, gulley, ravine, natural drainage course, or otherwise unsuitable due to its topography or subsurface conditions, this area(s) may be required to be dedicated as public reserve in accordance with the provisions of *The Planning Act* and designated PARKS, RECREATION, AND OPEN SPACE.

6.2.7 Greenspace Master Plan

Intent: To utilize an overall master plan for public greenspaces and walking and cycling routes throughout the City of Brandon.

Policy: The City of Brandon Greenspace Master Plan shall guide the planning of existing greenspaces, and the prioritization of development for future greenspaces such as parks, ecological preservation areas, bike and walking trails, and open spaces. The Greenspace Master Plan should be reviewed and updated every five to seven years. The rural municipalities should establish greenspace plans within each of the communities prior to development is considered and approved.

6.2.8 Environmental Practices

Intent: To encourage environmentally sensitive management practices in the development and maintenance of parks and greenspaces.

Policy: Environmentally sensitive practices such as xeriscaping will be encouraged in the development of parks and greenspaces. Non-chemical fertilizer and pesticide methods will be encouraged in the maintenance of parks and greenspaces.

6.2.9 Snowmobile Routes

Intent: To develop an interconnected snowmobile trail system throughout the BAPD.

Policy: The BAPD member municipalities will collaborate to identify an appropriate snowmobile trail system.

7.0 THE HUB POLICIES

The HUB provides a unique and diverse experience within the downtown area of the City of Brandon and includes residential, commercial, institutional, and park uses in an historic setting. Supporting development in the downtown by implementing The HUB Secondary Plan encourages the area's continued revitalization, and enhances its position as the preferred destination in the region.

7.1 Objectives

The Hub objectives are as follows:

a) To enhance economic activity in The HUB area of Brandon by encouraging a healthy mix of residential development to occur in, and in close proximity to The HUB.

b) To encourage a mix of uses including residential, commercial, institutional, and park uses, at appropriate locations.

c) To promote The HUB as a multi-functional activity centre for the City and its trading area.

d) To encourage a high standard of site and building development that enhances the historic character of The HUB.

7.2 The Hub Policies

The following policies are established for The HUB:

7.2.1 The Hub Secondary Plan

Intent: To establish The HUB Secondary Plan as the primary document directing development in The HUB.

Policy: The HUB Secondary Plan shall be implemented as the primary policy document directing development and planning in The HUB.

7.2.2 Prominence

Intent: To prioritize The HUB as a prominent area of growth in the City.

Policy: Reinforce The HUB as the primary focus for civic, social, cultural, arts, professional, entertainment, and high density housing land uses by directing these downtown priority uses to locate within The HUB. These uses may be provided for elsewhere when it is demonstrated that the primary function of the facility or service is to serve the travelling public; or sufficient land or building area is unavailable within The HUB

7.2.3 Transition Areas

Intent: To appropriately plan for transition areas surrounding The HUB.

Policy: Consideration should be given to completing a redevelopment Secondary Plan for the lower density lands adjacent to The HUB to support the revitalization and heritage preservation of the area while allowing for an appropriate transition from the higher density HUB.

8.0 AGRICULTURAL AREA POLICIES

Agriculture has traditionally been the cornerstone of the BAPD's economy. Protection of this valuable industry is necessary for the ongoing success of the municipalities, and for the City of Brandon. While it is recognized that non-agricultural rural development is present in the municipalities, high quality agricultural lands must be protected from the encroachment of incompatible uses. This protection must be balanced with the opportunity to expand development of settlement centres, and rural residential areas at appropriate locations.

8.1 Objectives

The agricultural area objectives are as follows:

a) To encourage the development and diversification of farm operations as a major sustainable economic activity within appropriate areas of the BAPD.

b) To preserve prime agricultural lands (Canada Land Inventory [C.L.I.] Class 1, 2 and 3 soils), for farming activities, and to preserve those lower class lands where farming is dominant or is potentially viable.

c) To protect agricultural lands and activities from encroachment and fragmentation by non-farm uses which would be detrimental to long-term farming operations.

d) To prevent the development of incompatible agricultural uses in close proximity to other existing developments that would be adversely affected.

e) To encourage agricultural practices and improvements which conserve valuable soil and water resources on all agricultural lands.

f) To encourage development of a conservation or recreational nature on those lands where the benefit will exceed that of agriculture.

g) To provide for non-agricultural developments, including non-farm residential development, certain types of agriculturally oriented businesses and industries and recreational or public works facilities at appropriate locations.

h) To provide for appropriate types of agricultural activities within undeveloped areas of Brandon.

i) To ensure that development occurs in accordance with the appropriate siting and setback distances to livestock operations.

8.2 Policies

The following policies shall apply to the use and development of all areas of the Rural Municipalities of Cornwallis and Elton, which are designated as AGRICULTURAL on MAP TWO. Policies 8.2.14 and 8.2.15 apply to all undeveloped areas within the City of Brandon that are currently used for agricultural purposes.

8.2.1 Location

Development in the designated AGRICULTURAL area as shown on MAP TWO should be undertaken in accordance with the following criteria:

a) A diversity of agricultural activities will be encouraged in the designated Agricultural Area, particularly on prime agricultural lands and at locations where conflicts with nearby development can be minimized. Conversely, prime agricultural land should not be developed for non-agricultural land uses, unless the development meets an important public need. Such non-agricultural land uses should be directed away from prime agricultural land or viable lower class land in agricultural use.

b) Where non-agricultural developments are being considered for approval in the designated AGRICULTURAL AREA, sites should not be located on prime agricultural land, and should not interfere with farming operations in the area. Such non-agricultural developments should occur in a manner which will not create unacceptable hazards or risks for nearby rural residents or the natural environment. Non-agricultural development should be undertaken in a manner that will ensure the protection of natural resources such as groundwater resources, and aggregate deposits.

c) New residences in the designated AGRICULTURAL AREA, including new farm residences, accessory housing, and additional dwelling units, will be adequately separated from developments which would represent a nuisance or hazard to future occupants of the residence, such as large livestock production operations, wastewater treatment lagoons, waste disposal sites, and chemical processing or storage facilities. Exceptions to these special separation requirements may be made in the case of residences which are directly associated with the farming operation.

d) Rural Commercial and industrial developments which serve or support resource-related activities, or which process or store resource-related products, may be allowed within the designated AGRICULTURAL AREA, as provided for in this Section.

Other References: Sections 3.4, 4.3 and 11.2.4.

8.2.2 Land Preservation

Intent: To encourage continuous blocks of agricultural land, which will enhance the benefits of farm consolidation and diversification, and to minimize fragmentation and encroachment by non-farm uses.

Policy: Lands that have the capability to support a full range of agricultural activities should be preserved in large parcels including those lands where agricultural activities are on prime agricultural land (C.L.I. Class 1, 2 and 3 soils), and viable lower class lands.

Other References: Reference Map 9 Soil Capability for Agriculture.

8.2.3 Specialized Agricultural Activities

Intent: To provide for specialized agricultural activities while minimizing any interference with traditional farming operations in the area, and minimizing the fragmentation of prime agricultural lands.

Policy: Certain specialized or small-scale agricultural activities such as but not limited to nurseries, horticulture, and beekeeping, should be directed to appropriate locations. Such uses should be considered as conditional uses, subject to conditions of approval that Council may deem appropriate to minimize any potential nuisance factors for nearby developments or any potentially adverse environmental impacts. Council should determine if an agricultural activity is specialized and viable, with the potential of becoming an established and feasible enterprise.

8.2.4 Conservation Practices

Intent: To encourage sustainable agricultural practices.

Policy: Farm operations and practices which incorporate sound soil and water conservation techniques will be encouraged. On the other hand, farm operations and practices which accelerate the destructive processes of soil erosion and soil degradation will be discouraged, particularly in areas where factors such as poor soil characteristics, adverse topography, or erosion significantly reduce the capability for a sustained level of agriculture.

8.2.5 Livestock Operations

Intent: To allow livestock operations to situate in the Rural Municipalities of Cornwallis and Elton.

Policy: Livestock operations shall be directed to designated AGRICULTURE areas in the Rural Municipalities of Cornwallis and Elton. No person shall establish or expand a livestock operation unless it has been reviewed and approved by the member municipality Council of the BAPD.

A livestock operation is a permanent or semi-permanent facility (or non-grazing area) where at least 10 animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities.

8.2.6 Location

Intent: Direct livestock operations to appropriate areas within the BAPD to allow producers some security to sustainably develop and expand their businesses while reducing the potential for nuisance and protecting the environment.

Policy: Livestock operations should be directed to appropriate areas and guided by the following considerations:

a) Livestock operations shall be directed to areas that have soils with agricultural capability of C.L.I. Class 1 to 5.

b) No new livestock operations shall be established within one mile of the City of Brandon (excluding the Brandon Airport) and existing livestock operations within this buffer may expand to 100 animal units.

c) No new livestock operations shall be established within one mile of the settlement centre designation of Forrest. However, existing livestock operations may expand to 50 animal units within this one mile buffer.

d) New or existing livestock operations in the Rural Municipality of Cornwallis may establish or expand in accordance with the mutual setback and siting provisions from individual dwellings not associated with the livestock operation, existing recreational uses, designated rural residential areas, settlement centres and the City of Brandon, which are consistent with provincial standards and outlined in the Zoning By-law.

e) New or existing livestock operations in the Rural Municipality of Elton may establish or expand with twice the mutual setback distance for individual residences and existing recreational uses and one and a half times the provincial standard for designated areas (including rural residential, settlement centres and the City of Brandon), which are outlined in the Zoning By-law. These setback distances can easily be met and land fragmentation is limited in Elton with many large parcels present, therefore the impact of this provision is minimal.

Other References: Provincial Planning Regulation, *The Planning Act* and Livestock Mortalities and Manure Management Regulation, *Water Protection Act*, Nutrient Management Regulation.

8.2.7 Areas Not Appropriate for Livestock Operations

Intent: To ensure that livestock operations do not establish in inappropriate areas.

Policy: Livestock operations shall not locate (or existing operations may not expand):

a) On soils with agricultural capability of Class 6 and 7 or unimproved organic soils (if detailed soil survey information is not available in an area where a new or expanded livestock operation is proposed, the applicant may be required to provide a soil survey for the site that is acceptable to the Province at a scale of 1:50,000 or better).

b) In the City of Brandon but not including the Brandon Airport (for the purpose of this policy, the Brandon Research Station activities and the Maple Leaf processing facility are not considered livestock operations).

c) In Rural Settlement Centre designations.

d) In Rural Conservation, Recreation and Open Space designations.

e) In Rural Highway Commercial designations.

f) In Rural Residential designated areas that have less than a maximum lot size of five acres (see local Zoning By-laws).

g) In Rural Commercial designations.

h) In flood prone areas as identified by the province.

i) In groundwater hazard areas identified by the Province that would pose a risk to aquifer contamination.

8.2.8 Ensuring Compatibility

Intent: To reduce the potential effect of livestock operations on nearby development.

Policy: In addition to any conditions recommended by the provincial technical review committee, a municipality may require that a shelterbelt be established as part of a livestock operation or require a cover to be installed on a manure storage facility to help reduce potential odours from a livestock operation. Livestock operations of over 200 animal units shall be subject to a conditional use process. All livestock operations of 300 animal units or more must be reviewed by a provincial technical review committee.

As a condition of approval, a Municipality may require an applicant to enter into a development agreement regarding such matters as:

a) The timing of construction.

b) The control of traffic.

c) The construction and maintenance of roads, fencing, landscaping, shelter belts or drainage works.

d) The payment of a sufficient sum of money to be used to construct any of the items mentioned in clause (c) above.

8.2.9 Livestock Operation Considerations

Intent: To establish criteria to be considered when reviewing new or expanding livestock operation.

Policy: When evaluating the establishment, expansion or boundary adjustment of livestock operations, the following will be considered:

a) Type and size of livestock operation.

b) Compliance with provincial regulations and the requirements of this Development Plan.

c) Available land base and proximity to environmentally sensitive areas.

d) For expansion proposals, past record of the livestock operation (e.g., nuisance complaints, and environmental concerns).

e) Conformance with municipal development by-laws and/or building permit requirements.

f) Technical Review Committee report, when required or requested.

g) Manure storage system (size and location).

h) Proximity to and condition of the road systems, if proposed near the provincial highway system, the proposal will be reviewed by Manitoba Infrastructure and Transportation.

i) Nature of surroundings and neighbouring land uses.

j) The water usage requirements and proximity to and capacity of municipal water supply wells.

8.2.10 Farm Dwelling Location Criteria

Intent: To locate farm dwellings and supplementary farm dwellings on non-productive agricultural land, where possible.

Policy: A new farm dwelling or supplementary farm dwelling should be located, where possible, on a site with one or more of the following features:

a) An area of land that is substantially unproductive agricultural land.

b) A remnant area of land that has been physically isolated by such things as a transportation route or water course Included but not limited to a constructed drainage system, and which makes farming physically impractical.

c) An existing parcel of land, such as an abandoned utility site or abandoned gravel pit.

d) In addition to criteria a), b) and c) above, a farm dwelling or a supplementary farm dwelling:

   i. Must be located within the confines of the farm-yard as part of the farm unit; and,

   ii. Must be occupied by individuals actively participating in the operation of the farm with the intent of deriving a significant income from it; and,

   iii. Should be a mobile home that can be removed when not required.

8.2.11 Rural Industrial Subdivision Policy

Intent: To encourage rural industrial development to locate in clusters in order to minimize highway access points, and limit scattered development.

Policy: Where a rural industrial subdivision is being proposed, it should be located adjacent to existing commercial or industrial developments, and should be encouraged to utilize a common highway access location.

Other References: Section 4.3

8.2.12 Recreational Developments

Intent: To provide for recreational opportunities on lower class agricultural land in designated AGRICULTURAL areas, that are of a recreational nature and are of a character that is suitable for a rural area rather than an urban area, and that cannot be accommodated in designated RURAL CONSERVATION and RECREATION areas.

Policy: Recreational uses may be considered in the designated AGRICULTURAL area, on non-productive land, as a conditional use subject to the policies set out in Section 2.4.9 and subject to the following:

a) Areas where there is a significant risk of surface water or groundwater contamination will be avoided, unless adequate provisions are taken to mitigate the risk.

b) Developments will be of a type that can be serviced with on-site water supply and sewage disposal systems, and will not require the extension of any piped services from Brandon unless an agreement is reached between, and to the satisfaction of the City of Brandon and the Rural Municipality.

c) Developments proposed within these areas will be compatible with livestock operations and other agricultural uses.

d) The area will be planned and developed in a manner which will minimize traffic impacts on adjoining roadways.

e) In the case of development areas adjacent to significant tourist routes, highways and major roads, a high standard of site development and landscaping will be encouraged including special buffering features, such as appropriate separation distances, and/or perimeter shelterbelts, and well managed display areas and concealed storage and service areas.

f) Special buffering features, such as appropriate separation distances, and/or perimeter shelterbelts should be required between the proposed developments and nearby developments, highways, and major roads.

Other References: Section 2.4.9

8.2.13 Community Expansion

Intent: To provide for the logical expansion of the City of Brandon or any of the rural settlement centres. Where the growth of the City of Brandon or of a rural settlement centre warrants the expansion onto adjacent agricultural lands, the land requirements of these communities will take precedence over any existing agricultural use of these lands.

Policy: Where it is necessary to expand the boundaries of the City of Brandon or an existing rural settlement centre, community expansion should occur on a logical basis and should be well integrated with the existing community structure, and wherever possible, should be directed away from prime farmland and livestock operations. The need for community expansion should be demonstrated, to the satisfaction of the Board, including information such as the existing and projected supply of developable land, and the projected demand for developable land based on demographic and economic information.

8.2.14 Urban Agricultural Areas

Intent: To provide for agricultural activities and other types of compatible development as interim land uses within undeveloped areas of Brandon.

Policy: Land areas should remain in large acreages in order to facilitate future land assembly and development proposals, and agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazards. The location and type of agricultural buildings and structures should be located in a manner that minimizes obstacles for future urban development.

8.2.15 Brandon Research Station

Intent: To provide for the expansion of the Brandon Research Station in a manner that is compatible with adjacent urban land uses.

Policy: The Brandon Research Station is an institutional use and not considered a livestock operation; therefore it is not subject to the livestock operation provisions in this Development Plan or zoning by-law. The expansion of various research and administration facilities at the Brandon Research Station will be encouraged, with the provision that any additional livestock confinement structures should be located as far as possible from designated residential development areas.

9.0 DEVELOPMENT RESERVE AND SPECIAL DEVELOPMENT SITE POLICIES

It is important to have an abundance of land within the City of Brandon boundary to address any fluctuations in the supply and demand for particular land uses. These lands need to be held idle until needed to accommodate development. It is also recognized that there are certain sites within the City of Brandon that require special consideration in planning due to their location, scale, historic or community significance, or use. Therefore, Special Development Sites (SDSs) have been identified in MAP ONE to provide a higher level of planning for specific locations.

9.1 Objectives

The Development Reserve objectives are as follows:

a) To ensure there is an abundance of land within the City boundaries to address any fluctuation in supply and demand trends for the various land uses.

b) To protect these lands from premature fragmentation until a more intensive use has been established for the lands.

The Special Development Site objectives are as follows:

a) To recognize the unique characteristics of certain sites within the BAPD.

b) To protect and enhance the characteristics of sites deemed to have unique characteristics that should be protected and enhanced.

To encourage the development of the sites in a manner that is sensitive to the scale, character, and proximity of adjacent neighbourhoods.

9.2 Policies

In addition to the general development policies described in PART TWO, the following policies are established.

9.2.1 Development Reserve Areas

Intent: To designate lands in the City of Brandon for urban hold lands.

Policy: The City of Brandon shall designate lands DEVELOPMENT RESERVE and protect these lands from fragmentation until there is a time they are needed for intensive urban development. At that time, the lands will need to be re-designated to the proposed use through an amendment process, in accordance with the provisions of *The Planning Act*.

9.2.2 Special Development Sites (SDS)

Special Development Sites are identified on MAP ONE and are listed in Sections 9.2.3 to 9.2.7.

9.2.3 Assiniboine Community College

To provide for the expansion of Assiniboine Community College at its existing location and through continued redevelopment of land and buildings at the former Brandon Mental Health Centre (BMHC) site in an appropriate and sensitive manner, taking into consideration compatibility with adjacent land uses.

9.2.4 Keystone Centre

To balance the preservation of the Keystone Centre and grounds as a community asset with the development and financial pressures of Keystone Centre to determine the best use of the site that meets various stakeholder needs.

9.2.5 Brandon Regional Health Centre

To provide for the continued development of the Brandon Regional Health Centre as a significant development in the City of Brandon that serves local residents as well as residents of neighbouring towns throughout southwestern Manitoba.

9.2.6 Brandon University

To provide for the expansion of Brandon University within the existing built-up area in a manner that is compatible with adjacent land uses.

9.2.7 Brandon Airport

To provide for the future evolution of the Brandon Airport to accommodate passenger airline services and support the establishment of commercial related uses and industrial uses in appropriate areas.

9.2.8 Wheat City Golf Course

A portion of the Wheat City Golf Course identified in Map 1 may be considered for development that is compatible with the recreation use and adjacent uses.

9.3 SDS Master Plans & Development Criteria

Intent: To provide for the development of significant sites throughout the City of Brandon that is appropriate in the context of the site and the adjacent uses.

Policy: Special Development Sites (SDS) in the City of Brandon are identified on MAP ONE. An overall concept master plan for each site should be developed prior to allowing future development to occur. This will help to ensure future development is logical and well-integrated with existing land uses on the site and in adjacent areas, proper linkages area made, traffic and access routes analyzed, and alternative modes of transportation considered prior to new development being permitted.

The following criteria should be considered in the development of the concept master plans for the Special Development Sites:

a) A community-wide public engagement process should be undertaken in the planning and development of SDSs.

b) Shall be completed by a professional planner.

c) The protection and restoration of buildings having historic significance should be encouraged.

d) The protection of existing natural areas should be encouraged.

e) Traffic access, site circulation, and traffic volumes should be considered and planned to ensure efficient movement of vehicles and compatibility with pedestrian routes.

f) Parking levels, accessibility, and location should be identified.

g) Pedestrian and transit accessibility should be identified.

h) Site landscaping will be required in accordance with the City of Brandon Landscape Design Standards.

i) Compatibility of the proposed use, design, and scale of the buildings proposed with adjacent areas.

j) Environmentally sensitive development including the buildings and landscaping, and the use of innovative technologies and materials that reduce energy consumption and waste will be encouraged.

The various phases of development shall be identified and an estimated time for absorption for each phase determined.

PART THREE: GROWTH MANAGEMENT

In PART THREE you will find sections that will be used to manage growth in the BAPD. These sections should be reviewed in the context of a proposed development.

10.0 DEVELOPMENT CRITERIA FOR GROWTH MANAGEMENT

Planning for growth is imperative to ensure new development takes place in an efficient, orderly and fiscally responsible fashion. By directing development in accordance with growth objectives and policies, the City of Brandon in co-operation with the Rural Municipalities of Elton and Cornwallis, will pursue growth in a logical and contiguous manner.

10.1 Objectives

The growth management objectives are:

a) To examine financial/infrastructure, environmental, and social implications of growth when determining the appropriate supply, type, and direction of developable land within the City of Brandon and the Rural Municipalities of Cornwallis and Elton.

b) To facilitate regional planning to support the coordination of infrastructure and land use to accommodate growth.

c) To ensure that adequate, specific information is provided with development proposals requiring Secondary Plans and boundary adjustments.

d) To ensure that new developments are compatible with existing adjacent uses.

e) To ensure new developments contribute to high quality, sustainable neighbourhoods that are unique, functional, attractive, inclusive, diverse, and livable.

f) To support the intensification of developed areas and compact greenfield development.

10.2 Policies

The following policies will apply to growth in the BAPD:

10.2.1 Growth Strategy

Intent: To provide the Development Plan with a comprehensive supporting document examining the financial/infrastructure, environmental, and social implications of growth. Once completed, this growth strategy should be updated every five years in conjunction with the Development Plan review process.

Policy: Recognizing the importance of managing growth pressures and corresponding infrastructure obligations, the BAPD shall undertake a growth management strategy that includes the following:

a) Land supply summary, and targets for serviced, planned, and unplanned greenfield areas;

b) Timing and prioritizing of new growth areas;

c) Identification, size, and timing of boundary adjustment applications;

d) Infrastructure and servicing costs related to existing and new neighbourhood development;

e) If appropriate, alternatives to boundary adjustment, such as joint revenue and service sharing arrangements strategies for commercial/industrial uses that may be more appropriately located in a rural area.

10.2.2 Incompatible Uses

Intent: To protect existing developments and areas designated for future development from the intrusion of uses which would be incompatible with existing and anticipated development in the area.

Policy: Proposed uses should consider existing adjacent uses, and designations to ensure adjacent uses are compatible. Incompatible uses shall not be approved unless appropriate mitigation measures are established.

10.2.3 Priority Development Areas

Intent: To make the most efficient use of existing roadways, services, infrastructure, and facilities including commercial infill opportunities.

Policy: The City of Brandon shall prioritize growth in the following manner:

a) Support intensification of infill areas of the city;

b) Expedite the completion of communities in planned (Secondary Plan) greenfield areas;

c) Support the development of future greenfield areas.

10.2.4 Infill Areas

I. **Intent:** To ensure existing areas of the City of Brandon are revitalized and redeveloped through intensification.

Policy: Brandon shall strive to accommodate 20% of the City's future population growth within developed areas.

II. **Intent:** To ensure infill is contextually appropriately located and designed.

Policy: Direct the location and design of residential infill in mature neighbourhoods by amending the Urban Design Standards and Guidelines to include infill design standards.

III. **Intent:** To provide expectations for the preparation of Secondary Plans that will help redevelop and intensify existing areas within the City of Brandon.

Policy: Implement a program for the ongoing preparation of Secondary Plans to direct the intensification and evolution of neighbourhoods within the City. The Plans shall be prepared by the City or a qualified planning consultant, and at a minimum should address the following:

a) Land use and density, including identification of areas for high density redevelopment;

b) Built form, including compatibility with adjacent uses;

c) High quality site and building design;

d) Public transportation;

e) Impacts of redevelopment on existing infrastructure and soft services;

f) Vehicle, transit, and pedestrian connectivity;

g) Incentives that encourage redevelopment;

h) Preservation of heritage areas;

i) Consideration of redevelopment charges and levies.

10.2.5 Greenfield Areas

I. **Intent:** To ensure that new neighbourhoods in Brandon are planned to be inclusive and include a mixture of housing types.

Policy: Each residential/commercial greenfield Secondary Plan area within the City of Brandon will be encouraged to achieve a minimum density of 20 dwelling units per gross hectare. For the purposes of this policy, gross hectares refers to the entire land area within a Secondary Plan, less any lands not suitable for development and any lands that are planned for commercial or industrial uses.

II. Intent: To ensure greenfield Secondary Plan areas are designed to be complete, sustainable, and livable communities.

Policy: Direct the form and use of new areas by adopting standards for Secondary Plans.

III. Intent: To ensure that the preparation of a Secondary Plan is a collaborative process in accordance with the policies as set out in the Development Plan.

Policy: All Secondary Plans must be consistent with this plan. Proponents will require a Council resolution before preparing a Secondary Plan. The information supplied by the proponent and administration will enable Council to provide direction in accordance with the Development Plan. The recommendation to proceed with the preparation of a Secondary Plan shall be based upon, but not limited to the following criteria:

a) Advancing the objectives and policies of the Development Plan;

b) Is within a defined secondary plan area as shown on Reference Map 11;

c) An assessment of the City's infrastructure capacity and ability to provide efficient and cost-effective utility servicing; and,

d) Consideration of operating and life-cycle costs to the City in supplying and maintaining infrastructure.

IV. Intent: To provide expectations for the preparation of greenfield Secondary Plans to ensure consistency and quality for all future areas of the City of Brandon.

Policy: A greenfield Secondary Plan will be required for all new development in greenfield areas identified in Reference Map 11 prior to the subdivision and/or rezoning of lands. The Plan shall be prepared by the City or a qualified planning consultant, and at a minimum should address the following:

a) The vision, objectives and policies for the plan.

b) Detailed site assessment of all features that affect development including but not limited to, topography, utility and road rights-of-way, environmental considerations, and historical features.

c) Information detailing the consultative process utilized when preparing the plan.

d) Information detailing how the Secondary Plan complies with and implements the Development Plan.

e) Projections for population, gross density, employment, and dwelling units (by type).

f) Conceptual layout of future roadways, pedestrian connections, and transit routes/stops.

g) Conceptual layout of building lots, with lot sizes.

h) Phasing of development and land use, including the provision of public and school reserve.

i) Conceptual design of all parkland and public reserve areas.

j) Site design considerations such as topography, connectivity, walkability, accessibility, environmental preservation and views.

k) Building Design considerations such as the variety of unit types and styles, building materials and unit orientation.

l) Design of utility and service systems within the development area, such as hydro, natural gas, telephones, storm drainage, water supply and wastewater systems.

m) Impact and cost analysis of the proposed development on existing infrastructure and soft services and how these impacts have been considered and addressed. This includes all off-site infrastructure upgrades resulting from the development.

V. Intent: To provide flexibility when planning for a large area by allowing a Secondary Plan to be more general. Large area planning is to occur via Secondary Planning but that smaller, more detailed neighbourhood plans can be approved via resolution provided they are consistent with the overlying Secondary Plan.

Policy: Notwithstanding policy 10.2.5-IV, when a greenfield Secondary Plan is greater than one quarter section of land, the content of the plan can be more general. The required information will be provided in smaller but more detailed Secondary Plans nested within the larger plan.

VI. Intent: To develop Secondary Plans for future residential/commercial growth areas of the City as identified in Map 11. Additional areas will only be considered if they are consistent with the Growth Management Strategy which directs growth and examines implications of growth.

Policy: Residential/commercial lands not identified in Reference Map 11 as future Secondary Plan areas should not be approved for development unless they are consistent with the Growth Management Strategy which directs growth decisions and clarifies the implications for the City of servicing these areas. In the circumstance where a clear benefit to the City is demonstrated, a development beyond these areas may be considered provided the following conditions are met to the satisfaction of the City Council:

a) A Secondary Plan is prepared for the area;

b) The developer provides necessary infrastructure and off-site improvements, or in lieu fee, including required municipal infrastructure and soft services, to serve the development;

c) The development will not deter the successful development of Secondary Plan areas as identified in Reference Map 11;

d) The development is in compliance with all other policies in the Development Plan.

10.2.6 Public Outreach

Intent: Public participation is an important component of successful community building and decision making. Within an area as complex and diverse as the BAPD, full consensus is difficult to achieve; however, public participation may bring understanding and dialogue to complex issues.

Through the guidelines contained in this element the BAPD demonstrates its commitment to encourage early and meaningful citizen input in these important processes. Public participation will help the municipal governments resolve concerns early in the planning process, and for citizens, property owners, elected officials, other stakeholders, and the development community. It also provides an opportunity for early input into the formation of municipal policy and regulations. The ultimate goal is to ensure a level of dialogue that is mutually respectful, responsible, and civil. The BAPD role is to reflect and respond to citizen proposals/comments by forging partnerships between citizens, stakeholders, elected officials, and the municipalities, so that all parties are involved, informed, and responsive to the needs of a dynamic community.

Policy:

a) Ensure project developer/owner maximize opportunities for early notification of proposed projects, or projects/issues under consideration.

b) Establish public involvement policies to promote meaningful citizen participation processes.

c) Encourage project developers/owners, realtors and the real estate industry, corporations, and other public entities to take responsibility for sharing information, framing issues surrounding projects, and shows accountability for being responsive to constructive citizen comments.

d) Ensure project developer/owner demonstrates citizen involvement and how citizen comments were incorporated into the proposal/issues and recommendations.

e) Partner with the real estate community, corporations, and other public entities to inform the public and provide accurate, complete information regarding projects/issues.

f) Notwithstanding the above, public participation shall meet the minimum public hearing processes as required in *The Planning Act*.

10.2.7 Consultation with Government

Intent: To maintain an effective land use and development program in the BAPD and to ensure the expertise and fiscal resources of all levels of government can be effectively utilized at the local level.

Policy: A process of consultation and co-ordination of various programs, projects and policies with appropriate government agencies should be considered.

10.2.8 Consultation with First Nations

Intent: To coordinate and cooperate with First Nation communities when the BAPD is considering development in the vicinity of any reserve lands.

Policy: Establish an on-going collaborative process between the BAPD and First Nation communities for the purpose of ensuring compatible land uses. Servicing sharing agreements may be considered by the BAPD member municipalities to help facilitate safe and efficient development on reserve lands.

11.0 LOCATION POLICIES FOR NEW DEVELOPMENT

New development areas should emerge in a well-planned and logical sequence, be compatible with existing development, and be located sufficiently distant from areas that are not suitable for development such as flood-prone areas, or areas with sensitive environmental considerations.

11.1 Objectives

In addition to the general objectives described in PART ONE, the following objectives are established:

a) To ensure that new developments are appropriately located.

b) To ensure that new developments are compatible with existing adjacent uses.

11.2 Policies

The following policies will apply to land development in the BAPD:

11.2.1 Location Requirement

All new developments should locate in areas specifically designated for that type of use, as shown on MAP ONE and MAP TWO, unless otherwise provided for in this Development Plan.

11.2.2 New Development Location Criteria

Intent: To help ensure new development will be compatible with existing and proposed uses.

Policy: The designation of new areas for development on MAP ONE and MAP TWO (by amendments to the Development Plan) may be considered from time to time, based on the following criteria. These criteria shall also govern specific sites being considered for approval as conditional uses:

a) Hazardous conditions such as floodways, abandoned waste disposal sites, and sensitive natural resource areas such as riverbanks should be avoided.

b) The impact on agricultural activities and prime agricultural land will be minimized. The normal and logical expansion needs of Brandon and the existing rural settlement centres will override this clause.

c) The impact on aggregate extraction operations and important natural resources will be minimized.

d) Suitable separation distances or other mitigating measures will be provided with respect to nearby incompatible developments.

e) Infrastructure and services appropriate for the development can be economically provided to the satisfaction of the municipality.

f) Soil and groundwater conditions should be suitable for the development, and any risk of groundwater contamination will be mitigated within a level acceptable to Manitoba Environment.

g) Where a major highway or railway corridor is located adjacent to or within a designated development area, any new development should be directed to the side of the corridor where the majority of the developed area exists.

h) Non-agricultural development will occur within appropriately designated areas in the BAPD, unless otherwise provided in this Development Plan.

i) Sufficient demand and a need for an additional supply of lots or designated land should be demonstrated.

Other References: Section 8.2.1 and Reference Maps 7 Flood Risk Areas, and 8 Aggregate Resources.

11.2.3 Future Growth Area Policy

Intent: To establish additional policy with respect to non-agricultural land use or development proposals in the fringe area surrounding the City of Brandon, in order to provide for appropriate and compatible development.

Policy: Reference Map 10 will be used to illustrate a general concept of land uses that may be considered in the fringe area surrounding Brandon. Map 10 is not intended as a land use designation map, but should be used to guide decisions involving the compatible redesignation and development of specific areas for non-agricultural use near the City of Brandon boundary (such as designated rural commercial, agro-industrial, conservation, recreation, rural residential, and other non-agricultural uses as provided for by policies of this Development Plan). Eventually, Brandon will need to expand its boundaries and this policy will help ensure that there will be logical growth areas protected from excessive fragmentation.

a) **Rural-Commercial (purple)** - Future commercial and industrial uses are anticipated in this area, however generally directed to existing designations and clusters. Land will be used for agricultural operations in the meantime.

b) **Rural Conservation and Recreation (dark green)** - This area will be reserved for un-intensive uses and shall remain for the most part in its natural form. Some recreational uses may be considered on these lands that are deemed suitable.

c) **Industrial Expansion (orange)** - The primary use of these lands shall be agricultural with an understanding that industrial activity may be accommodated subject to land use redesignations and evaluated on a case by case basis.

d) **Rural Residential (blue)** - This area is reserved for future rural residential uses that will be directed to existing rural residential designations. The expansion of the rural residential designations will be reviewed as required in the context of the policies of this development plan. Development in this area should be subject to provisions of any secondary plan. Land will be used for agricultural operations in the meantime.

e) **Urban Land Uses (light green)** - This area shall remain generally in large parcels (80 acres) to support agricultural uses until these lands are considered for urban related uses. New or expanding land use designations may be allowed but are generally discouraged and land fragmentation should be directed to existing land use designations throughout the BAPD. Development will have regard for the future western by-pass that will intersect the area south west of Brandon.

11.2.4 Future Growth Area Development Criteria

Intent: To ensure development proposals in the fringe of the City of Brandon are compatible with uses in the City and the development is planned so it does not impede the orderly expansion of Brandon.

Policy: Within the areas illustrated in Reference Map 10, development approval decisions involving the redesignation of lands, issuance of development permits, approvals of conditional use orders, or approvals of subdivision applications, will, in addition to the other policies of this Development Plan, take the following into consideration:

a) The compatibility of current adjacent land uses in the City of Brandon and the Rural Municipalities.

b) The compatibility of existing and proposed site and building development.

c) The impact of the existing and future provincial highway system, particularly PTH No. 1, PTH No. 10, and PTH No. 110.

d) Agricultural designated land parcels shall generally remain in large holdings to ensure that any future land assembly is not significantly impeded.

e) The use and class of agricultural land such that prime agricultural land is protected to the greatest extent possible.

f) The ability to service the areas with appropriate infrastructure.

g) The development will be planned in such a manner that it does not impede the orderly expansion of Brandon.

Other References: Reference Map 10 Future Growth Stategy, Policy 2.4.7

12.0 UTILITIES AND SERVICE POLICIES

Utilities and services such as telephone lines, hydro, and natural gas, represent a significant public and private investment and are necessary for the functioning of developed areas in the BAPD. In addition to the provision of utilities, services such as the water supply, wastewater collection, stormwater drainage, and solid waste collection are necessary for the safe and healthy operation of the BAPD. Provisions must be made for the installation and protection of these services in new developments, and to provide appropriate locations for centralized operating facilities.

12.1 Objectives

In addition to the general objectives described in PART ONE, the following objectives are established:

a) To ensure appropriate levels of utilities and services for the health and well-being of residents of the BAPD.

b) To ensure that the provision of various utilities and services conforms to acceptable health and environmental standards, and to ensure that the operating facilities and services are compatible with nearby development.

c) To ensure sufficient space for the networks and operating plants of the utilities and services.

d) To ensure appropriate measures of protection for the various components of the utilities and service networks in order to safeguard the extensive public investment in these facilities.

12.2 Policies

The following policies will apply to land development and the provision of utilities and services in the BAPD:

12.2.1 Location of Developments

Wherever possible, new developments will be located in areas that are partially developed and adjacent to existing utilities and services, particularly in Brandon. If this is not possible, then new development should be directed to a location which can be readily and economically serviced by the various utilities and services required by the future occupants of the development.

12.2.2 Infrastructure Development Program

Intent: To help ensure appropriate levels of utilities and services for the health and well-being of residents of the BAPD.

Policy: The development of water and wastewater infrastructure and storm drainage systems should be in accordance with Reference Maps 1, 2, and 3. The location of future infrastructure should be considered conceptual and other options should be investigated to ensure the most cost effective extensions of these systems are determined. The City should ensure that the plans for urban expansion and infrastructure expansion are integrated into the capital cost of the development proposed and future maintenance costs are anticipated and accounted for. The full costs of the infrastructure should be considered using a lifecycle costing.

Other References: Reference Maps 1 Urban Waterworks, 2 Urban Wastewater System, and 3 Urban Storm Drainage System.

12.2.3 Restricted Development Areas

Intent: To limit human exposure to the undesirable aspects of facilities such as around wastewater lagoons and active waste disposal sites.

Policy: Development adjacent to these sites will be restricted to agricultural uses, and those types of industrial development that would not be adversely affected by these facilities.

As a general policy, development will be restricted from locating within a distance of 305 m (1,000 feet) from the perimeter of a wastewater lagoon site and 402 m (1,320 feet) from the boundary of an active waste disposal site. Due to the size of the City of Brandon wastewater lagoons, this separation distance may be increased the BAPD.

12.2.4 Alternative Energy

Intent: To promote the establishment and use of renewable and non-renewable resources in a manner that future residents enjoy the same quality of life as present day residents. This could be through the adoption of new technologies within BAPD that complement our lifestyles and does not pose any hazards or risks.

Policy: The BAPD supports the development of wind energy systems for electricity production. The wind turbines shall not be located in a manner that would inhibit the expansion of rural settlement centres or the City of Brandon and shall be of an acceptable distance from existing and future developing areas to ensure compatibility. The wind turbines shall be established as conditional uses in designated AGRICULTURAL AREAS and provisions shall be made in the zoning by-laws to safely situate wind turbines.

The BAPD encourages the development and use of other on-site alternative energy technologies (such as solar panels, green roofs, geo-thermal systems, etc.) that reduce the reliance on non-renewable energy sources in a manner that does not negatively impact adjacent uses or development. Further site specific provisions will be established in the municipal zoning by-laws.

12.2.5 Establishment of New Service Corridors

Intent: To minimize impacts of existing and anticipated patterns of land use and development on services and utilities.

Policy: In developing areas, the system of new utility and service corridors will be illustrated on secondary plans. New service and utility corridors should be located in accordance with the following criteria:

a) Within existing roadway rights-of-way wherever possible.

b) Immediately adjacent to and parallel with roadway rights-of-way.

c) Along property lines in situations where a roadway location is not practical.

d) Where expansion of existing utility or service corridors is necessary, the expanded systems will occur within or adjacent to existing corridors wherever possible.

e) In the case of major trunk lines, special route selection studies will be prepared in order to determine a route which least interferes with established and anticipated patterns of land use and development. The appropriate Council and the BAPD shall be consulted during the route selection process.

12.2.6 Co-ordination of Installation

Intent: To make the most efficient use of available space within rights-of-way, and to minimize interference with or disruption of other services or systems.

Policy: The design and construction of various road ways, utilities and other services will be coordinated among the transportation departments, utility companies, and service departments.

12.2.7 Staged Development and Services

Intent: To minimize costs of installing, operating and maintaining the various utilities and services.

Policy: In areas where multi-lot developments are being proposed, Council may require a staging program for the development of the area, including a staging program for the installation of the various utilities and services. Such a staging program should be determined by the most logical and economic route of extending the various utilities and services into the development area.

12.2.8 Protection of Service Corridors

Intent: To protect utility and service corridors and to provide future access to services and utilities.

Policy: No buildings or major structures will be located or developed within existing utility or service corridors, unless specific approval has been granted by the affected Utility Corporation or service department. In addition, special setback requirements may be necessary where major risks are apparent, such as in the vicinity of major gas pipelines.

12.2.9 Water and Wastewater Services

Intent: To provide for water and wastewater services that protects human and environmental health.

Policy: Appropriate provisions will be taken with regard to the provision of suitable water supply, and wastewater collection systems to service development including:

a) Wherever possible and practical, developments will be required to connect to public water supply and wastewater collection systems, unless acceptable alternatives can be demonstrated as feasible to the satisfaction of the authority having the jurisdiction.

b) Where wastewater from a particular business or industry is expected to generate unusual problems for the wastewater collection or treatment systems, an engineering review may be required, along with specialized pre-treatment installations to deal with any unique wastewater problems.

c) Industries with distinct requirements for water supply and wastewater disposal, such as large volumes of water or unique waste characteristics, may be allowed to develop on-site water supply and wastewater disposal systems, subject to any provincial approval that may be needed.

d) In the case of multi-lot developments in rural areas, the use of individual water supply and wastewater disposal systems will be allowed, provided that the density of development is conducive to the use of such systems, and provided that no unacceptable problems for groundwater will be created.

e) Developments which are not located in close proximity to public services, and which have low volume requirements for water supply or wastewater disposal may be allowed to develop small-scale water supply and wastewater disposal systems, subject to any provincial approval that may be required.

Other References: Reference Maps 1 Urban Waterworks System, and 2 Urban Wastewater System.

12.2.10 Extensions of City Services

Intent: To clearly define the service extension limits of the City of Brandon in order to reduce demand for service extension to rural areas in close proximity to the City boundary.

Policy: The City of Brandon wastewater or water systems will not be extended beyond the City boundary to service developments in the rural area unless agreements are arranged between the affected partner municipalities.

12.2.11 Private Services

Intent: To help ensure that the lot sizes and densities are suitable for the installation of private water supply and waste disposal systems.

Policy: The use of private water supply and waste disposal systems may continue, provided that all services comply with Provincial requirements.

12.2.12 Service Connections in Developed Areas

Intent: To provide for connections to water and/or wastewater systems in existing and new developments.

Policy: Where municipally operated wastewater and/or water systems are provided within any developed area, new developments will be required to connect to these services at the time of development. Existing development must connect to a new municipal water and wastewater system within two years from the day it became available or upon the transfer of land (whichever is first).

12.2.13 Wastewater and Water Services in Rural Settlement Centres

Intent: To ensure new municipal wastewater and/or water services are incorporated in existing settlement centres in a cost effective and efficient manner.

Policy: Where municipally operated wastewater and/or water systems are implemented in a Rural Settlement Centre, a water and/or wastewater management plan shall be prepared by a qualified professional. This servicing management plan should:

a) Identify the type of service proposed and its capacity.

b) Identify where the services are planned to be located.

c) Identify areas that will not be serviced (if any and provide reasons).

d) Locate the areas and timing of any phased in development.

e) Estimate the cost of the implementing the services.

f) Indicate how the infrastructure will be implemented and how the costs would be recovered for the servicing.

12.2.14 Stormwater and Drainage

Intent: To help ensure that the impact of development is considered in relation to stormwater drainage systems.

Policy: Where undeveloped areas in Brandon are being developed, a special drainage study and storm drainage plan shall be provided, showing the expected impact on existing drainage systems and surrounding properties. The provision of on-site drainage and water retention systems will be encouraged, as well as measures that mitigate off-site drainage including landscaping, green rooftops, and the maintenance of permeable surfaces.

Other References: Reference Maps 2 Urban Wastewater, and 3 Urban Storm Drainage.

12.2.15 Solid Waste Management and Recycling

Intent: To extend the life of existing landfill sites and to encourage sustainable waste management practices.

Policy: Efficient and environmentally sound methods of waste management shall be pursued, including reduction, reuse, recycling and recovery of waste materials. Composting of vegetable and yard waste will be encouraged in a manner that minimizes odour, rodent and pest problems.

12.2.16 Protective Services

Intent: To ensure appropriate levels of protective services, especially firefighting.

Policy: A high level of protective services will be continued, particularly within the City of Brandon, where there is a high level of population and property investment. The capability of providing appropriate services will be evaluated when major development proposals are being reviewed. This applies to industrial proposals, major institutional developments and multi-lot residential proposals.

13.0 TRANSPORTATION SYSTEM POLICIES

A logical and well-planned transportation system in the BAPD is necessary to move people and goods safely and efficiently between locations. This includes a variety of transportation modes including vehicular transportation, railways, and walking and cycling routes. Since transportation systems are such highly visual elements in the landscape, efforts should be made to enhance their appearance in addition to their functionality.

13.1 Objectives

In addition to the general objectives described in PART ONE, the following objectives are established:

a) To encourage and promote energy efficiency in all modes of transportation, and to encourage the use of public transit, pedestrian and bicycle systems.

b) To ensure an efficient and logical hierarchy of streets throughout the BAPD which appropriately serves the adjacent land uses.

c) To ensure that developments adjacent to provincial highways and urban arterial streets do not adversely affect the safe and efficient movement of traffic.

d) To provide for a system of truck routes and dangerous goods routes at appropriate locations within the BAPD.

13.2 Policies

The following policies are established for the development of transportation systems in the City of Brandon and the Rural Municipalities of Cornwallis and Elton:

13.2.1 Pedestrian and Bicycle Systems

Intent: To provide for the safe movement of pedestrians and cyclists, and to promote environmental and energy conservation through active transportation.

Policy: A comprehensive system of public walkways and bicycle paths will be developed throughout the City. Within existing residential areas, priority shall be given to establishing sidewalks on both sides of the street, including local streets.

Other References: Existing and future paths and trails are identified in the Greenspace Master Plan.

13.2.2 Public Transit

Intent: To provide an alternate means of transportation to private automobiles within Brandon, which is more environmentally sensitive, reduces traffic congestion on urban roadways, and reduces parking demand at destination points while recognizing the limitations of the transit service.

Policy: Development proposals for new subdivisions and major community facilities should provide an appropriate circulation system for the City's transit system. Proposed transit routes will be identified by the City of Brandon during the secondary plan stage of development. Where an area to be serviced by the transit system is to be developed in stages, appropriate provisions

should be made for efficient transit service at each stage of development. Infill development should be encouraged to locate in areas that are already served by the existing transit system to ensure efficient service delivery.

Other References: The existing transit system is shown on Reference Map 5 Urban Transit System.

13.2.3 Development near Transit Stops and Corridors

Intent: To encourage compact and mixed use development in areas in the vicinity of transit stops.

Policy: Higher density or mixed use development should be encouraged to locate on main arterials and collectors within 400 m of an existing transit stop.

13.2.4 System of Urban Roadways

Intent: To provide for a logical hierarchy of roadways throughout the City of Brandon.

Policy: The roadway system throughout the City will be designed and developed with the following features:

a) Expressways intended to handle high speed traffic around the City for the efficient movement of people and goods.

b) Arterial streets intended to accommodate large volumes of traffic with a high level of safety and efficiency.

c) Collector streets intended to accommodate moderate volumes of traffic traveling at moderate speeds.

d) Local streets intended to provide for vehicular access to individual building lots and which accommodate low volumes of traffic traveling at low speed.

e) Public lanes intended to provide for vehicular access to individual properties at locations where it is inappropriate to provide access from a street.

Other References: The configuration of these roadways is illustrated on Reference Map 4 Urban Transportation System.

13.2.5 Development of Roadways

Intent: To help ensure roadways are developed with related structures such as streetlights and traffic control devices, and are developed in accordance with municipal standards.

Policy: The development of all roadways needed to provide access to new lots within subdivisions, along with related structures such as street lights and traffic control devices, will be subject to a development agreement between the Municipality and the developer, in accordance with the provisions of The Planning Act.

13.2.6 Setback Requirements

Intent: To provide for setbacks from roadways in order to provide for a measure of safety, to minimize snowdrift blockage of roadways, to buffer against noise and dust nuisances, and to allow for roadway upgrading or widening.

Policy: In accordance with the applicable Zoning By-law, all buildings, major structures, shelterbelts and other obstructions will be adequately set back from all roadways and intersections, with the exception of the downtown area of Brandon where the historic pattern of development has occurred without setback from roadways.

13.2.7 Access Limitations

Intent: To provide for a high level of safety and efficiency along arterial streets, particularly along Eighteenth Street, First Street, Richmond Avenue and Victoria Avenue.

Policy: The use of service roads or shared vehicular circulation systems and driveways among adjoining properties will be encouraged, along with rear roadways where appropriate. Frequently used driveways will be appropriately separated from roadway intersections in order to minimize traffic congestion and traffic hazards in the vicinity of the intersection.

13.2.8 Parking, Loading and Service Areas

Intent: To minimize congestion on public roadways.

Policy: On-site accommodations for the parking, loading and exterior service needs of the proposed development will be provided as follows:

a) Well-planned parking, loading and service areas with safe and efficient internal vehicular circulation shall be provided for large buildings, building complexes, and high use commercial areas such as strip malls, and wherever possible, high volume access points should occur at signalized intersections.

b) Parking, loading and service areas will be highly functional under all weather conditions and must not contribute excessive amounts of silt and sediment to the storm drainage system. Within the City of Brandon, parking areas and access driveways shall be hard surfaced, unless the parking area is located in an industrial area, or is located adjacent to an unpaved roadway.

c) Special attention must be given to matters such as lighting, surface drainage systems, and the use of bordering landscape features such as shrubs, fences and trees.

13.2.9 Highway Protection

Intent: To ensure the efficient and safe functioning of highways under provincial jurisdiction and to limit development that may adversely affect the capability of a provincial highway to move traffic safely and efficiently.

Policy: Any types of development, including rural residential, highway/rural commercial and industrial developments will be subject to the following criteria:

a) Land use and land development proposals will be of types that are compatible with the function of the highway. Development that would generate traffic, in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway to carry traffic safely and efficiently will not be permitted, unless adequate measures are implemented to remedy the problem.

b) Development will occur in a cluster pattern utilizing common access points, in order to minimize interference with highway traffic and to ensure a high standard of safety, as opposed to a strip of lots along the highway with individual access connections to the highway.

c) Special setback requirements may be required for any buildings which may be proposed in the vicinity of a highway in the rural area.

d) Access to nearby developments adjacent to the Eastern Access Highway will be provided by means of government road allowance intersections (including Victoria Avenue East, Richmond Avenue East and Patricia Avenue East); and shall be clustered. Industrial Developments on the Eastern Access Highway, which primarily serve Brandon markets will be located west of the corridor, wherever possible, in order to minimize cross traffic.

e) Developments in the vicinity, and along PTH No. 1 and No. 1A, PTH No. 10 and the Eastern Access Route PTH No. 110 as defined in any functional design study including the 1997 Functional Design Study completed by UMA Engineering, and the PTH #1 West Functional Design Study and Connecting Highways to Brandon (2002), and other applicable studies, will be permitted only if, after consultation with the Provincial Authority having jurisdiction, the development will not affect future improvements or the safe and efficient operation of the above mentioned.

f) Developments in the vicinity of provincial highways, including in the vicinity and along PTH No. 1 will be separated by a suitable buffer, except where a frontage road has been provided.

g) Commercial development south of PTH No. 1 between 1st Street and 18th Street, and developments east of 1st Street, should be guided by an overall concept plan with access to 1st and 18th Streets at locations satisfactory to the Provincial Authority having jurisdiction.

h) A preliminary traffic generation impact study or statement, prepared by a qualified engineer, will be completed to the satisfaction of the authority having jurisdiction over the affected access road(s). In cases where the preliminary traffic study or statement suggests the proposed development will generate more than 200 (two-way) vehicle trips per day, a detailed traffic study prepared by a qualified engineer will be required and will be completed to the satisfaction of the authority having jurisdiction over the affected access road(s).

i) The cost of any access and/or intersection improvements and/or traffic controls identified in the traffic study as a result of the proposed development shall be the responsibility of the developer and will be implemented to the satisfaction of the affected municipality and the authority having jurisdiction over the affected highway.

j) Where a site is adjacent to a highway under provincial jurisdiction, approval of the Provincial Authority having jurisdiction is required for any new, modified, or relocated driveway, or any change in use of an existing driveway.

Other References: Reference Maps 6A-C.

13.2.10 Designated Truck Routes

Intent: To minimize widespread deterioration of the local road system as a result of heavy truck traffic and to minimize traffic hazards and nuisance factors of noise and dust in residential areas.

Policy: In areas where there exist or is anticipated high volumes of truck traffic, the municipality may designate certain roads as truck routes. Proposed truck routes which may have a physical impact on the road system of an adjacent municipality will be coordinated with the adjacent municipality. The municipality may also designate hazardous goods routes as required.

13.2.11 Setback from Railways

Intent: To provide for a measure of safety, and to reduce nuisance factors such as noise and vibration in the vicinity of railway operations and to provide for enhanced visibility and safety at railway crossings.

Policy: Suitable setback standards shall be established for development in the vicinity of railways. Restrictions should also be applied to trees and shrubbery in the vicinity of railway crossing.

13.2.12 Airport Protection

Intent: To ensure an adequate supply of land for possible future expansion of the airport facilities, to provide for safe airport operations by discouraging uses that attract birds to the area, and to alleviate any potential nuisance or hazard between airport operations and adjacent development.

Policy: A restricted development area will be established around the Brandon Airport and the aerial approaches to the runways, in consultation with Transport Canada. Developments should be of a type that require air service, or are related to the air service industry.

Within 3.2 km (two miles) of the airport along the flight path, uses that attract significant concentrations of birds, for example, managed or supplemental habitats such as feeding stations, waterfowl refuges or designated game or mammal refuges, or residential development should not permitted.

Other References: Section 4.1.4. The areas affected by existing height restrictions are shown on Plan No. 1711, Brandon Land Titles Office.

14.0 NATURAL RESOURCE POLICIES

The BAPD is home to a wide variety of natural resources including the Assiniboine River, the Assiniboine-Delta aquifer that provides drinking water for a number of residents, wildlife and wildlife habitat, Wildlife Management Areas, and aggregate resources. The protection and wise use of these resources ensures that they will remain available and undamaged for future use.

14.1 Objectives

In addition to the general objectives described in PART ONE, the following objectives are established:

a) To ensure the highest possible water quality of natural water systems in the BAPD.

b) To preserve and enhance the diversity of natural systems, including fish and wildlife, and important wildlife habitat within the BAPD.

c) To preserve important aggregate deposits for future extraction and use by the construction industry.

d) To encourage extraction of aggregate resources in an environmentally sound manner and to provide for the rehabilitation of depleted extraction areas.

e) To mitigate where habitat damage is unavoidable during the development of an aggregate resource.

Other References: Species At Risk Act, Provincial Endangered Species Act, The Conservation Agreements Act, Provincial Protected Areas Initiative, and the Fisheries Act.

14.2 Policies

The following policies are established regarding natural resources in the City of Brandon and the Rural Municipalities of Cornwallis and Elton:

14.2.1 Water Quality

Intent: To protect water quality, from developments or activities that may have a detrimental effect on water quality, fish, or fish habitats, due to runoff of sediments or contaminants into a waterway, or leaching of contaminants into groundwater.

Policy: For developments that are deemed by the planning authority to place some risk of water contamination, the developer will engage the services of a qualified person and provide evidence satisfactory to Council and the BAPD Board that there is not a potential for groundwater or surface water contamination. In areas of a high groundwater table, no development shall be permitted until a proper study and analysis has been completed. The BAPD Board and Council may consult with the Assiniboine Hills Conservation District and Manitoba Conservation and Water Stewardship for advice on water quality issues.

The developer will be required to manage potential contaminants to the greatest extent possible by:

a) Providing suitable separation distances and/or containment systems between these types of development and significant surface waterways.

b) Discouraging activities in the area upstream of the City of Brandon water intake, activities which may pollute the water, and the discharge of storm water will be avoided unless treatment has taken place before discharge.

c) Providing appropriate safeguards into development which have the potential to contaminate groundwater at locations which overlay significant groundwater resources which are vulnerable to leaching of contaminants.

d) Refer to watershed management plans to help prevent runoff of sediments and/or contaminants into stormwater drains and other drainage infrastructure.

e) Development should be generally directed away from provincially designated N4 zoned lands (as defined by the Province) in areas of private or on-site servicing.

Other References: Fisheries Act; Integrated Watershed Management Plan (Assiniboine Hills Conservation District); and Nutrient Management Regulation of *The Water Protection Act*.

14.2.2 Waterway Protection

Intent: To minimize the erosion of banks and the resulting sedimentation of the drainage system, as well as to protect significant wildlife and fisheries habitat.

Policy: A buffer strip of natural vegetation of approximately 10 m, or suitably distant from the ordinary high water mark, should be maintained along waterways.

14.2.3 Water Conservation

Intent: To encourage the efficient use and reduction of the consumption of water in the BAPD.

Policy: Member Councils shall be proactive in reducing water consumption rates in all facilities and establish and deliver water reduction and educational programs for the general public.

14.2.4 Wildlife Habitat

Intent: To maintain and enhance existing wildlife habitat.

Policy: The retention and enhancement of existing woodlands, wetlands (e.g., Douglas Marsh) and other significant habitat areas shall be encouraged, particularly within those areas which are located along the Assiniboine corridor and in the Brandon Hills that are designated as RURAL CONSERVATION and RECREATION areas on MAP TWO. In addition, the re-establishment of wildlife habitat should also be encouraged on lands that are marginal for agricultural use, and on undeveloped road allowances.

14.2.5 Natural Areas and Habitat

Intent: To protect and enhance significant habitat areas in order to provide for appropriate management, conservation, and enhancement of the wildlife resources in the BAPD.

Policy: The retention and enhancement of significant habitat areas, such as Wildlife Management Areas shown on MAP TWO will be encouraged in accordance with *The Wildlife Act*, the *Species at Risk Act* (Federal), and the *Endangered Species Act* (Provincial). Development in Wildlife Management Areas is not permitted, unless reviewed and approved by the Province.

14.2.6 Protection of Aggregate Deposits

Intent: To protect aggregate resources from incompatible uses until such time as they have been extracted.

Policy: Areas which have been assigned with "High" and "Medium" quality aggregate designations, as determined by the designated Provincial Authority and shown on Reference Map 10, development should be limited to general agricultural activities, or other uses that would not interfere with or restrict future extraction of the resource.

a) "High" indicates valuable aggregate deposits which should be protected for future extraction, and no conflicting land uses should be allowed on these deposits until the resource has been extracted or is determined to be uneconomical to extract.

b) "Medium" indicates a deposit where the full potential is not proven or where the quality is not high, but which has been recognized as being of value to the BAPD. Deposits with a "Medium" status may be utilized for a conflicting land use, after reviewing local needs and alternate sites in consultation with the designated Provincial Mines Authority and Provincial Transportation Authority.

Those additional areas designated for aggregate extraction by the designated Provincial Transportation Authority and located outside of the boundaries of deposits designated by the Provincial Mines Authority will be considered as being "high" quality for the purposes of this policy.

In areas where aggregate operations are not compatible with adjacent land uses, such as in the Village of Chater, no further aggregate activites shall be permitted.

Other References: Section 14.2.8 and Reference Map 8 Aggregate Resources.

14.2.7 Approval of Aggregate Extraction Operations

Intent: To provide for the development of aggregate resource operations in consultation with the municipality and community and to limit the additional expenditures imposed on the municipality(s) to maintain and/or upgrade municipal roads required to haul aggregate from the site.

Policy: The extraction of aggregate resources will be encouraged in areas of "high" or "medium" potential where conflicts with nearby developments can be minimized. Due to operational factors such as noise, dust, and heavy truck traffic, proposals for new or expanding aggregate extraction operations will be considered as conditional uses. Agreements may be established between the municipality(s) and operators of extraction activities to cost-share the maintenance of roads. Such an agreement may be required as a condition for approving the application.

14.2.8 Buffering of Deposits

Intent: To protect certain types of development, such as residential, commercial, institutional and recreational uses that would be sensitive to the inherent characteristics of aggregate extraction.

Policy: Incompatible uses must be adequately separated or buffered from the deposits which are designated as "High" or "Medium" quality, except for the residence of the owner or operator of the extraction operation. Appropriate buffering features will be developed in consultation with the designated Provincial Authority.

14.2.9 Plans for Aggregate Extraction Operations

Intent: To help ensure that the applicable information is provided for the approving authority to make a decision.

Policy: An application for a development permit for the establishment or expansion of an aggregate extraction operation will include the submission of a site plan showing the total area to be utilized for extraction operations, separation distances between extraction areas and nearby features (such as roadways, rivers and non-resource developments), proposed measures to mitigate conflicts, (such as buffers or berms), proposed access points to public roadways, major truck routes to be used, and the proposed rehabilitation program.

14.2.10 Sequential Use of Resources

Intent: To help ensure that resources such as aggregate deposits are extracted prior to development.

Policy: Where an undeveloped area contains a significant aggregate deposit, the deposit will be extracted and the area rehabilitated, prior to its development.

14.2.11 Non-Mining Developments

Intent: To determine the quality and extent of aggregate deposits, the feasibility of extraction, and to identify potential impacts on a non-resource related use (residential, commercial etc.) prior to considering an application.

Policy: Where a non-resource related development is proposed for an area containing a "Medium" or “Low” quality aggregate deposit, a site specific analysis will be conducted by the development proponent. Within an area designated as “High”, no conflicting land use shall be allowed.

15.0 HAZARDOUS CONDITIONS POLICIES

The most apparent hazardous condition in the BAPD is the periodic flooding associated with the Assiniboine River. The protection of people, property, and buildings from potential flood damage is necessary. In addition to flooding, hazardous goods, waste disposal, and air pollution that may create health risks must be mitigated.

15.1 Objectives

In addition to the general objectives established in PART ONE, the following objectives are established:

a) To safeguard human life, health, and investments in buildings and property.

b) To minimize public expenditures for protection or disaster assistance in areas subject to flooding, water erosion, bank instability, landslide or subsidence.

c) To preserve the natural capability of the waterways to convey floodwaters, and to preserve natural vegetation along the banks of waterways.

d) To provide appropriate safeguards in areas where hazardous subsoil conditions or other hazards may exist.

15.2 Policies

The following policies are established regarding hazardous conditions in the City of Brandon and the Rural Municipalities of Cornwallis and Elton:

15.2.1 Development Limitations in Floodway

Intent: To ensure lands prone to flood water from the Assiniboine River remain under-developed in order to protect public and private investment in the City of Brandon.

Policy: All flood prone lands as indicated on Reference Map 7, should be restricted to natural use areas, public open space, recreation areas and sports fields or certain types of agricultural uses. Permissible structures within these areas would primarily minor incidental structures associated with other allowable uses, provided that such structures do not inhibit the free flow of flood water and the structure design taking into account the flood of record. The use of fill to elevate sites in this area should not be permitted, unless specifically approved by the designated Provincial Authority.

15.2.2 Development Limitations in Diked Areas

Intent: To allow for the continuation of existing development in the existing flood protected areas including the up-keep, renewal, renovation and limited expansion of existing developments and to direct intensive development away from diked areas.

Policy: The following criteria will apply to all development proposals within the diked flood protection areas as indicated on Reference Map 7:

a) Development of buildings within 30.5 meters (100 feet) of the Snye Creek bed will be subject to an engineering investigation and analysis as outlined in policy 15.2.9.

b) Detailed site development plans, including a lot grading plan and storm water management report completed to the satisfaction of the City Engineer will be submitted for review and acceptance by the City Engineer prior to the issuance of a development and/or building permit.

c) For new construction the floor elevation located in the following areas must meet the minimum height determined by the City Engineer:

   i. North and South diked areas between 1st Street and 18th Street;

   ii. East diked area between the dike and 13th Street East; and,

   iii. North and South diked area between 18th Street and 26th Street.

d) For renovation, renewal, expansion, or up-keep of existing improved properties the elevation of the habitable or human occupiable space shall be compatible with the floor elevations of the existing structure.

e) The developer shall enter into a "save harmless" agreement with the appropriate municipality and the said agreement at a minimum acknowledging the flood potential for the area and also saving the municipality harmless in the event of flood damage..

15.2.3 Other Flood Risk Areas

Intent: To direct intensive development away from flood prone areas outside of the City of Brandon limits.

Policy: Development in areas outside the City limits, which, in the opinion of Council, may be subject to flooding, should be limited to suitable agricultural or recreational open space land uses. All buildings and structures must be located on land which has a natural elevation at or above the design flood level, or on land which has been raised by fill to an elevation at least two feet above the design flood level and the site must be accessible by road during flood conditions.

15.2.4 Riverbank Instability and Erosion Hazards

Intent: To ensure development in close proximity to riverbanks is protected.

Policy: The development of buildings or structures will not be allowed in the vicinity of riverbanks which may be unstable or subject to other hazards such as erosion by nearby waterways. Development will not be permitted in areas that would normally be eroded away within a period of 100 years unless it is demonstrated to the satisfaction of the BAPD that the erosion process will be halted. The BAPD Board should request that a geotechnical engineering study be completed as part of the development proposal.

15.2.5 Riverbank Protection

Intent: To protect riverbanks from erosion and human generated instability.

Policy: Within riverbank areas, maintenance of surface-retaining vegetative cover will be encouraged, and activities such as excavation, land clearing, cultivation, or excessive grazing which would increase serious bank instability or erosion will be discouraged.

15.2.6 Separation Distance for Abandoned Waste Disposal Sites

Intent: To protect people from the potential hazards resulting from the subsoil migration of methane gas from decaying garbage at abandoned waste disposal sites.

Policy: Areas within a 402 m (1,320 feet) distance of the boundaries of abandoned waste disposal sites will be considered as restricted development areas. Within these areas, development should be restricted to open space uses, such as agriculture and exterior recreational activities, and the construction of buildings will not be allowed. This separation distance may be reduced if the municipality has a program to evaluate and monitor the level of risk, which is approved by the designated Provincial Authority.

15.2.7 Hazardous Processing or Storage

Intent: To minimize the risks associated with the processing and/or storage of hazardous materials.

Policy: If adequate separation distances cannot be provided from environmentally sensitive areas, then the proposed development should provide suitable containment features to minimize risks to human health and the environment. Special separation distances will be established within municipal zoning by-laws to guide the siting of certain types of storage facilities, such as anhydrous ammonia.

15.2.8 Air Quality

Intent: To protect the environment and human health from airborne emissions.

Policy: Developments which may have a detrimental effect on air quality, by reason of the emission of smoke, dust, harmful vapours, or other airborne particles or other harmful characteristic, will be encouraged to control emissions to the greatest extent possible, and will be developed at locations which minimize human exposure to these emissions.

15.2.9 Special Studies and Special Setbacks or Separation

Intent: To help ensure that developments in areas subject to hazardous conditions are appropriately evaluated, and that mitigating measures are implemented where necessary.

Policy: A development proposal for an area subject to hazard(s) will be accompanied by a report prepared by a qualified engineer. This report will include an analysis of hazardous conditions on the site, expected impact(s) of the proposed development, and recommendations for flood protection, erosion control, bank stabilization, drainage, special setback requirements, and any other measures that may be necessary to reduce all hazardous conditions to an acceptable level. Where such a report is provided, the required special setback or separation distance will be the distance specified in the report. Otherwise, the setback or separation distance will be in accordance with the policies of this Section.

In particular, development of buildings within 100 feet of the Snye Creek bed will be subject to an engineering investigation and analysis.

15.2.10 C.F.B. Shilo

Intent: To restrict development in close proximity to The Department of National Defence (C.F.B. Shilo) magazine site on the NE 1/4 35-9-17 WPM in the Rural Municipality of Cornwallis due to the potential danger related to ammunition storage.

Policy: The Department of National Defence prohibits the construction of a dwelling on the following land: SW 1/4 1-10-17 WPM; S 1/2 2-10-17 WPM; W 1/2 35-9-17 WPM; and W 1/2 36-9-17 WPM in the Rural Municipality of Cornwallis. The title to each of the affected parcels of land contains notice to the registered land owner, under the Expropriation Act, "...to prohibit the erection or placing of dwelling houses on the said lands..."

16.0 DESIGN POLICIES

Ensuring a high standard of site and building design that promotes a positive image of the community to residents and visitors. New developments and existing sites that are being re-developed should consider building design, scale, and materials, landscaping, safety, energy efficiency, and accessibility in the planning process. Good design benefits both the function of a site and the quality of life of existing and future residents and visitors.

16.1 Objectives

In addition to the general objectives established in PART ONE, the following objectives on design standards are established in the City of Brandon, the RM of Cornwallis and the RM of Elton, where applicable:

a) To promote an attractive image of the BAPD.

b) To promote innovative building and site design that considers the environment, while enhancing the livability, function, safety and accessibility of developments within the BAPD.

16.2 Policies

The following policies are established regarding building and site design in the City of Brandon and the Rural Municipalities of Cornwallis and Elton, where applicable:

16.2.1 Design Standards and Guidelines

Intent: To help ensure a high standard of building and site design in the City of Brandon.

Policy: Developments within the City of Brandon, depending on the process, shall be subject to design standards and guidelines that regulate matters such as building appearance and materials, landscaping, signage, parking and loading areas, and exterior display and storage. Buildings should be of a high quality design, utilizing appropriate materials and featuring a high standard of detailing. Specific areas of interest include minimum design and development criteria for new residential subdivisions (to incorporate guidelines for public lanes, width of street pavements, provision of sidewalks, and other matters), and design criteria for commercial and industrial development such as building design, site landscaping, signage, vehicular and pedestrian access, parking, loading, exterior display and storage.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines.

16.2.2 Specific Design Considerations

Intent: To enhance the BAPD's quality of life and to promote a favourable visual image of the area.

Policy: A high standard of design, site development and property maintenance should be considered for developments. Development should occur in a fashion that enhances the aesthetic appeal of the development site and the surrounding areas, particularly in Brandon. The following considerations should guide development:

a) Areas utilized for public roadways and parking should be attractively and conveniently arranged, with suitable surfaces to provide for safe and efficient movement.

b) Within each development area, there should be consistency in building setbacks in order to create a planned and unified appearance along the roadways.

c) The utilization of natural vegetation and other decorative landscape features will be encouraged as a natural complement to other man-made features of the development, particularly in the case of large buildings or building groups, and along major arterial streets (in the form of landscaped buffers).

d) Parking, loading, service and storage areas will be properly integrated into the proposed developments.

e) Landscaping elements such as signs and exterior lighting will be appropriate to the nature and scale of the development, and should be arranged in a fashion to minimize unattractive views and/or excessive glare at nearby residential properties.

f) The size, location and orientation of buildings and structures in relation to those both on and off-site should be considered.

g) The general design characteristics of buildings, including types of roof, and exterior building finishes.

h) The use of underground utilities will be encouraged, particularly in non-industrial areas of Brandon.

i) Owners or tenants of all property will be encouraged to provide a high level of maintenance of buildings, structures, landscape features, and exterior spaces used for parking, display, storage and service.

16.2.3 Major Buildings or Building Group Site Design Analysis

Buildings or building groups that exceed 4,645 sq. m (50,000 square feet) of gross floor space will be required to undertake a detailed site design analysis (as part of a secondary plan) of the proposed development by a planner with support from a professional planner and an engineer experienced in the area of the work concerned, taking the following factors into consideration:

a) Anticipated levels of activity and use.

b) Availability of land for initial development and potential for future expansion.

c) An analysis of the impact on existing services (including water supply, wastewater collection, and stormwater drainage) and requirements for various utilities and services (which may also include fire protection systems, waste disposal systems, and provisions for emergency response).

d) Transportation impact analysis including the effect of the proposed development on local traffic patterns and public transportation system, and effect of the location and configuration of access driveways and proposed access locations.

e) On-site transportation impact analysis including parking needs, parking, loading and service area configuration, pedestrian access around and through the site, and to the site from existing pedestrian systems.

f) The size, location and orientation of buildings and structures.

g) General design characteristics, including roof types, and exterior building finishes.

h) Exterior building lighting and site lighting.

i) Building and freestanding signage.

j) Landscaping details.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines, and Traffic Impact Assessment Guidelines

16.2.4 Buffers

Intent: To provide buffers between potentially incompatible uses to reduce the impact of adjacent land uses.

Policy: Buffers will be provided for either as a public reserve land dedication (as provided for in *The Planning Act*) or as a special area on privately owned land subject to special restrictions governing matters such as special building setbacks, exterior storage, parking, the provision of fencing and other features. Landscaped buffer areas will be provided at appropriate locations such as:

a) Between residential sites and commercial or industrial developments.

b) Between residential or commercial areas and resource based activities such as aggregate extraction operations.

c) Between residential sites and major arterial streets, provincial highways and railway corridors.

d) In some situations, buffering of multiple-family dwellings may be required where the site adjoins a low density residential development.

e) In other locations as indicated on MAP ONE.

16.2.5 CPTED Principles

Intent: To help ensure safe buildings and sites.

Policy: Developments will be encouraged to follow the principles of Crime Prevention Through Environmental Design (CPTED). These include:

a) Reinforcing territorial control by creating a sense of ownership and responsibility for land and buildings.

b) Ensuring natural surveillance by encouraging unimpeded sightlines, natural surveillance from adjacent buildings, and by encouraging increased use of spaces by legitimate users.

c) Ensuring natural access control by clearly defining entrances and exits to buildings and public spaces, and by limiting entrances and exits to private spaces.

d) Ensuring building and site maintenance by creating a sense of ownership and responsibility for buildings and sites.

16.2.6 Landscaping

Intent: To help ensure appropriate site landscaping to improve the visual appearance of developments.

Policy: Sites shall be landscaped as per the City of Brandon's Landscape Design Standards.

Other References: City of Brandon Landscape Design Standards, City of Brandon Urban Design Standards and Guidelines.

16.2.7 Innovative Buildings

Intent: To encourage the development of innovative buildings in order to promote energy efficiency and the conservation of resources.

Policy: Special review and approval processes may be required, along with development or performance agreements dealing with matters such as the design and siting of the building(s), site landscaping, and integration of the development into the surrounding area, and provision of services or any other matter that the circumstances may require, in addition to the minimum building code requirements.

16.2.8 Physically Challenged Persons

Intent: To help ensure that buildings and sites are accessible to those with mobility, visual, cognitive, or auditory impairments.

Policy: Suitable provisions for access to and utilization of various buildings and facilities by physically challenged persons should be incorporated into new or expanded structures, where appropriate.

17.0 HERITAGE AND CULTURAL POLICIES

The heritage resources within the BAPD are numerous and represent a varied cultural past. These resources include a range of features such as archaeological remains, historic sites including remnants of old forts of the fur-trade period, and architectural features including a variety of residential and commercial buildings, and agricultural buildings.

The major concern is that many of these sites or structures are not well known and may deteriorate or be inadvertently destroyed. It is important that the area's cultural and historical base be preserved for the benefit of future generations. The preservation and enhancement of these features is also important in terms of their tourism potential.

17.1 Objectives

In addition to the general policies described in PART ONE, the following objectives are established:

a) To preserve and enhance significant historic, architectural and archaeological resources for the culture, prosperity, education, and general welfare of local residents and visitors to the area.

b) To promote awareness and continued use of structures that illustrate unique or interesting architectural form and design, or that are connected with historically significant people, groups, places, events or themes.

c) To promote art as a catalyst to foster civic pride and identity in both public improvements and private development.

17.2 Policies

The following policies are established regarding heritage resources in the City of Brandon RM of Cornwallis and the RM of Elton:

17.2.1 Investigation and Designation

Intent: To promote the designation, protection, and rehabilitation of heritage resources.

Policy: Historical, architectural and archaeological investigations to further determine the extent and significance of these resources will be encouraged. The establishment of municipal heritage committees and municipal heritage by-laws will also be encouraged.

17.2.2 Preservation and Recovery of Archaeological Artifacts

Intent: To help ensure the preservation and recovery of archaeological artifacts.

Policy: Where areas known to be of archaeological significance are proposed to be developed, or altered, arrangements will be made by the development proponent, for the recovery and/or preservation of significant information and artifacts, in accordance with the provisions of the Heritage Resources Act.

Other References: Heritage Resources Act.

17.2.3 Preservation, Enhancement & Rehabilitation of Heritage Structures

Intent: To help ensure the restoration of heritage structures, which maintains the characteristics of the original construction.

Policy: The appropriate rehabilitation and restoration of structures with heritage significance will be encouraged, in a manner that maintains the characteristics of the original construction.

17.2.4 Tourism Activities

Intent: To encourage historic and cultural tourism.

Policy: The development of tourism activities utilizing cultural or historic sites will be of a type which will not significantly degrade the cultural or historic features of the site.

17.2.5 Adjacent Development

Intent: To help ensure development that is to be located adjacent to recognized cultural or historic sites is compatible with the character of the cultural or historic site.

Policy: Recognized cultural and historic sites should be suitably protected or buffered from adjacent development that might otherwise endanger their continued existence.

17.2.6 Heritage Design Guidelines and Districts

Intent: To restore, revitalize and preserve heritage resources.

Policy: Municipalities may provide for the development and establishment of heritage design guidelines and character districts.

17.2.7 Character Districts

Intent: To promote uniqueness and pride in the City of Brandon.

Policy: To consider establishing character districts within existing and new neighbourhoods in the City of Brandon that celebrates municipal tradition and pride.

17.2.8 Public Art

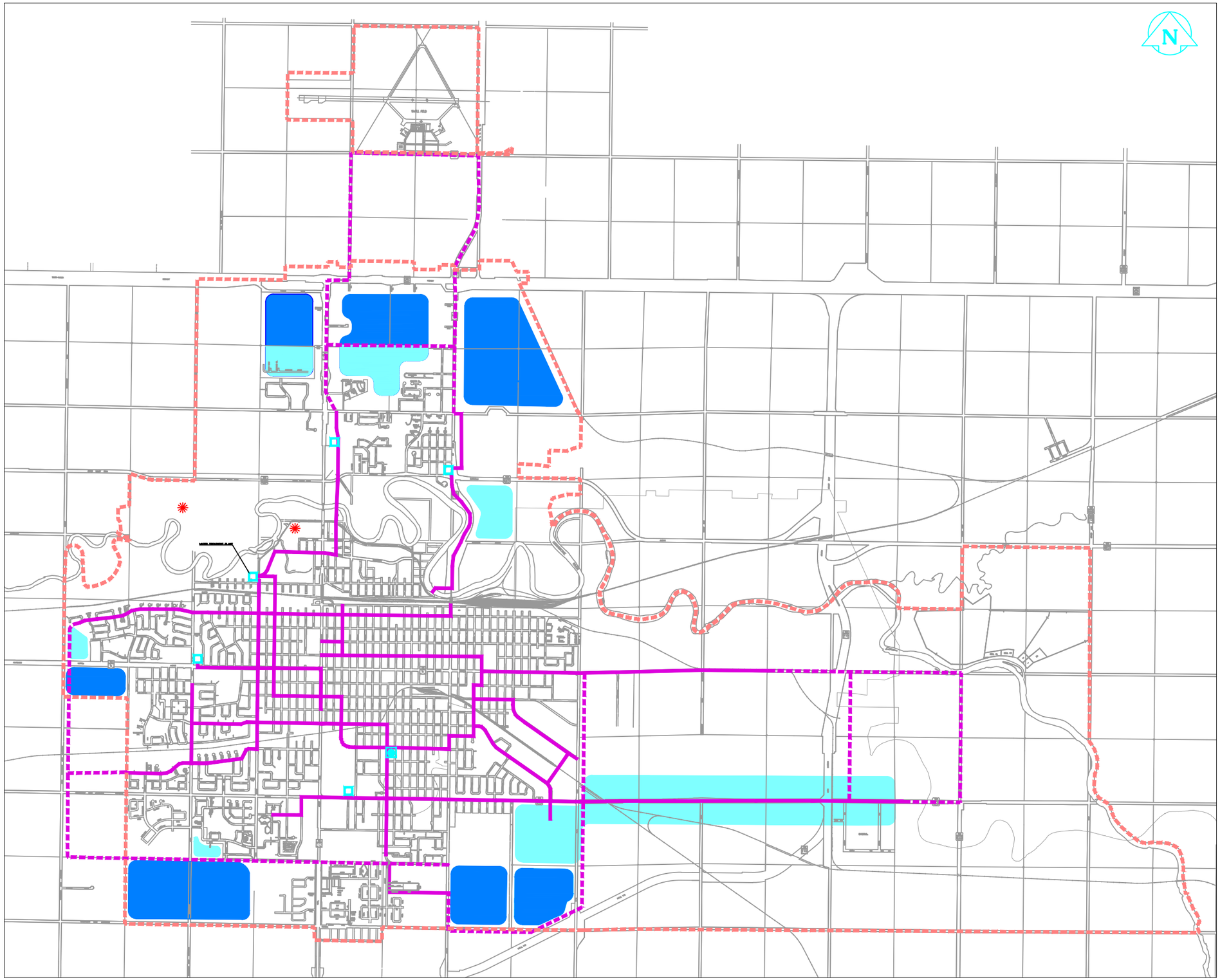
Intent: To enhance the character and identity of the City of Brandon through the inclusion of public art.

Policy: The City of Brandon should explore a program or policy which integrates works of art within public improvements and private developments.

PART FOUR: REFERENCE MAPS

In PART FOUR you will find reference maps that provide additional information to assist in the decision-making process for guiding land uses. These maps are conceptual in nature and do not form part of the legal content of this plan.

All of the applicable reference maps should be reviewed in the context of the proposed development.



LEGEND

- Undeveloped areas requiring significant infrastructure expenditures for service (Harder to service)
- Undeveloped areas serviceable without major infrastructure expenditures (Easier to service)
- Existing Treated Water Resevoir
- Existing Pumping Station
- Existing Major Water Line
- Future Major Water Line
- City Boundary
- Emergency Water Supply Wells

Note:
This map is conceptual in nature and is intended to provide information to enhance the policies contained in this document. This map is not part of the legal content of this document and may be updated without a formal amendment process.

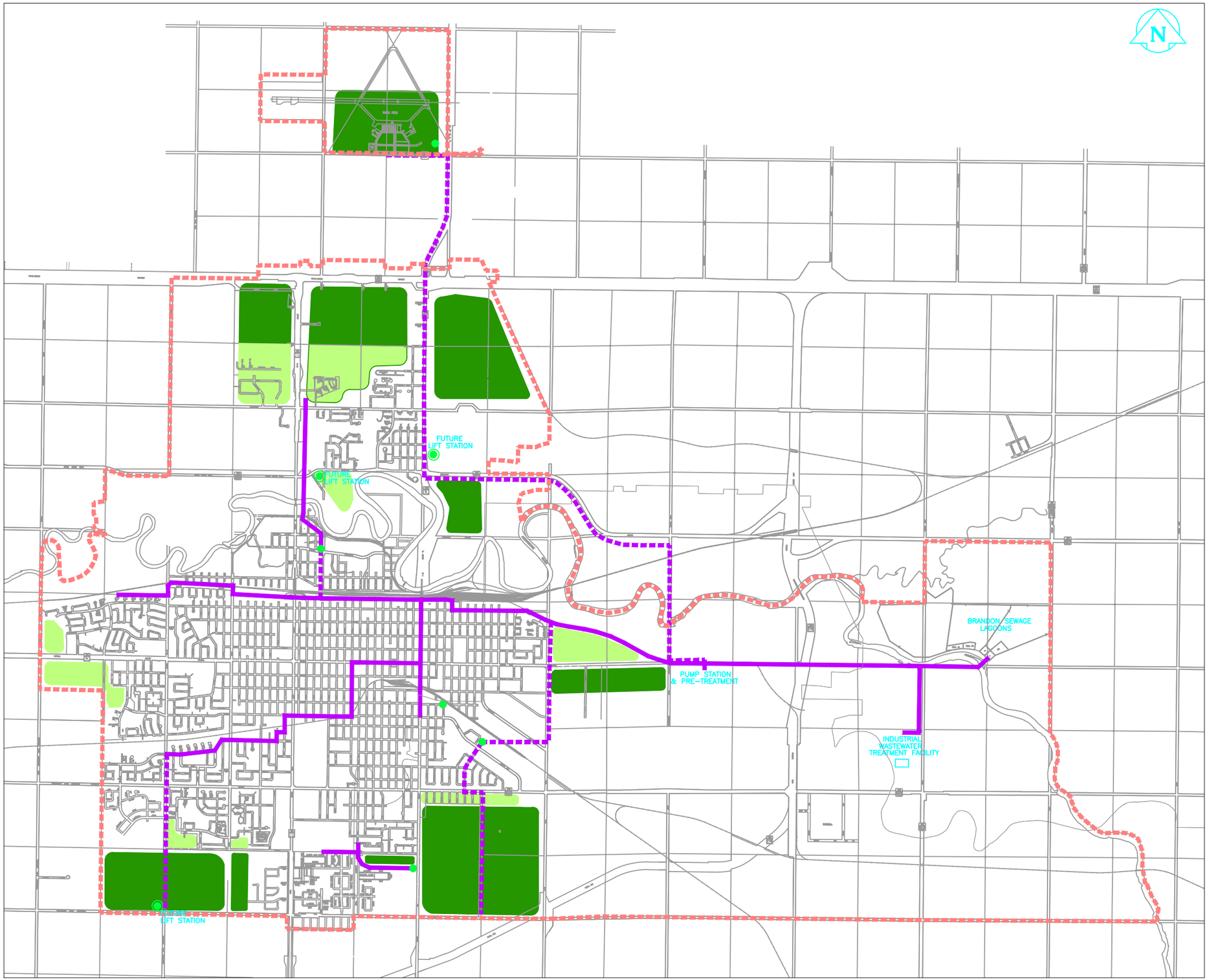
Source: City of Brandon

PROJECT TITLE

Brandon & Area Planning District Development Plan

Urban Waterworks System

DRAWN BY	SCALE	REFERENCE MAP
SM	1:50,000	1
DATE	REVISION	
FEB 2012	3	



LEGEND

- Undeveloped areas requiring significant infrastructure expenditures for service (Harder to service)
- Undeveloped areas serviceable without major infrastructure expenditures (Easier to service)
- Existing Lift Station
- Future Lift Station
- Existing Wastewater Trunk Line
- Future Wastewater Trunk Line
- City Boundary

Note:
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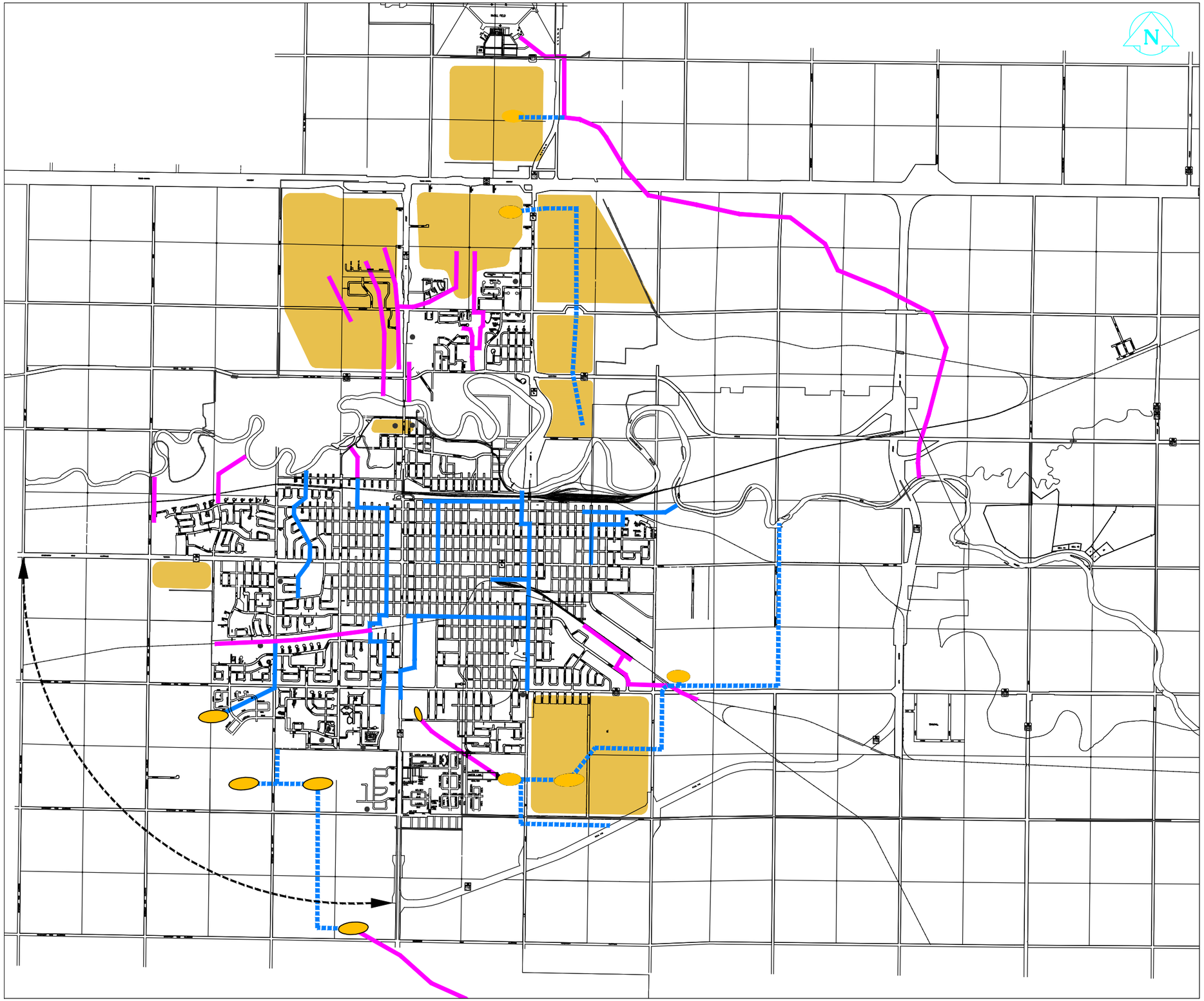
Source: City of Brandon

PROJECT TITLE

Brandon & Area Planning District Development Plan

Urban Wastewater System

DRAWN BY	SCALE	REFERENCE MAP
SM	1:50,000	2
DATE	REVISION	
FEB 2012	3	



LEGEND

- Areas requiring improvements as development occurs (Harder to service)
- Water Ponding Area
- Existing Detention Pond
- Storm Water Pump
- Existing Storm Sewer
- Proposed Storm Sewer
- Primary Drain
- Future Proposed Western By-Pass

Note:
Combined sewers located between 26th St. – 17th St. East between Park Ave. – Pacific Ave.

Note:
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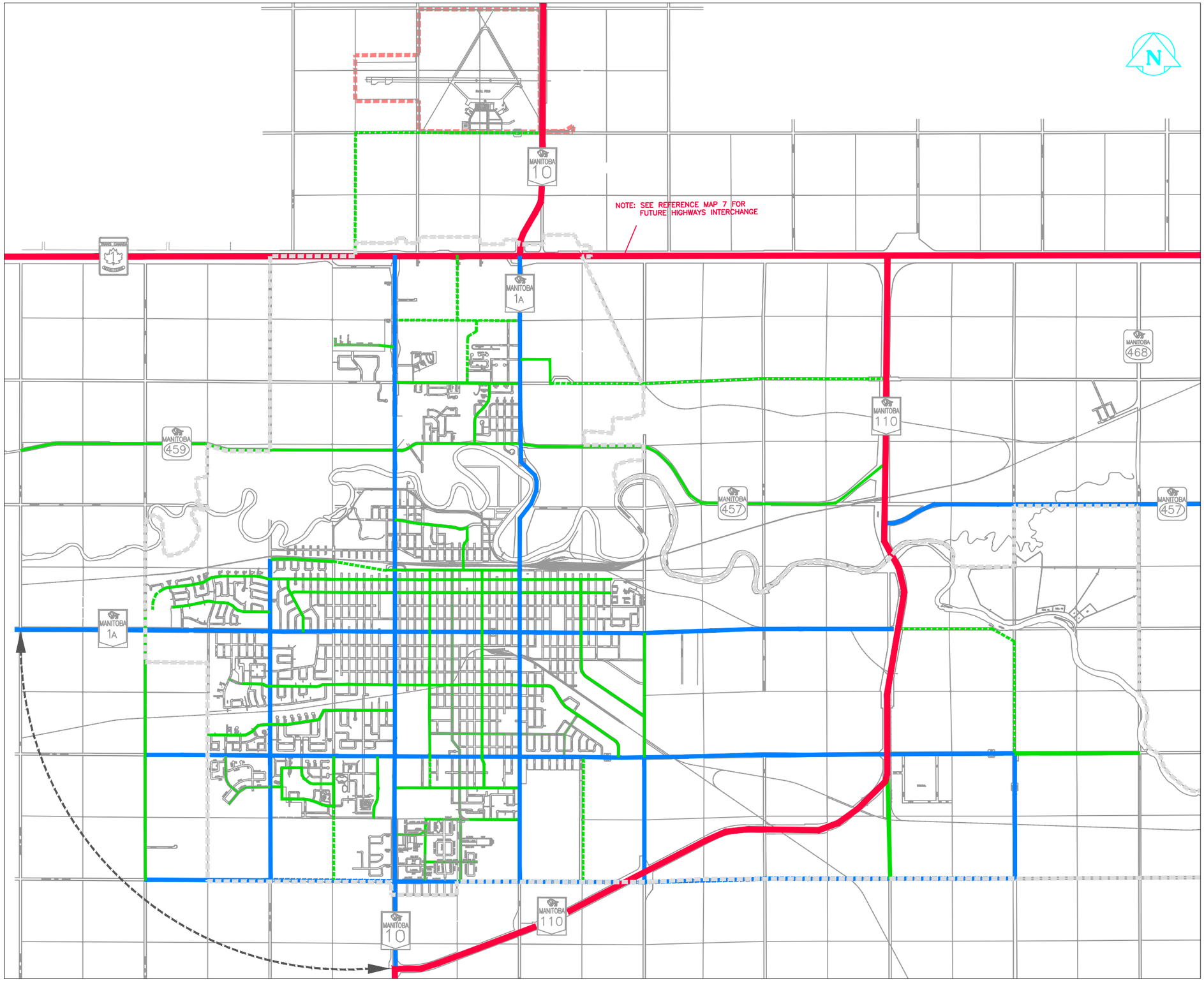
Source: City of Brandon

PROJECT TITLE

Brandon & Area Planning District Development Plan

Urban Storm Drainage System

DRAWN BY	SCALE	REFERENCE MAP
SM	1:50,000	3
DATE	REVISION	
MARCH 2013	4	



LEGEND

- Expressway
- Arterial
- Proposed Arterial
- Collector
- Proposed Collector
- City Boundary
- Future Proposed Western By–Pass

Note:
This map is conceptual in nature and is intended to provide information to enhance the policies contained in this document. This map is not part of the legal content of this document and may be updated without a formal amendment process.

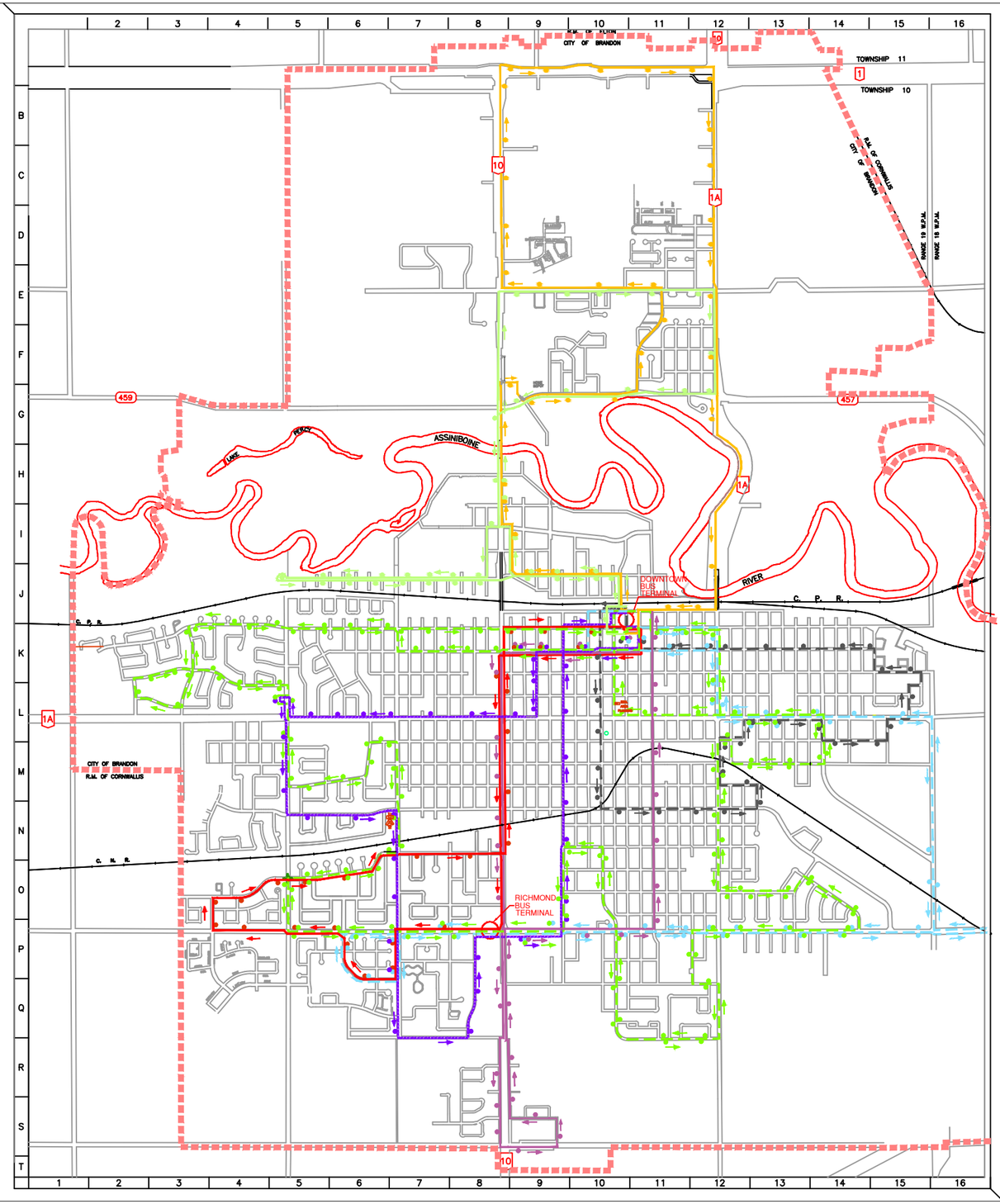
Source: City of Brandon

PROJECT TITLE

Brandon & Area Planning District Development Plan

Urban Transportation System

DRAWN BY	SCALE	REFERENCE MAP
SM	1:50,000	4
DATE	REVISION	
MARCH 2013	4	



N

LEGEND

- BUS STOPS
- RICHMOND WEST NO. 1
- KIRKCALDY NO. 3
- VICTORIA EAST NO. 6
- REC. CENTRE NO. 7
- 18TH. SOUTH NO. 9
- CENTRAL BELT NO.10
- INDUSTRIAL NO. 11–12
- CITY CIRCULAR: ROUTE 20 & 21
- CITY BOUNDARY

Note:
This map is conceptual in nature and is intended to provide information to enhance the policies contained in this document. This map is not part of the legal content of this document and may be updated without a formal amendment process.

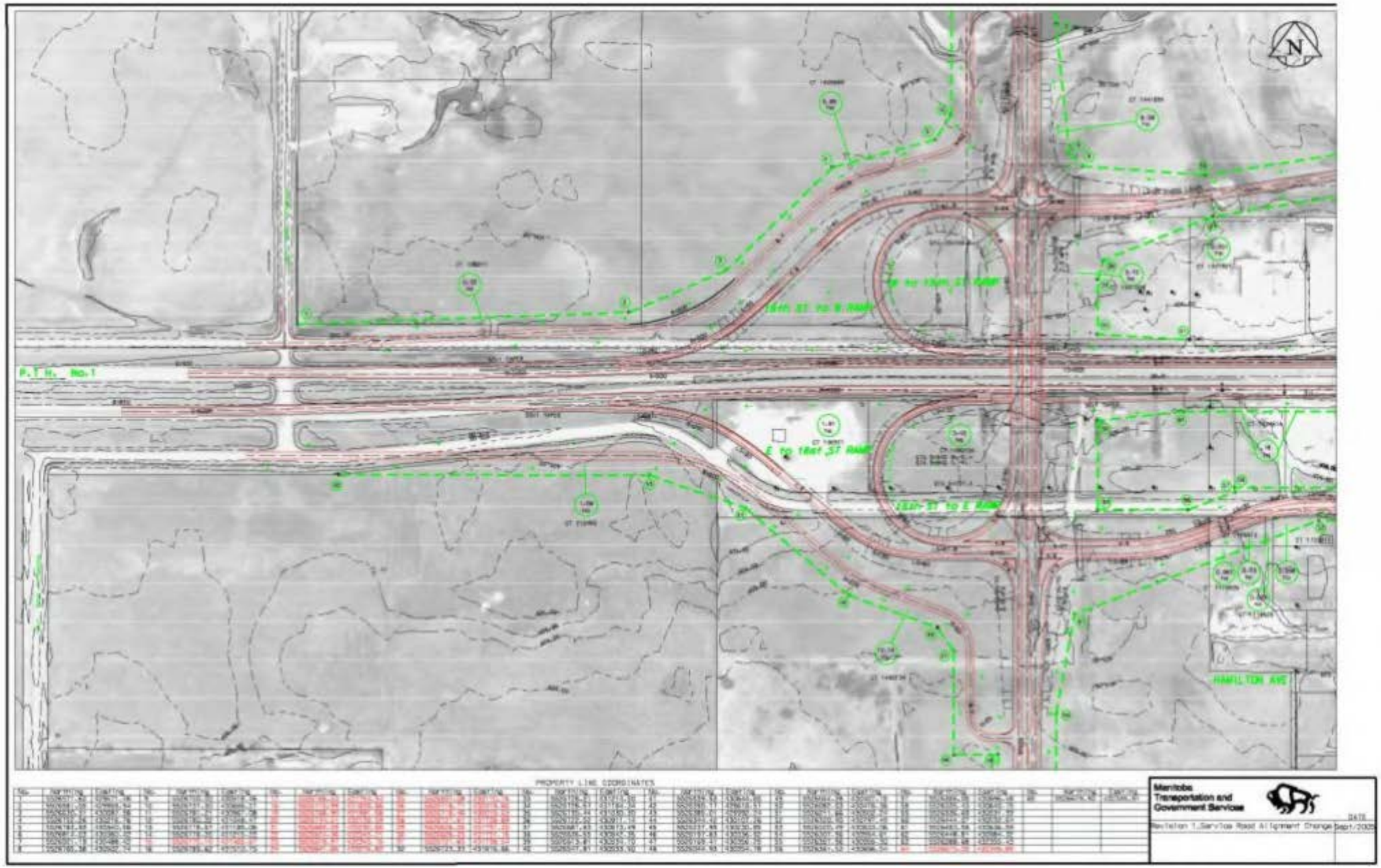
Source: City of Brandon

PROJECT TITLE

Brandon & Area Planning District Development Plan

Urban Transit System

DRAWN BY	SCALE	REFERENCE MAP
SM	NTS	5
DATE	REVISION	
FEB 2012	–	

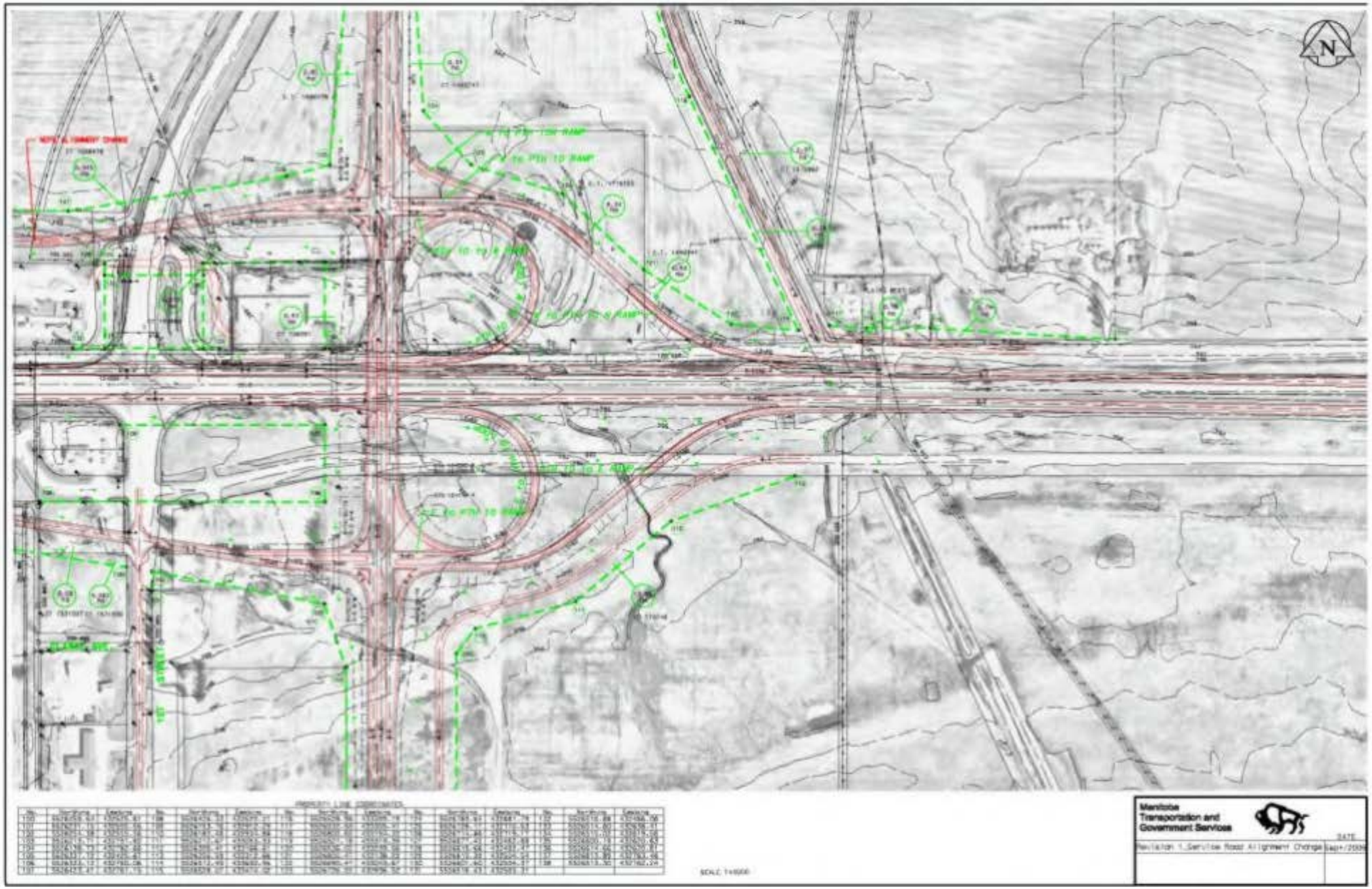


REFERENCE MAP

6A

Note:
This map is conceptual in nature and is intended to provided information to enhance the policies contained in this document. This map is not part of the legal content of this document and may be updated without a formal amendment process.

Source: Province of Manitoba
PTH No.1 West Functional Design Study.
Nov. 2002

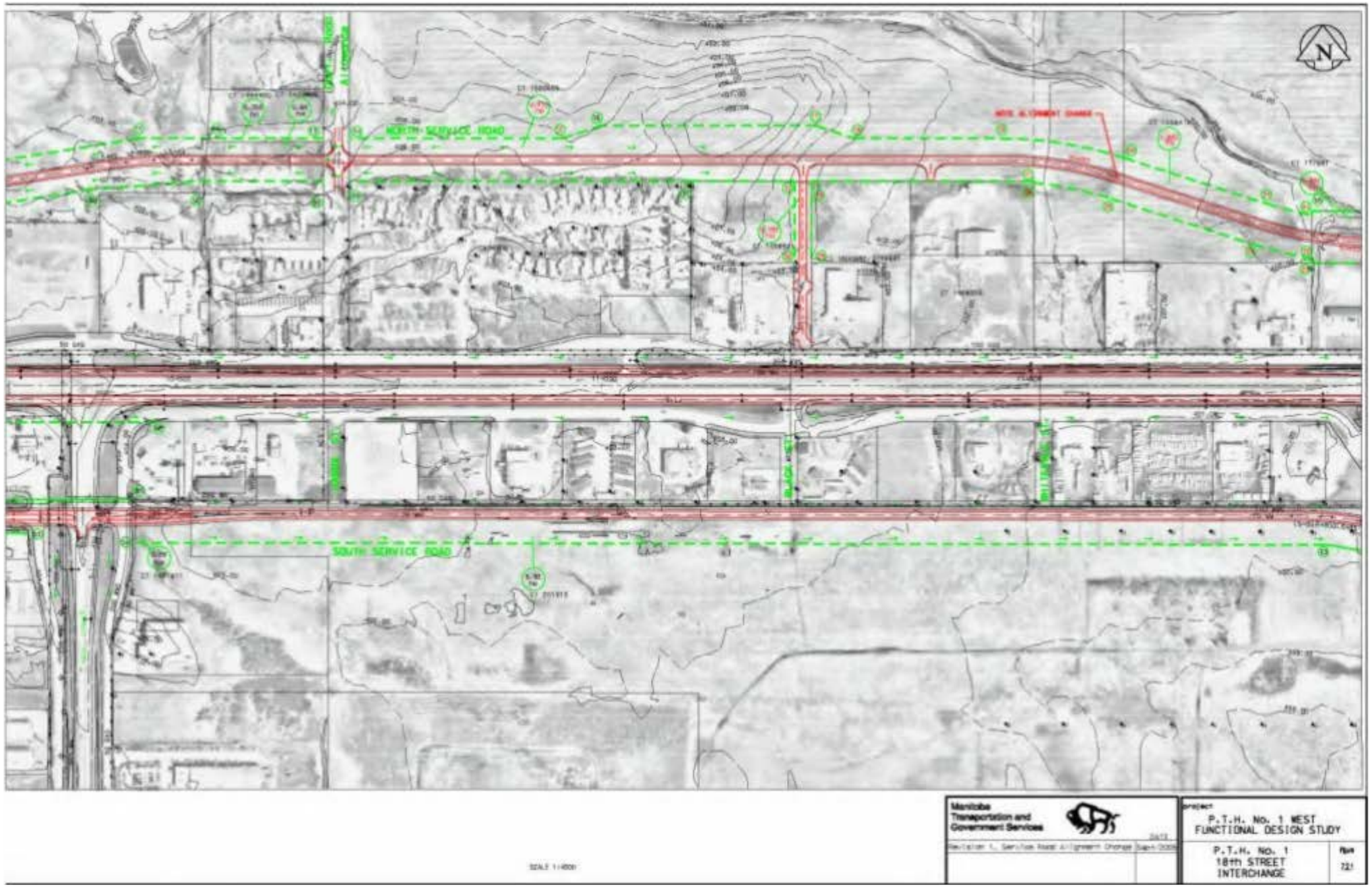


REFERENCE MAP

6B

Note:
This map is conceptual in nature and is intended to provided information to enhance the policies contained in this document. This map is not part of the legal content of this document and may be updated without a formal amendment process.

Source: Province of Manitoba
PTH No.1 West Functional Design Study.
Nov. 2002

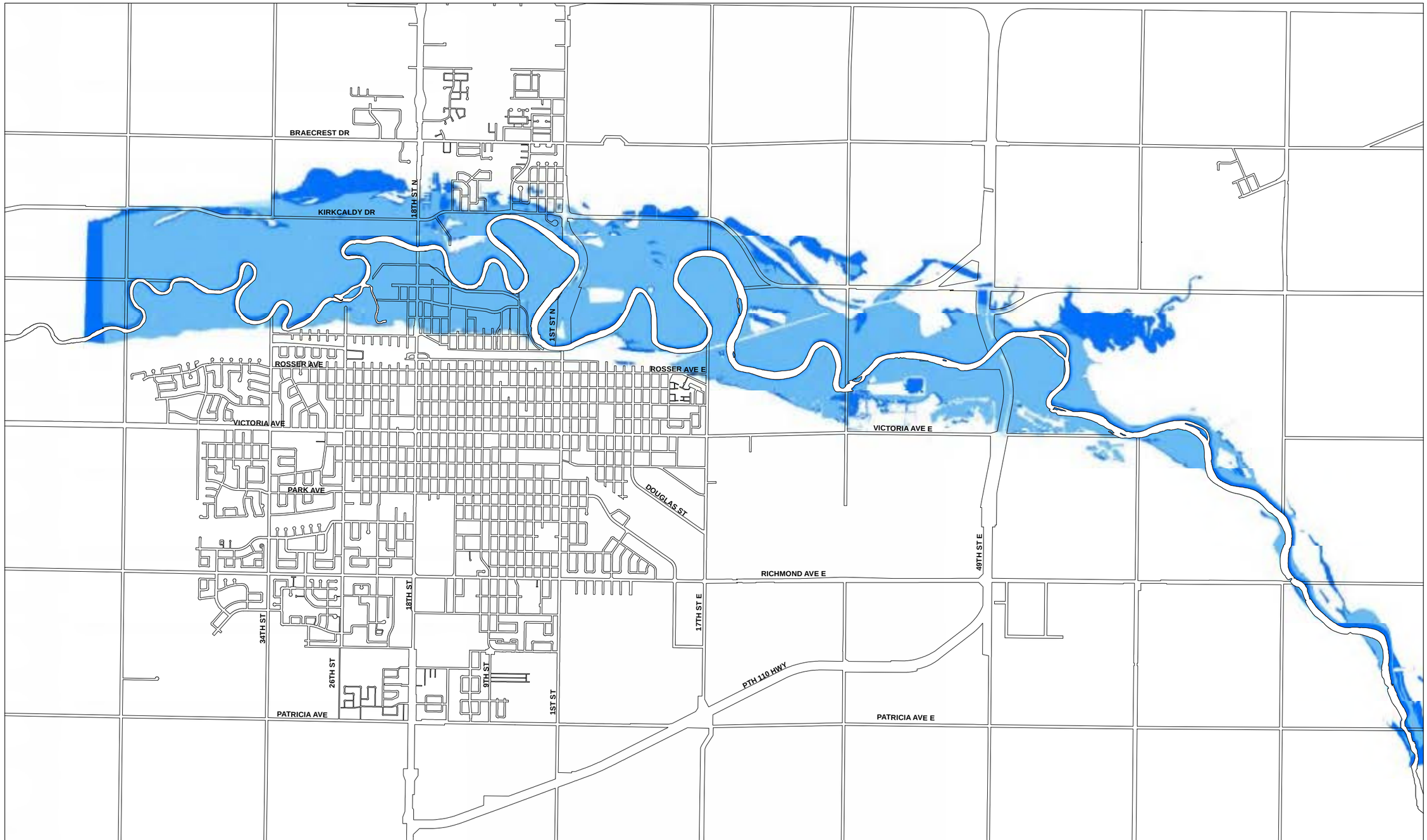


REFERENCE MAP

6C

Note:
This map is conceptual in nature and is intended to provided information to enhance the policies contained in this document. This map is not part of the legal content of this document and may be updated without a formal amendment process.

Source: Province of Manitoba
PTH No.1 West Functional Design Study.
Nov. 2002



N

Legend

100 Year Flood Zone (360.15m/1181.6ft.)

Year of Record (360.55m/1182.9ft.)

REFERENCE MAP

7

0 1 2 4 Kilometers

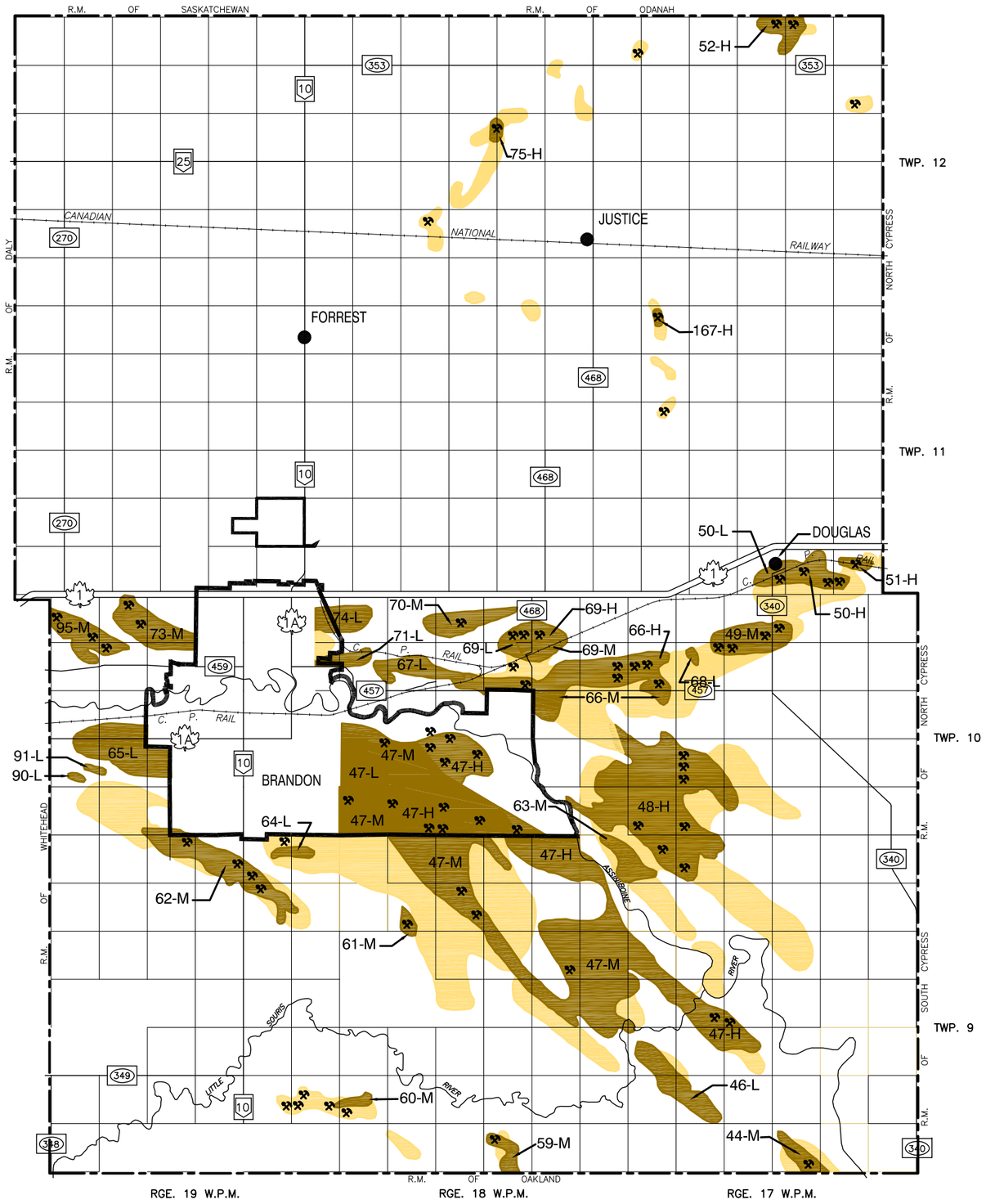
CITY OF BRANDON
DEPARTMENT OF ENGINEERING

100/300 YEAR FLOOD EXTENT

ASSINIBOINE RIVER - BRANDON, MB

AERIAL PHOTO MAY 2010

DATE:	SCALE:	DRAWN BY:	DRAWING NO:	REV:
DECEMBER 1, 2011	1:20,000	S.M.	DDR-001	1



LEGEND

- Limit of the aggregate resource areas
- Sand and gravel deposit (Mineral Resources Div.)
- Deposit designated by Department of Highways deemed to have a High development status unless otherwise determined by detailed analysis
- Quarry
- 22-M — Deposit number (Mineral Resources Division); Development status (Mineral Resources Division)

RECOMMENDED DEVELOPMENT STATUS

- H — High—Valuable deposit upon which no conflicting land use should be allowed.
- M — Medium—Deposit whose full potential is not proven or whose quality is not high. May be designated for conflicting land use after reviewing local needs and alternate sites.
- L — Low—Deposit of no present recognized value as an aggregate resource.

Note:
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Not to be used to make site specific decisions.

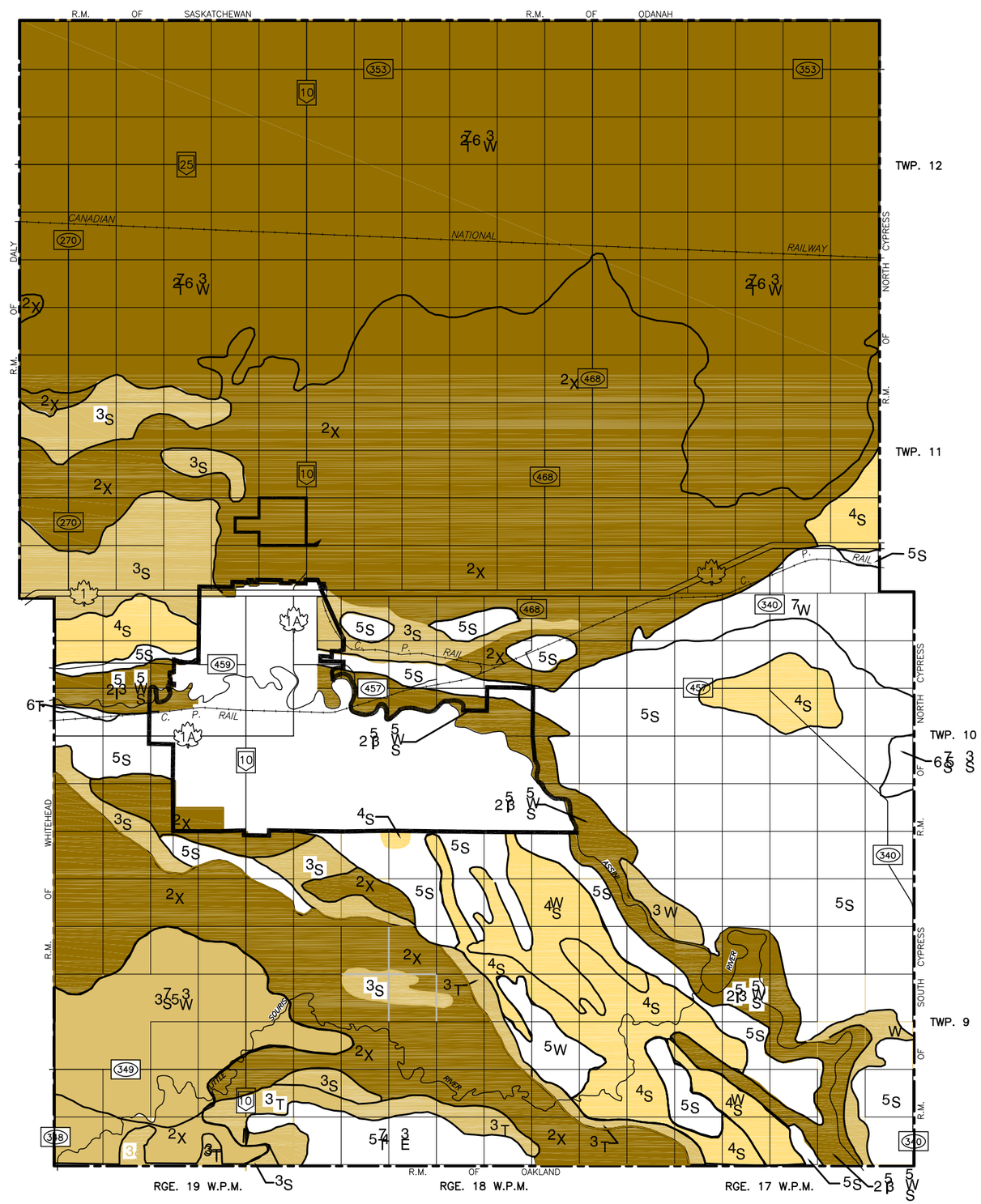
Source: Province of Manitoba
(Department of Energy and Mines)

PROJECT TITLE

Brandon & Area Planning District Development Plan

Aggregate Resources

DRAWN BY	SCALE	REFERENCE MAP
TK	N.T.S	8
DATE	REVISION	
FEB 2012	–	



LEGEND

CLASS

	2	Moderate limitations – restricted range of crops or required moderate conservation practices.
	3	Moderately severe limitaions – restricted range of crops or required special conservation practices.
	4	Severe limitations – restricted range of crops or required special conservation practices or both.
	5	Very severe limitations – restricted capability for producing perennial forage crops, and improvement practices are feasible.
	6	Capable only of producing perennial forage crops, and improvement practices not feasible.
	7	No capability for arable culture or permanent pasture.
	E	Erosion damage
	I	Inundation (flooding)
	S	Soil limitations
	T	Adverse topography
	W	Excess water
	X	Moderate limitations

EXAMPLE

$2^{8}_{W}\ 3^{2}_{S}$ An area of class 2, with excess water and an area of class 3, with soil limitations, in the proportion of 8:2.

Note:
This map is conceptual in nature and is intended to provide information to enhance the policies contained in this document. This map is not part of the legal content of this document and may be updated without a formal amendment process.
Not to be used to make site specific decisions.

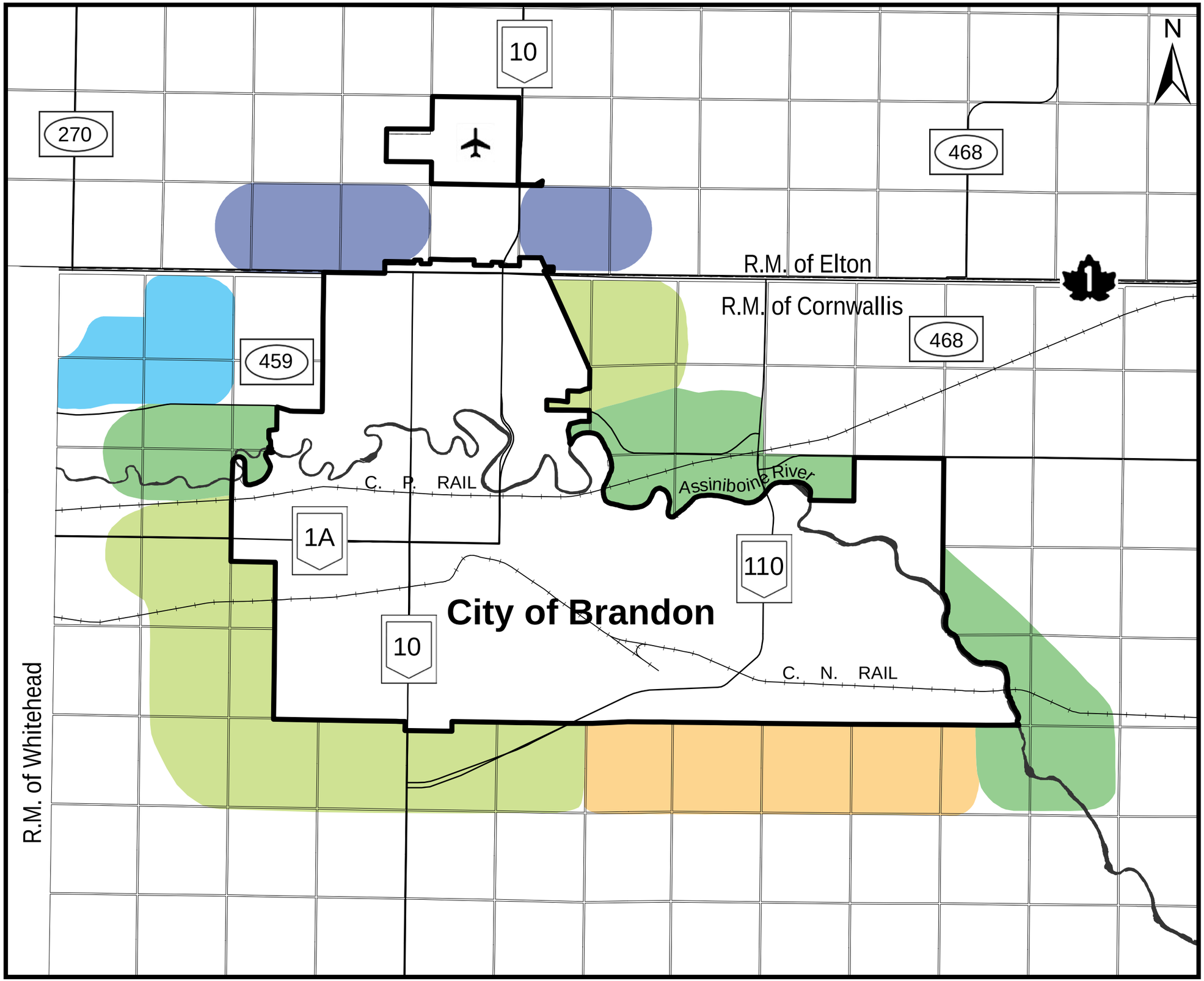
Source: Province of Manitoba
(Canada Land Inventory)

PROJECT TITLE

Brandon & Area Planning District Development Plan

Soil Capability for Agriculture

DRAWN BY	SCALE	REFERENCE MAP
TK	N.T.S	9
DATE	REVISION	
FEB 2012	–	



LEGEND

- Agricultural / Rural Commercial / Industrial
- Agricultural - Potential for Future Urban Residential, Recreational, Institutional, and Commercial (Min. 80 acre Transition Parcels)
- Agricultural / Rural Conservation and Recreation
- Agricultural / Potential for Industrial Expansion
- Agricultural / Rural Residential
- Trans-Canada Highway
- Provincial Road
- Provincial Trunk Highway
- Airport
- Rail Line
- City Boundary
- River
- Rural Municipality Boundary
- Township / Range Boundaries

Note:
This map is conceptual in nature and is intended to provide information to enhance the policiescontained in this document. This map is not part of the legal content of this document and may be updated without formal amendment process.

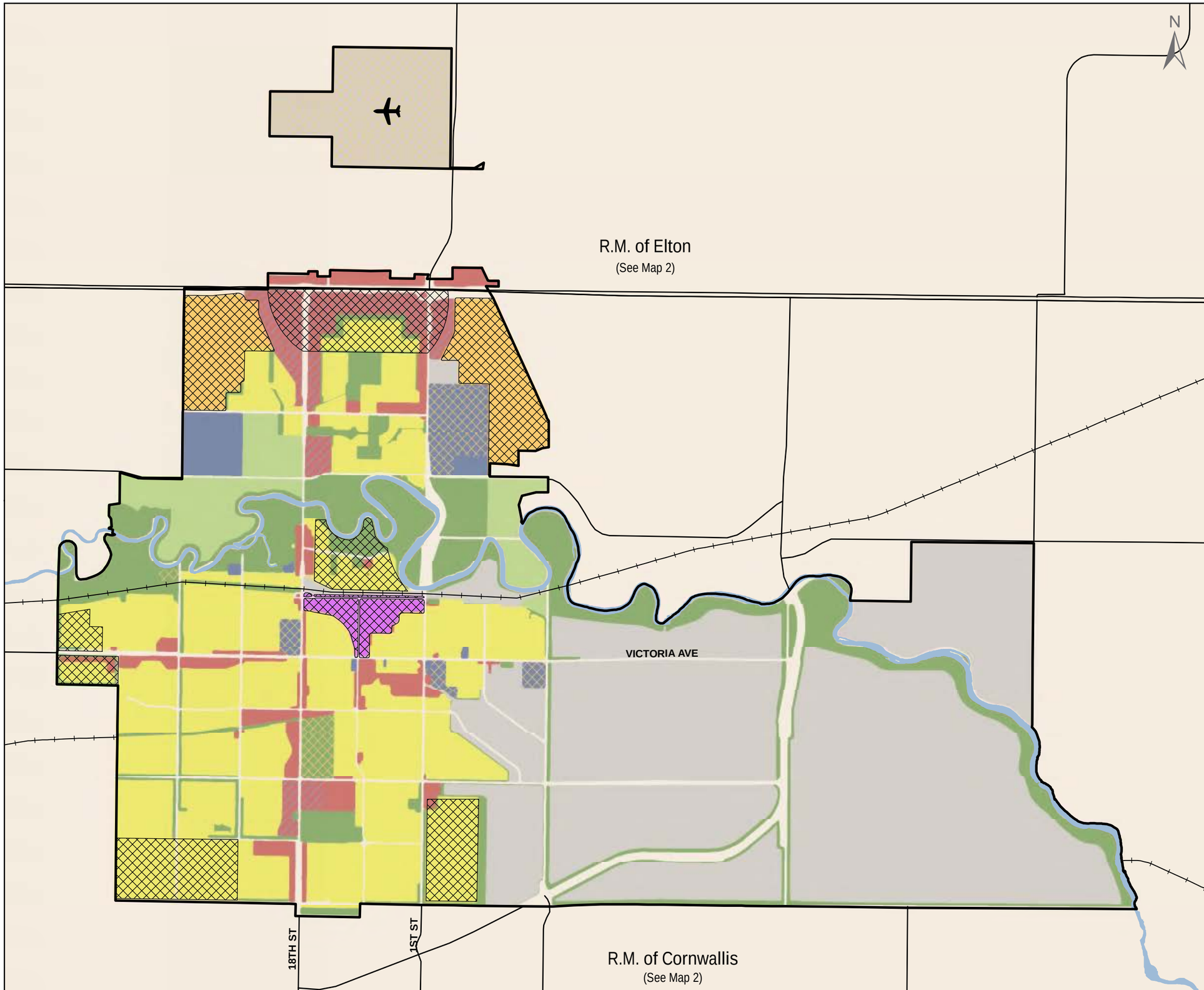
Source: Brandon and Area Planning District

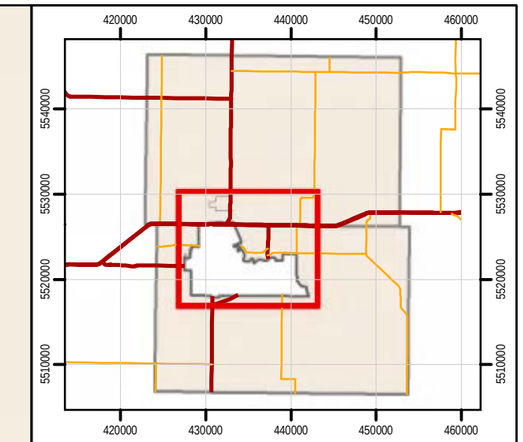
PROJECT TITLE

Brandon & Area Planning District Development Plan

Future Growth Strategy

DRAWN BY	SCALE	REFERENCE MAP
HH	N.T.S.	10
DATE	REVISION	
March 2011	April 2015	





Legend

Urban Land Use

- Residential
- Commercial
- The HUB
- Institutional
- Industrial
- Development Reserve
- Parks/Open Space
- Agricultural
- Regional Retail
- Special Developments Sites
- Brandon Boundary
- Future and Existing Secondary Plan Areas

Projection: NAD 83, UTM Zone 14N
Data Sources: Province of Manitoba, City of Brandon, MMM Group
Created by: MMM Group Limited | Date: February 2013

Reference Map 11: Secondary Plan Areas

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PART FIVE: LAND USE MAPS

In PART FIVE there are two maps outlining the land use designations in the BAPD. These maps constitute a portion of the legal content of the Development Plan.

R.M. of Elton
(See Map 2)

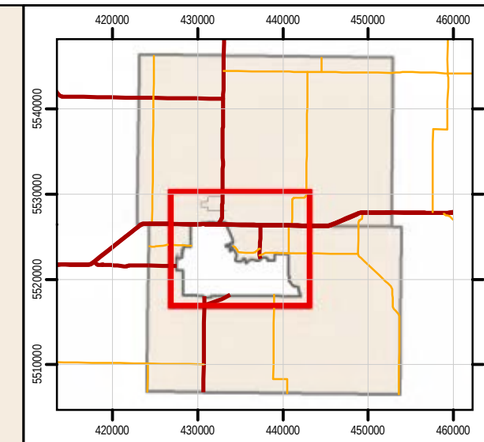
VICTORIA AVE

18TH ST

1ST ST

R.M. of Cornwallis
(See Map 2)

N



Legend

Urban Land Use

- Residential
- Commercial
- The HUB
- Institutional
- Industrial
- Development Reserve
- Parks/Open Space
- Agricultural
- Regional Retail
- Special Developments Sites
- Brandon Boundary

Projection: NAD 83, UTM Zone 14N
Data Sources: Province of Manitoba, City of Brandon, MMM Group
Created by: MMM Group Limited | Date: February 2013

Map 1:
Urban Land Use

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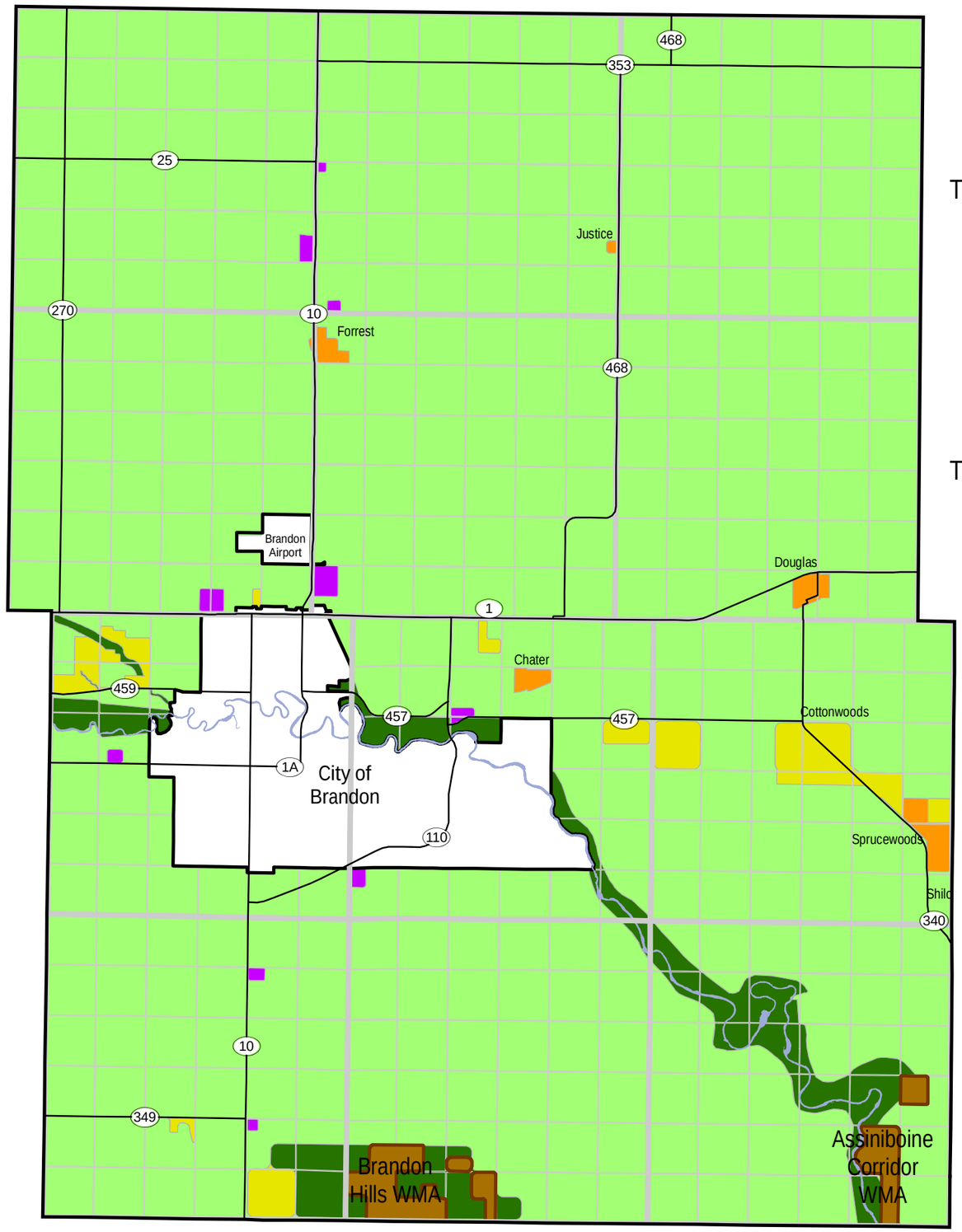


TWP. 12

TWP. 11

TWP. 10

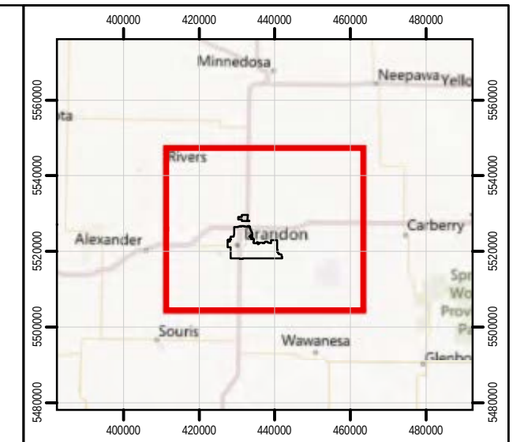
TWP. 9

RGE. 19 W

RGE. 18 W

RGE. 17 W

N



Legend

- Rural Municipality Boundary
- Wildlife Management Areas (WMA)

Rural Land Use Designations

- Agricultural
- Rural Residential
- Rural Settlement Centre
- Rural-Commercial
- Rural Conservation and Recreation
- Section Grid

Transportation

- Existing Highways

Projection: NAD 83, UTM Zone 14N
Data Sources: Province of Manitoba, City of Brandon, GeoBase, MMM Group, ESRI
Date: August 2011 | Date Revised: February 2013

Map 2:
Rural Land Use

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