

# Public Engagement Report— City of Brandon 2018 Zoning By-law Update Project



Development Services Division

Planning & Buildings Department

July 2018

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## Appendices

# 1.0 Engagement Background

## 1.1 Introduction

Pursuant to Section 13 of the City of Brandon Zoning By-law No. 7124, the City of Brandon Planning & Buildings Department (P&B) conducted public outreach to obtain feedback on proposed changes to the Zoning By-law as set out in the 2018 Zoning By-law Update Project. This public engagement report is supplementary to and an integral part of the zoning by-law amendment application.

## 1.2 Objectives

There were two objectives to public engagement for the 2018 Zoning By-law Update Project:

1. To create an overall community awareness of the proposed changes and the intents of the changes
2. To collect information from the public and stakeholders to inform the project

## 1.3 Methodology

P&B used three engagement methods to communicate and gain public input to the project.

### 1.2.1 Public Event

P&B held an open house for the project on March 13, 2018 at the Brandon Design Studio in the Cultural Resource Centre, A.R. McDiarmid Civic Complex, 638 Princess Avenue. The City provided notices through the project webpage, Brandon Sun, and the P&B subscription service. A summary of this open house is under **Section 2.0 Summary of Engagement** in this report, while more detailed information from this open house is under Appendices B and C.

### 1.2.2 Stakeholder Meetings

P&B held six meetings with stakeholder groups in March 2018. Appendix A has the full list of stakeholder meetings. Stakeholder groups included but were not limited to residential care providers, Realtors, and the sign industry. **Section 2.0 Summary of Consultations** includes a summary of these groups' feedback. Notes from these meetings are found in Appendix C.

### 1.2.3 Project Webpage

P&B developed a project webpage to direct interested individuals to a central location where they could find all background and current information about the project and view information presented to the public. The webpage (<http://www.brandon.ca/what-is-happening-in-your-neighbourhood/active-projects/1333-zoning-by-law-2018-update>), accessed through the P&B website, provides an overview of the project, a list of proposed changes, and opportunities to provide feedback, comments and questions.

## **2.0 Summary of Engagement**

### **2.1 Summary of Findings**

The following are P&B's key findings from our public engagement process on the Zoning By-law Update Project:

- Changes to setback requirements provide flexibility on site, but should consider context of existing built areas and requirements to accommodate utility easements and facilities
- Reducing regulations on electronic signs may increase the risk of unfortunate approvals and uglier landscapes, resulting in a negative perception of the sign industry
- Zoning By-law provisions should harmonize with provincial regulations, where applicable, to maintain consistency and minimize confusion
- Some proposed changes should be deferred as additional information is required
- Some previous amendments need to be further amended to protect the public interest

Any revisions made to our proposed changes as a result of public outreach are explained in the public hearing report to the Planning Commission.

### **2.2 Summary of Meetings**

The following are summaries of stakeholder meetings and the open house. Detailed notes on these meetings and open house are under Appendix C.

#### **2.2.1 Stakeholder Meeting with Residential Care Providers and Regulators—March 6, 2018**

P&B met with representatives of residential care providers with operations in Brandon, along with representatives of the local Manitoba Residential Care licensing office. Feedback received reflected the desire to harmonize Zoning By-law regulations with provincial residential care standards for improved process clarity.

#### **2.2.2 Stakeholder Meeting with Heritage Co-Op Ltd.—March 7, 2018**

P&B met with one of the owner-operators of gas stations in Brandon. Feedback received informed the City about provincial requirements from a business perspective, and operational concerns.

#### **2.2.3 Stakeholder Meeting with City of Brandon Strategic Infrastructure—March 7, 2018**

P&B met with colleagues in the Strategic Infrastructure Section of the Engineering & Water Resources Department. Feedback received reflected concerns about effects on infrastructure, including but not limited to space to accommodate drainage and impacts of increased demands on existing water and wastewater services.

#### **2.2.4 Stakeholder Meeting with Pattison Outdoor Advertising—March 8, 2018**

P&B had a teleconference meeting with one of the owners and producers of signs in Brandon. Feedback received reflected concerns about balancing deregulation of electronic with ensuring electronic signs do not pose a nuisance to neighbours.

#### **2.2.5 Stakeholder Meeting with Brandon Area Realtors—March 8, 2018**

P&B met with the members of the Board of Directors of the Brandon Area Realtors. P&B encouraged feedback from the Realtors' perspective.

#### **2.2.6 Open House—March 13, 2018**

P&B led an open house, facilitating discussion with open house attendees as a single group. Handouts and display boards highlighting proposed changes were provided, and the discussion was embedded in a presentation highlighting some of the proposed changes. Feedback received touched on multiple areas

of interest, such as setbacks, parking, and boarding houses. All feedback received was verbal, P&B did not receive any completed feedback forms provided at the event.

#### 2.2.7 Stakeholder Meeting with Manitoba Hydro—March 14, 2018

P&B met with representatives of Manitoba Hydro. Feedback received reflected concerns about providing sufficient space for utility easements and services.

#### 2.2.8 Stakeholder Meeting with Economic Development Brandon and Brandon Downtown Development Corporation—March 26, 2018

P&B met with colleagues from Economic Development Brandon and the Brandon Downtown Development Corporation. Feedback received reflected concerns about consistency of application and interpretation of the Zoning By-law, what constitutes a dwelling unit in terms of individual units' facilities, and ensuring any brewpubs approved in The HUB include an eating or drinking place as a prominent feature of the business.

#### 2.2.9 Stakeholder Meeting with Manitoba Hydro—April 10, 2018

P&B met with representatives of Manitoba Hydro as a follow-up to the March 14, 2018 meeting. Manitoba Hydro provided more feedback about setbacks affecting utility easements and services.

#### 2.2.10 Informal Meeting with City Council—May 7, 2018

P&B met with City Council to inform them of feedback received to date and to obtain feedback on some of the proposed changes. Feedback focused on infill development and ensuring they are contextually appropriate in their areas. City Council requested another meeting to discuss the remaining items and for follow-up on feedback provided at this meeting.

#### 2.2.11 Informal Meeting with City Council—June 11, 2018

P&B met with City Council to obtain feedback on proposed changes that were not discussed at the May 7, 2018 meeting. Feedback focused on concerns about the operations of children's custodial homes and the removal of the owner-occupied requirement for secondary suites.

### **2.3 E-mail and Letter Responses**

The following are summaries of e-mails and letters the City of Brandon received about this project. Copies of these e-mails and letters are under Appendix D.

#### 2.3.1 Kris Farmer

- Increased density should be balanced by improved urban and streetscape design
- Suggested that City standards should require sidewalks, cycling facilities, and properly designed greenspaces and related amenities

#### 2.3.2 Andrew Aiken

- Expressed interest in proposed changes to setback requirements, electronic signs, and parking

#### 2.3.3 Rick Chrest, Mayor of Brandon

- Relaying concern heard from residents about the front yards of some recent residential infill developments where the new buildings are considerably closer than existing housing stock in the area

#### 2.3.4 Jack Lindsay

- Had questions about the proposed changes governing boarding houses

#### 2.3.5 Jean Halliday

- Asked about development proceeding in the 100-blocks of 15<sup>th</sup> and 16<sup>th</sup> Streets North

### 2.3.6 Brandon Economic Development, received from Sandy Trudel

- Provided initial feedback about proposed changes governing boarding houses, brew pubs, and urban design
- Followed up with meeting on March 26, 2018 (see Subsection 2.2.8 of this report)

### 2.3.7 Dan Fontaine

- Provided feedback about setback regulations, brew pubs, and adding statements of intent

### 2.3.8 Manitoba Hydro, received from Scott Whaley

- Follow-up letter from meetings on March 14, 2018 and April 10, 2018
- Expressed concern about space limitations for utilities if reducing residential front yard setbacks, even to ones discussed on the April 10, 2018 meeting

## **Appendices**

The appendices to this report are as follows:

- A. Public Engagement Schedule
- B. Open House Materials
  - 1. Invitation
  - 2. Handouts
  - 3. PowerPoint Presentation
  - 4. Display Boards
- C. Notes from Meetings with Stakeholder Organizations and Open House
- D. Feedback E-mails and Letters from Individuals
- E. Summary of Public Discussion Issues

**Appendix A—Public Engagement Schedule**

## ENGAGEMENT SCHEDULE

Meeting Date	Technique	Stakeholder	Event/Meeting	Intent
March 6, 2018	Meeting	Residential care providers and provincial regulators	Meeting to discuss proposed changes to the Zoning By-law re: residential care housing	<ul style="list-style-type: none"> <li>• Inform residential care providers and regulators of proposed changes</li> <li>• Facilitate input</li> </ul>
March 7, 2018	Meeting	Heritage Co-op Ltd.	Meeting to discuss proposed changes to the Zoning By-law re: automotive service stations	<ul style="list-style-type: none"> <li>• Inform of proposed changes</li> <li>• Facilitate input</li> </ul>
March 7, 2018	Meeting	City of Brandon Strategic Infrastructure	Meeting to discuss proposed changes to the Zoning By-law	<ul style="list-style-type: none"> <li>• Inform of proposed changes</li> <li>• Facilitate input</li> </ul>
March 8, 2018	Meeting/Phone Call	Pattison Outdoor Advertising	Meeting to discuss proposed changes to the Zoning By-law re: electronic signs	<ul style="list-style-type: none"> <li>• Inform of proposed changes</li> <li>• Facilitate input</li> </ul>
March 8, 2018	Meeting	Brandon Area Realtors	Meeting to discuss proposed changes to the Zoning By-law	<ul style="list-style-type: none"> <li>• Inform Realtors of proposed changes</li> <li>• Facilitate input</li> <li>• Inform public of proposed changes</li> </ul>
March 13, 2018	Public Open House	General Public	Discuss proposed changes to the Zoning By-law	<ul style="list-style-type: none"> <li>• Facilitate input</li> <li>• Inform of proposed changes</li> </ul>
March 14, 2018	Meeting	Manitoba Hydro	Meeting to discuss proposed changes to the Zoning By-law	<ul style="list-style-type: none"> <li>• Facilitate input</li> </ul>
April 10, 2018	Meeting	Manitoba Hydro	Follow-up meeting to discuss proposed changes to the Zoning By-law	<ul style="list-style-type: none"> <li>• Facilitate input</li> </ul>
May 7, 2018	Meeting	City Council	Meeting to discuss proposed changes to the Zoning By-law (informal session)	<ul style="list-style-type: none"> <li>• Inform of proposed changes</li> <li>• Facilitate input</li> </ul>
June 11, 2018	Meeting	City Council	Meeting to finish discussing proposed changes to the Zoning By-law (informal session)	<ul style="list-style-type: none"> <li>• Inform of proposed changes</li> <li>• Facilitate input</li> </ul>

**Appendix B—Open House Materials**

**Appendix B-1**  
**Open House Invitation**

# ZONING BY-LAW—2018 UPDATE



Do you see opportunities to update the Zoning By-law to increase development flexibility and make approvals processes more effective? We would like to hear from you!

Join us at this open house where we will discuss options to update standards in our Zoning By-law, such as

- Building setbacks
- Parking
- Fencing
- Boarding houses and secondary suites
- Electronic signage

**Time:** 5:00 – 6:30 p.m.

**Discussion:** 5:15 – 6:15 p.m.

**Date:** Tuesday, March 13, 2018

**Location:** Brandon Design Studio, 638 Princess Avenue

*(Please use Entrance B on the east side of the A.R. McDiarmid Civic Complex. Additional visitor parking is available at the parking lot off 6<sup>th</sup> Street).*

**Appendix B-2**  
**Open House Handouts**

## ZONING BY-LAW 2018 UPDATE—PROPOSED CHANGES

The City of Brandon is considering the following changes to the Zoning By-law to increase development flexibility and reduce processing timelines. These changes are grouped under “Administrative Changes”, “Building Setbacks”, “Electronic Signs”, “Parking”, “Land Use Changes”, and “Urban Design”. Should you have comments on any of the proposed changes, feel free to write them on **Handout B - Comments on Proposed Changes**.

### **Administrative Changes**

<b>Issue</b>	<b>Proposed Changes</b>
<b>Replace occupancy requirements for development permits, as occupancies are under building permits only and development permit process will be separate from building permit process</b>	<p>Create new definition: <b>Certificate of site completion</b>—a certificate issued to the applicant of a development permit upon completion of all improvements on a site or, for phased developments, a portion of a site, in accordance with the development permit.</p> <p>Replace “final approval of occupancy” with “issuance of a certificate of site completion” under subsection 29(b) (re: timing of hardsurfacing parking and loading areas)</p>
<b>Withhold issuance of new development permits if there are still outstanding non-compliances or incomplete permits on the site, including non-issuance of a certificate of site completion (see above)</b>	<p>Add new subsection 8(h.1):</p> <p>8. (h.1) The Director may withhold or refuse issuance of a development permit where the site</p> <ol style="list-style-type: none"> <li>(1) does not comply with this by-law,</li> <li>(2) does not comply with any previously issued development permit, or</li> <li>(3) does not have a certificate of site completion for a previously issued development permit.</li> </ol> <p>Amend subsection 8(i):</p> <p>8. (i) Where a development permit is withheld under clause 8(h)(1), <del>or 8(h)(2)</del> <b>or subsection 8(h.1)</b>, and the applicant does not take measures to enable the development permit to be issued, the development permit shall be cancelled sixty (60) days after the date of which the development permit application was accepted or as otherwise provided for in the Act.</p>
<b>Bring federal consultation requirements on radiocommunications facilities under greater City control (contract ended)</b>	Radiocommunications facilities still do not require development permits, but are subject to the City of Brandon Antenna Systems Protocol in compliance with Industry Canada’s Client Procedures Circular 2-0-03, Issue 5
<b>Zoning By-law is administered only by the City</b>	Amend enforcement provisions in the Zoning By-law to state “the City” instead of “the district or municipality”
<b>Correct erroneous references in parking provisions</b>	Under subsection 27(e), replace “clause 29(d)(2)” with “clause 27(d)(2)” Under subsection 27(f), replace “subsection 29(e)” with “subsection 27(e)”
<b>Clarify who approves urban design reviews</b>	Replace Subsection 1.4(a) of the Urban & Landscape Design Standards: The Director shall complete the urban design review for any development permit. Pursuant to clause 71(3)(e) of the Act, an applicant may request the Planning Commission complete an urban design review instead of the Director. Any urban design review of the Planning Commission may be appealed to City Council.

## Building Setbacks

Issue	Proposed Changes
<p><b>Clarify permissions for cantilevered projections</b></p>	<p>Amend Tables 1 through 3: Chimneys, bay windows, alcoves, and similar <b>cantilevered</b> projections—<b>each projection</b> projecting no more than 1.5m; maximum floor area of 4.6m<sup>2</sup> (still minimum 0.6m side yard); <b>total combined projections on each storey shall not exceed 40.0% of the length of the façade, excluding the façade of a single-storey attached garage</b></p>
<p><b>Reducing front and rear yards to enable more compact low-density residential developments (make low-density residential more efficient under new development charge regime)</b></p>	<p>Allow for reduced front yard for detached dwellings in RSD and up, and for dwellings on separate titles:</p> <ol style="list-style-type: none"> <li>1. Minimum 6.0m measured from a sidewalk or curb in a street, whichever is closer to the front site line</li> <li>2. Only applies to a new block of development, and shall be required to be in a development agreement</li> </ol> <p>Allow for reduced rear yard for detached dwellings in RSD and up, and for dwellings on separate titles: Minimum 6.0m, clear of all projections except for overhanging eaves and gutters, if all the required parking and loading spaces are provided elsewhere on the site and access is exclusively from the front site line.</p>
<p><b>Accommodating exterior utility cabinets for residential multiple dwelling developments</b></p>	<p>Exterior utility cabinets permitted in a residential zone on any side of a site:</p> <ol style="list-style-type: none"> <li>1. No setback requirements if up to 1.8m in height and no horizontal dimension exceeding 1.0m</li> <li>2. Minimum 1.2m setback if up to 1.8m in height and any horizontal dimension &gt;1.0m but not exceeding 2.0m</li> <li>3. Same setback requirements as a principal building if &gt;1.8m in height or any horizontal dimension &gt;2.0m</li> </ol>
<p><b>Allow buildings to be closer to the street in accordance with the Urban &amp; Landscape Design Standards</b></p>	<p>Reduce minimum front yards for CN, CR and CAR Zones (6.0m, 6.0m and 12.1m respectively) to 3.0m</p> <p>Reduce minimum front yards for row house and multiple dwellings, and special needs housing, in CG Zone to 6.0m, with possibility to reduce further to 4.6m for any portion of a building that does not include a garage or a carport (similar to residential zone)</p> <p>IR Zone: Reduce required front yard and corner side yard from 4.5m to 3.0m</p> <p>IG Zone: Reduce required interior side yard from 4.5m to 1.5m, and corner side yard from 4.5m to 3.0m</p> <p>IH Zone: Reduce required front yard from 15.2m to 6.0m, interior side yard from 7.6m to 1.5m, and corner side yard from 7.6m to 3.0m</p> <p>Reduce required corner side yard of a corner site for accessory uses in an IH Zone to 3.0m</p>

## Electronic Signs

Issue	Proposed Changes
<b>Current approval process for electronic signs too long and not focused enough on compliance with applicable regulations</b>	<p>Remove conditional use approval requirement for electronic signs, basing approvals more on compliance with Transportation Association of Canada and other applicable standards</p> <p>All electronic signs shall comply with the latest edition of Transportation Association of Canada's "Digital and Projected Advertising Displays: Regulatory and Road Safety Assessment Guidelines", subject to the approval of the City Engineer</p>
<b>Make electronic signs more permissive if they are designed to have minimal negative effects to nearby residential areas</b>	Electronic signs to be exempt from 92.0m minimum distance separation from residential zones if displaying only static images and having a maximum sign surface area of 4.7m <sup>2</sup> (i.e. acting like a conventional backlit box sign); must still have automatic dimming technology installed and in use
<b>Grant similar permissions to electronic advertising signs if they are as small as electronic identification signs</b>	An electronic advertising sign with a maximum sign surface area of 4.7m <sup>2</sup> may display animation and frame effects (flashing still not permitted)

## Parking

Issue	Proposed Changes
<b>Clarify parking requirements for accessory buildings</b>	<p>Add subsection 26(g): Off-street parking is not required for accessory uses, buildings or structures.</p>
<b>Expand shared off-street parking provisions, currently only in The HUB, to the entire City</b>	<p>Allow possibility of required off-street parking on alternative sites subject to the following:</p> <ol style="list-style-type: none"> <li>1. The alternate site is, at the Director's discretion, within a reasonable distance of the site</li> <li>2. The total supply of parking on the subject and alternate sites meets the minimum parking requirements for both sites</li> <li>3. The alternate site is available for a time period equal to that of the approved uses</li> <li>4. A physically defined pedestrian connection is provided between the subject and alternate sites</li> <li>5. The alternative parking arrangement does not detrimentally affect the existing neighbourhood character</li> <li>6. The alternative parking arrangement shall be secured by way of an easement agreement registered on the titles of both the subject and alternate sites</li> </ol>

## Land Use Changes

Issue	Proposed Changes																																																						
Encourage development of secondary suites	To establish garage suites or detached suites, the principal detached dwelling no longer needs to be owner occupied (principal detached dwelling still needs to be owner occupied for attached suites)																																																						
Make barbed wire fences more permissive for non-residential sites	<p>New definition: <b>Fence, security</b>—a fence where materials used for its construction include barbed wire.</p> <p>Security fences to be permitted in C and I Zones (except CN and CR), subject to</p> <ol style="list-style-type: none"> <li>1. Barbed wire extensions               <ol style="list-style-type: none"> <li>a. At least 1.8m above grade</li> <li>b. No more than 2.4m above grade</li> <li>c. Project inward to enclosed area</li> <li>d. Not abutting any R Zone site</li> <li>e. Not adjacent to a street (lanes excepted)</li> <li>f. No closer to a front or corner side site line than a principal building, or in any required front or corner side yard, whichever is greater</li> </ol> </li> <li>2. Landscaped buffer or alternative design for the security fence provided for any portion of security fence parallel to and visible from a street (lanes excepted)</li> </ol>																																																						
Place of worship is a form of assembly place, but is a standalone use in the use tables	Move “places of worship” under the use category of “assembly places” (“funeral homes” already exist under “assembly places”), no change to use permissions Affects the use tables for commercial, The HUB, industrial, and Educational and Institutional zones																																																						
Correct errors made during transfer of “transportation” use category in Commercial Use Table from previous zoning by-law into current zoning by-law	<p>Replace “transportation” use category in the Commercial Use Table as follows:</p> <table border="1" data-bbox="560 999 1511 1262"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="5">Zones</th> </tr> <tr> <th>CN</th> <th>CR</th> <th>CG</th> <th>CAR</th> <th>CHW</th> </tr> </thead> <tbody> <tr> <td>Transportation</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Bus terminals</td> <td>NP</td> <td>NP</td> <td>P</td> <td>P</td> <td>P</td> </tr> <tr> <td>• Taxi and courier services, including parking and repair</td> <td>NP</td> <td>NP</td> <td>C</td> <td>C</td> <td>NP</td> </tr> <tr> <td>• Truck terminals</td> <td>NP</td> <td>NP</td> <td>NP</td> <td>C</td> <td>P</td> </tr> </tbody> </table>	Uses	Zones					CN	CR	CG	CAR	CHW	Transportation						• Bus terminals	NP	NP	P	P	P	• Taxi and courier services, including parking and repair	NP	NP	C	C	NP	• Truck terminals	NP	NP	NP	C	P																			
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Create a new use—microbrewery to permit such operations as per provincial standards	<p>New definition: <b>Brew pub or micro-distillery</b>—a small-scale brewery or distillery, operated in conjunction with eating or drinking places where beer, wine or liquor produced on site may be consumed on the site, or sold or distributed, in accordance with the Province of Manitoba</p> <p>Establish the following use permissions:</p> <table border="1" data-bbox="560 1476 1511 1661"> <thead> <tr> <th colspan="6">TABLE 11: COMMERCIAL USE TABLE</th> </tr> <tr> <th rowspan="2">Uses</th> <th colspan="5">Zones</th> </tr> <tr> <th>CN</th> <th>CR</th> <th>CG</th> <th>CAR</th> <th>CHW</th> </tr> </thead> <tbody> <tr> <td>Eating and drinking places</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Brew pubs or micro-distilleries</td> <td>NP</td> <td>NP</td> <td>P</td> <td>P</td> <td>C</td> </tr> </tbody> </table> <table border="1" data-bbox="560 1696 1511 1881"> <thead> <tr> <th colspan="4">TABLE 13: THE HUB USE TABLE</th> </tr> <tr> <th rowspan="2">Uses</th> <th colspan="3">Zones</th> </tr> <tr> <th>HES</th> <th>HMU</th> <th>HTR</th> </tr> </thead> <tbody> <tr> <td>Eating and drinking places</td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Brew pubs or micro-distilleries</td> <td>P</td> <td>P</td> <td>C</td> </tr> </tbody> </table> <table border="1" data-bbox="560 1917 1511 1950"> <thead> <tr> <th colspan="6">TABLE 15: INDUSTRIAL USE TABLE</th> </tr> </thead> </table>	TABLE 11: COMMERCIAL USE TABLE						Uses	Zones					CN	CR	CG	CAR	CHW	Eating and drinking places						• Brew pubs or micro-distilleries	NP	NP	P	P	C	TABLE 13: THE HUB USE TABLE				Uses	Zones			HES	HMU	HTR	Eating and drinking places				• Brew pubs or micro-distilleries	P	P	C	TABLE 15: INDUSTRIAL USE TABLE					
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<b>Modify boarding house permissions to better fit with existing residential use density permissions</b>	<p>Amend definition: <b>Boarding house</b>—a detached dwelling that is owner occupied in which living accommodation is provided for compensation. A boarding house shall have at least four (4) and no more than eight (8) sleeping units or residents.</p> <p>Add definition: <b>Sleeping unit</b>—a habitable room in a boarding house, used for sleeping and living purposes in which there are no kitchen or cooking facilities.</p>																																																																							

**Issue Proposed Changes**

Establish the following use permissions (permit more intense boarding houses where denser residential uses are already permitted):

<b>TABLE 11: RESIDENTIAL USE TABLE</b>						
<i>Uses</i>	<i>Zones</i>					
	<i>RLL</i>	<i>RSD</i>	<i>RLD</i>	<i>RMD</i>	<i>RHD</i>	<i>RMH</i>
Boarding houses						
• Four (4) or five (5) residents or sleeping units	P	P	P	P	P	NP
• Six (6) to eight (8) residents or sleeping units	C	C	C	P	P	NP

<b>TABLE 11: COMMERCIAL USE TABLE</b>						
<i>Uses</i>	<i>Zones</i>					
	<i>CN</i>	<i>CR</i>	<i>CG</i>	<i>CAR</i>	<i>CHW</i>	
Boarding houses						
• Four (4) or five (5) residents or sleeping units	C	NP	P	C	NP	
• Six (6) to eight (8) residents or sleeping units	C	NP	P	C	NP	

<b>TABLE 13: THE HUB USE TABLE</b>				
<i>Uses</i>	<i>Zones</i>			
	<i>HES</i>	<i>HMU</i>	<i>HTR</i>	
Boarding houses				
• Four (4) or five (5) residents or sleeping units	P	P	P	
• Six (6) to eight (8) residents or sleeping units	P	P	P	

**Update definition for special needs housing to be more consistent with provincial terminology, and modify permissions to better reflect residential use density permissions**

Replace “special needs housing” with new definition:  
**Residential care home**—the use of any dwelling unit licensed by the Province of Manitoba for the accommodation of up to ten (10) persons, excluding staff, living under supervision in a single dwelling unit and who require a group living arrangement, but does not include a personal care, retirement or convalescent home.

Establish the following use permissions (permit more intense residential care homes where denser residential uses are already permitted):

<b>TABLE 11: RESIDENTIAL USE TABLE</b>						
<i>Uses</i>	<i>Zones</i>					
	<i>RLL</i>	<i>RSD</i>	<i>RLD</i>	<i>RMD</i>	<i>RHD</i>	<i>RMH</i>
Residential care homes						
• Five (5) or fewer residents/dwelling unit						
○ In detached dwellings or dwellings on separate titles with common party walls	P	P	P	P	P	P
○ In multiple dwellings	NP	NP	P	P	P	NP
• Six (6) to ten (10) residents/dwelling unit						
○ In detached dwellings or dwellings on separate	C	C	C	C	C	C

Issue	Proposed Changes						
	titles with common party walls ○ In multiple dwellings	NP	NP	C	C	C	NP
	<b>TABLE 11: COMMERCIAL USE TABLE</b>						
	<b>Uses</b>	<b>Zones</b>					
		<b>CN</b>	<b>CR</b>	<b>CG</b>	<b>CAR</b>	<b>CHW</b>	
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	<b>Uses</b>	<b>Zones</b>					
		<b>HES</b>	<b>HMU</b>	<b>HTR</b>			
	Residential care homes • Five (5) or fewer residents/dwelling unit ○ In detached dwellings or dwellings on separate titles with common party walls ○ In multiple dwellings • Six (6) to ten (10) residents/dwelling unit ○ In detached dwellings or dwellings on separate titles with common party walls ○ In multiple dwellings	P P P C	P P P C	P P P C			
<b>House already built on a site that is not zoned correctly, even though surrounding sites are zoned correctly</b>	Rezone 609 – 39 <sup>th</sup> Street from DR Development Reserve to RSD Residential Single Detached						

## Urban Design

Issue	Proposed Changes
<p><b>Improve design of street-facing sites due to drainage or aesthetic concerns</b></p>	<p>Replace Subsection 3.3(d) of the Urban &amp; Landscape Design Standards: Drive-through facilities should be designed to locate stacking lanes out of view from the principal street. When a stacking lane is located between a building and a street-facing site line, the stacking lane shall be screened from the street with landscaping.</p> <p>Replace Subsection 3.4(e) of the Urban &amp; Landscape Design Standards: Hardsurfaced parking areas should be clearly defined with curbing.</p> <p>Prohibit rocks and gravel within 1.5m of any street right-of-way</p> <p>Establish maximum coverage of impervious and rock/gravel materials in street-facing yards</p>
<p><b>Provide more direction on locations and screening of waste disposal bins, especially for smaller-scale multiple dwelling developments</b></p>	<p>Replace Subsection 3.6(e) of the Urban &amp; Landscape Design Standards: When refuse collection for multiple dwellings is from a rear lane, the refuse area is encouraged to be located directly adjacent to the rear lane. Where a site is adjacent to the refuse collection route (i.e. side of lane where pickup occurs), the refuse area is encouraged to run parallel to the lane thus providing direct access to collection vehicles.</p>
<p><b>Provide more direction on accessory storage on sites, especially for smaller-scale multiple dwelling developments</b></p>	<p>Add new Subsection 3.7(e) to the Urban &amp; Landscape Design Standards: For residential sites where private yards are not included, the development of accessory buildings or storage rooms in principal buildings or dwelling units for personal storage is encouraged.</p>
<p><b>Address wayfinding signage, especially for larger-scale developments</b></p>	<p>Replace Subsection 3.9(a) of the Urban &amp; Landscape Design Standards: Wayfinding signs are encouraged to improve vehicle and pedestrian movement.</p>
<p><b>Apply public street standards for landscaping of private roads, consistent with requiring other public street standards for developing private roads</b></p>	<p>Replace Subsection 3.11(b) of the Urban &amp; Landscape Design Standards: Lighting fixtures should be located along all private roads and provide lighting equivalent to a public street. Pedestrian scale lighting is encouraged along primary pedestrian routes and activity areas.</p> <p>Insert new Subsection 5.5(a) to the Urban &amp; Landscape Design Standards and renumber existing subsections accordingly: Boulevard trees are required along all public streets and private roadways.</p>
<p><b>Simplify building design standards</b></p>	<p>Replace Subsection 4.2(c) of the Urban &amp; Landscape Design Standards: Exterior stairways to a second storey and above should not be permitted between a principal building and a front or corner site line.</p> <p>Add new Subsection 4.2(d) to the Urban &amp; Landscape Design Standards: The orientation of buildings and windows to maximize sunlight is encouraged, especially for moderate and high-density residential development.</p> <p>Delete Subsection 4.5(d) of the Urban &amp; Landscape Design Standards (subsection discouraged highly contrasting material and colour schemes)</p>
<p><b>Prefer trees over shrubs, including industrial developments, in accordance with the Urban Forestry Plan</b></p>	<p>Add new Subsection 5.1(g) to the Urban &amp; Landscape Design Standards: Tree planting is encouraged as an equivalency to replace shrub planting.</p>

Issue	Proposed Changes		
<b>Update acceptable tree species list for suitability to local climate and to address pest threats</b>	Amend table under Section 6.1 of the Urban & Landscape Design Standards as follows:		
	Type	Delete	Add
	Large Trees— Deciduous	Autumn Blaze Freeman Maple Mancana Manchurian Ash Patmore Green Ash Fall Gold Black Ash Northern Treasure Hybrid Ash	Parkland Pillar Birch Lord Selkirk Sugar Maple Hotwings Tatarian Maple Autumn Splendor Buckeye Assiniboine Poplar Skyfest Poplar Sundance Poplar Burr Oak Admiration Hybrid Oak
	Small Trees— Deciduous	Toba Hawthorn Snowbird Hawthorn	N/A
Coniferous Trees	N/A (currently does not exist)	White Spruce Black Spruce Mountain Pine Scotch Pine Skybound Cedar Techny Cedar Baby Blue Spruce Black Hills Spruce Larch Colorado Blue Spruce Balsam Fir	











**Appendix B-3**  
**Open House PowerPoint Presentation**

# Zoning By-law 2018 Update

Review and Discussion of Proposed Changes to  
the City of Brandon Zoning By-law No. 7124

# Presentation Outline

- Why update the Zoning By-law?
- Objectives of proposed changes
- Proposed changes – group discussion of highlights
- What's next?
- Questions

# Why update the Zoning By-law?

- By-law No. 7124 adopted in 2016
- Should be updated to stay responsive to community and development needs
  - Smoother development approvals processes for proposals that meet City of Brandon policy and regulatory objectives
  - Not the first update to current by-law, but the broadest yet

# Objectives

- More efficient land uses
- Reduce development approvals for proposals that meet policies and standards
- More efficient processing of development approvals

# HIGHLIGHTS OF PROPOSED CHANGES

# Reduce Front Yards (New Residential Areas)

## Intent

- Enable more compact low-density residential development
- New neighbourhoods only, not infill development



# Reduce Front Yards (New Residential Areas)

## Proposed Change

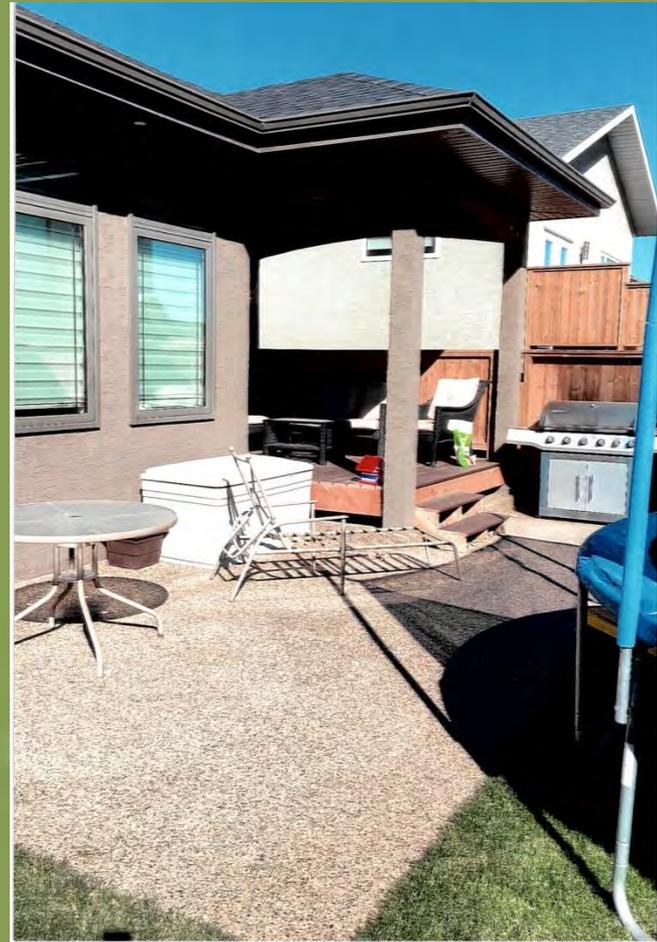
- Dwellings on separate titles only (RSD and up)
- Switch 6.0m setback from front site line to sidewalk or street curb, whichever is closer to the site



# Reduce Rear Yards (Houses)

## Intent

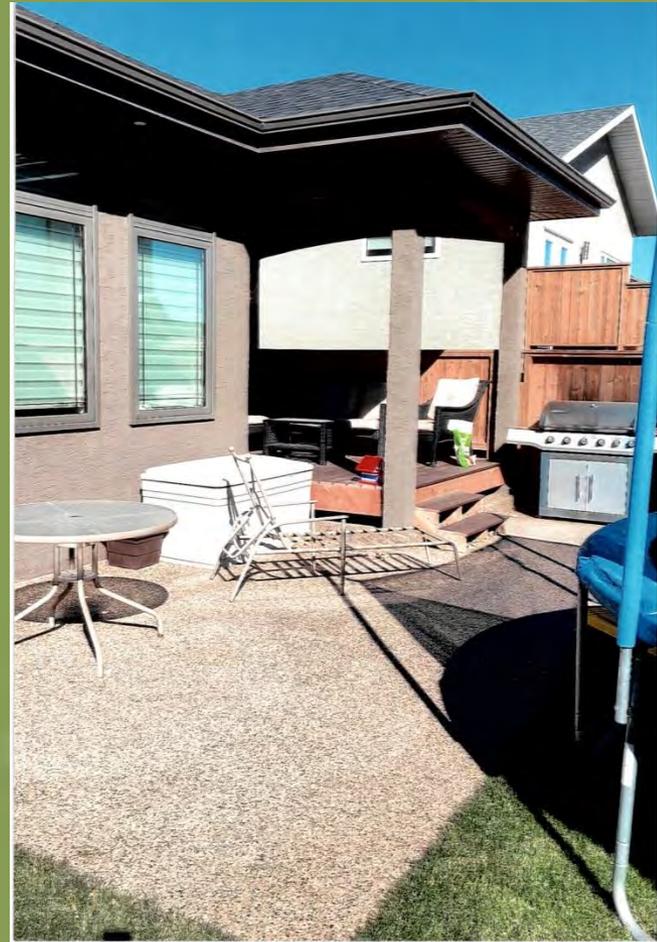
- Enable more compact low-density residential development
- Clarify provisions dealing with covered decks



# Reduce Rear Yards (Houses)

## Proposed Change

- Reduced required yard from 7.6m to 6.0m, but
  - Only eaves and gutters may project further into yard
  - Parking provided elsewhere on site
  - Access off front only



# Reduce Non-Residential Building Setbacks

## Intent

- Allow buildings to be closer to streets in accordance with the Brandon Urban & Landscape Design Standards
- More flexibility to address diverse business needs



# Reduce Non-Residential Building Setbacks

## Proposed Changes

- Reduce required front yards to 3.0m in Commercial Neighbourhood, Commercial Restricted, and Commercial Arterial Zones
- Reduce required front and side yards in industrial zones



# Off-Site Parking

## Intent

- To provide property owners flexibility to share parking with nearby properties to meet minimum parking requirements

# Off-Site Parking

## Proposed Changes

- Expand existing off-site parking provisions beyond The HUB
- Reasonable distance between sites
- Enough parking for both sites
- Defined pedestrian connection between sites
- Cannot detrimentally affect existing neighbourhood character
- Alternative parking arrangement secured through easement agreement registered on titles of both sites

# Fencing

## Intent

- Make barbed wire fences more permissive in non-residential sites



# Fencing

## Proposed Changes

- New term: “security fence” = fence with barbed wire
- Allow security fence if
  - Barbed wire facing inward (max. 2.4m high)
  - Not against any residential zones or streets (lanes OK)



# Boarding Houses

## Intent

- Allow intensity of boarding houses based on permitted residential densities

## Proposed Changes

- Allow 4-5 tenants where dwelling units are permitted except in Residential Mobile/Modular Home
- Allow 6-8 tenants where higher-density residential developments permitted

# Electronic Signs

## Intent

- Reduce approvals process, depend approvals more on compliance with regulations
- Increase flexibility for smaller electronic signs



# Electronic Signs

## Proposed Changes

- Remove conditional use process
- Smaller electronic advertising signs to have same permissions as electronic identification signs
- <92.0m to residential areas if static images only



# What's next?

Action/Milestone	Target Date
Deadline for feedback on proposed changes	March 23, 2018
Draft amendments based on feedback	April 2018
Release amendments to public, begin by-law amendment process	May 2018
City Council adopts new by-law (earliest possible)	August 2018

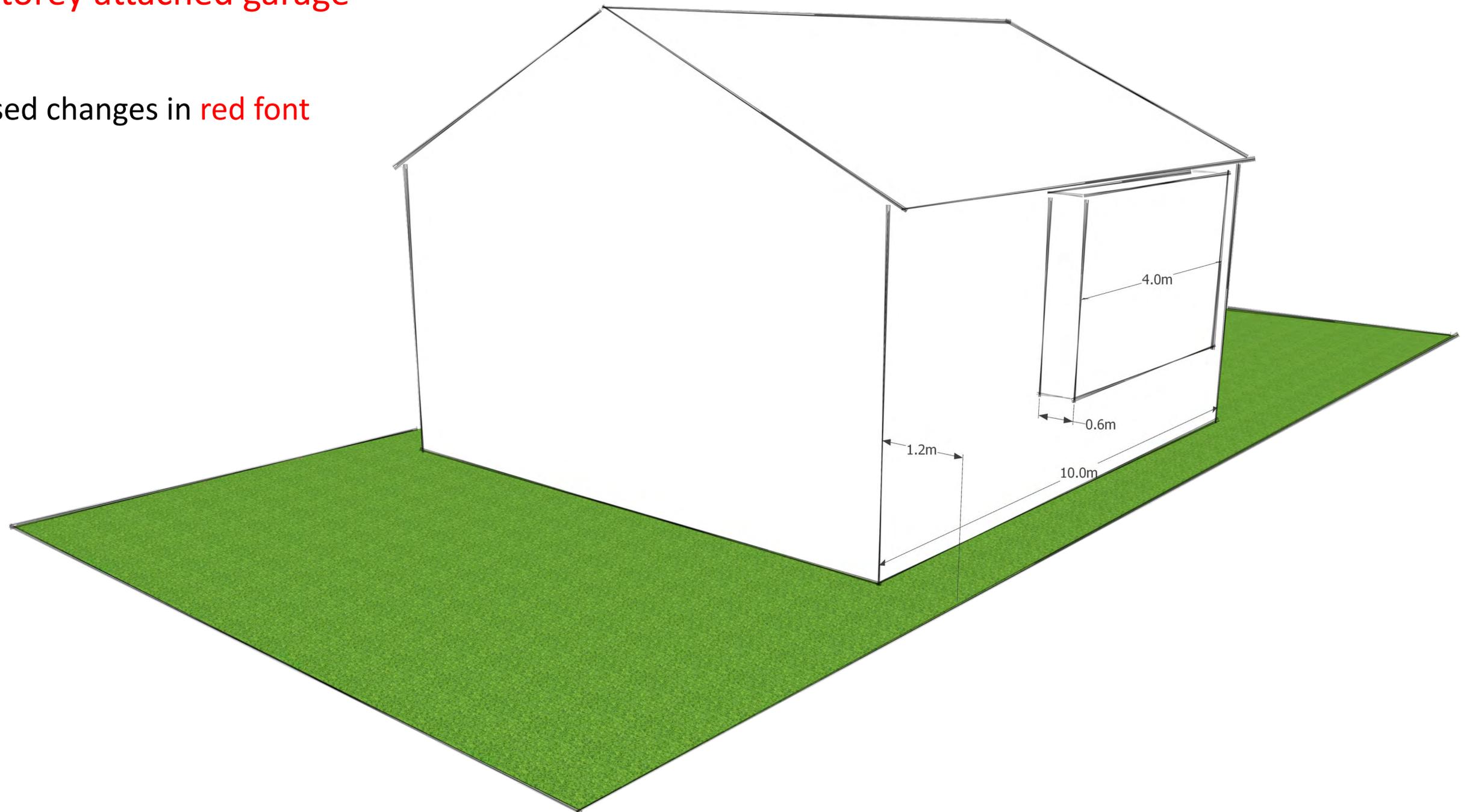
# QUESTIONS

**Appendix B-4**  
**Open House Display Boards**

# CANTILEVERS

*Chimneys, bay windows, alcoves, and similar cantilevered projections — each projection projecting no more than 1.5m; no closer than 0.6m to site line; maximum floor area of 4.6m<sup>2</sup>; total combined projections on each storey shall not exceed 40.0% of the length of the façade, excluding the façade of a single-storey attached garage*

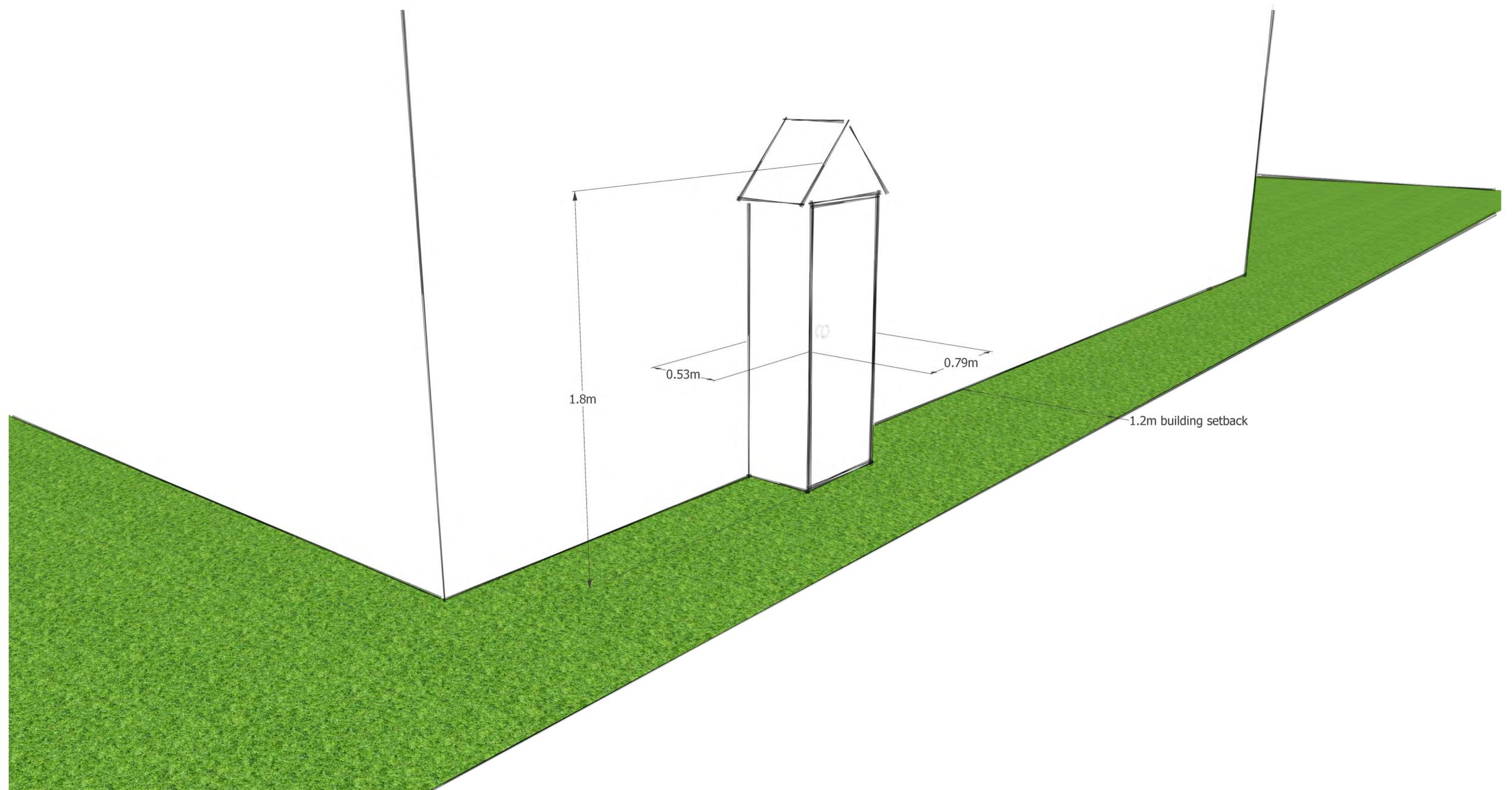
- Proposed changes in red font



# UTILITY CABINETS

*Exterior utility cabinets permitted in a residential zone on any side of a site:*

1. No setback requirements if up to 1.8m (6 feet) in height and no horizontal dimension exceeding 1.0m (pictured below)
2. Minimum 1.2m setback if up to 1.8m in height and any horizontal dimension >1.0m but not exceeding 2.0m
3. Same setback requirements as a principal building if >1.8m in height or any horizontal dimension >2.0m



# ELECTRONIC SIGNS

Electronic signs to be exempt from 92.0m minimum distance separation from residential zones if:

- displaying only static images
  - *i.e acting like a conventional backlit box sign*
- having a maximum sign surface area of 4.7m<sup>2</sup>
- must still have automatic dimming technology



# BARBED WIRE FENCES

New definition: **Fence, security**—a fence where materials used for its construction include barbed wire.

Security fences to be permitted in commercial and industrial zones (*except CN Commercial Neighbourhood and CR Commercial Restricted Zones*) subject to:

1. Barbed wire extensions

- a. At least 1.8m above grade
- b. No more than 2.4m above grade
- c. Project inward to enclosed area
- d. Not adjacent to a street (lanes excepted)
- e. No closer to a front or corner side site line than a principal building, or in any required front or corner side yard, whichever is greater



2. Landscaped buffer or alternative design or the security fence provided for any portion of security fence parallel to and visible from a street (lane excepted)

# REDUCED YARDS FOR NEW RESIDENTIAL DEVELOPMENTS

Allow for reduced front yard for detached dwellings in RSD Residential Single Detached Zones and up, and for dwellings on separate titles:

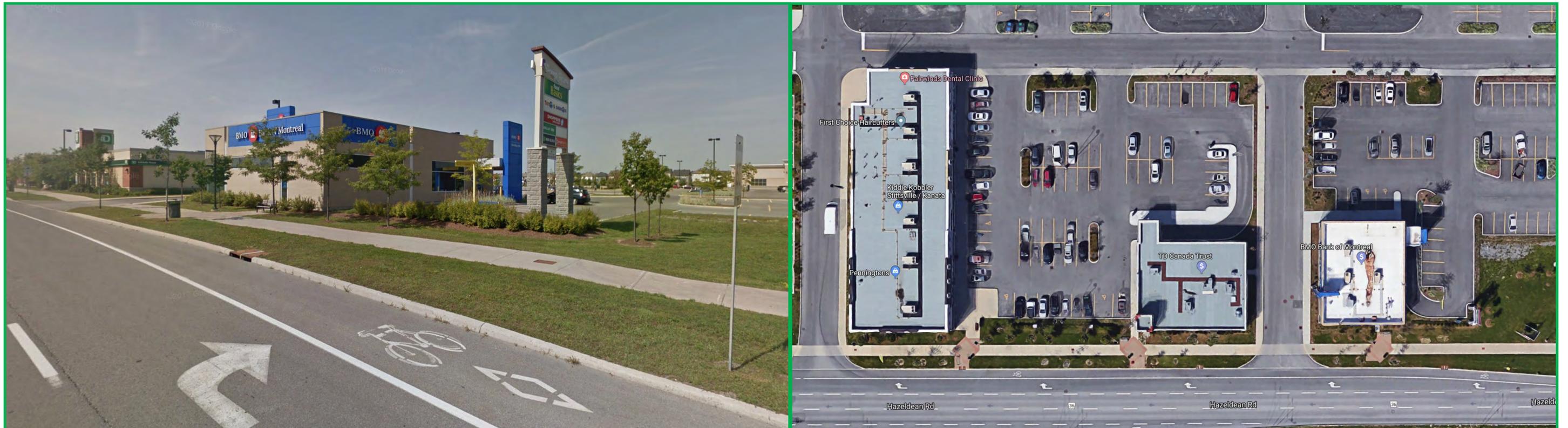
1. Minimum 6.0m measured from a sidewalk or curb in a street, whichever is closer to the front site line
2. Only applies to a new block of development, and shall be required to be in a development agreement



# REDUCED FRONT YARDS FOR COMMERCIAL DEVELOPMENTS

Reduce minimum front yards for:

- **CN Commercial Neighbourhood:** 6.0m to 3.0m
- **CR Commercial Restricted:** 6.0m to 3.0m
- **CAR Commercial Arterial:** 12.1m to 3.0m



# AUTOMOTIVE SERVICE STATIONS

Establish the following permissions (only situations that require provincial approval will be conditional uses, others, where previously a conditional use, are permitted):

- Proposed changes in **red font**

Uses	Zones				
	CN	CR	CG	CAR	CHW
Automotive/Truck/Farm/Marine					
• Automotive service stations and storage facilities					
• with no underground fuel storage tanks, or with above-ground fuel storage tanks less than 5,000L	C	NP	P	P	P
• with underground fuel storage tanks, or with above-ground fuel storage tanks 5,000L or greater	C	NP	C	C	C

Uses	Zones		
	HES	HMU	HTR
Automotive/Truck/Farm/Marine			
• Automotive service stations and storage facilities			
• with no underground fuel storage tanks, or with above-ground fuel storage tanks less than 5,000L	NP	NP	C
• with underground fuel storage tanks, or with above-ground fuel storage tanks 5,000L or greater	NP	NP	C

Uses	Zones		
	IR	IG	IH
Automotive/Truck/Farm/Marine			
• Automotive service stations and storage facilities			
• with no underground fuel storage tanks, or with above-ground fuel storage tanks less than 5,000L	P	P	P
• with underground fuel storage tanks, or with above-ground fuel storage tanks 5,000L or greater	C	C	C



# BOARDING HOUSE

Establish the following use permissions (permit more intense boarding houses where denser residential uses are already permitted):

TABLE 11: RESIDENTIAL USE TABLE						
Uses	Zones					
	RLL	RSD	RLD	RMD	RHD	RMH
Boarding houses						
Four (4) or five (5) residents or sleeping units	P	P	P	P	P	NP
Six (6) to eight (8) residents or sleeping units	C	C	C	P	P	NP

TABLE 11: COMMERCIAL USE TABLE					
Uses	Zones				
	CN	CR	CG	CAR	CHW
Boarding houses					
Four (4) or five (5) residents or sleeping units	C	NP	P	C	NP
Six (6) to eight (8) residents or sleeping units	C	NP	P	C	NP

TABLE 13: THE HUB USE TABLE			
Uses	Zones		
	HES	HMU	HTR
Boarding houses			
Four (4) or five (5) residents or sleeping units	P	P	P
Six (6) to eight (8) residents or sleeping units	P	P	P

Amend definition:

**Boarding house**—a detached dwelling that is owner occupied in which living accommodation is provided for compensation. A boarding house shall have at least four (4) and no more than eight (8) sleeping units **or residents**.

- Proposed changes in **red font**

Add definition:

**Sleeping unit**—a habitable room in a boarding house, used for sleeping and living purposes in which there are no kitchen or cooking facilities.

# WAYFINDING SIGNAGE

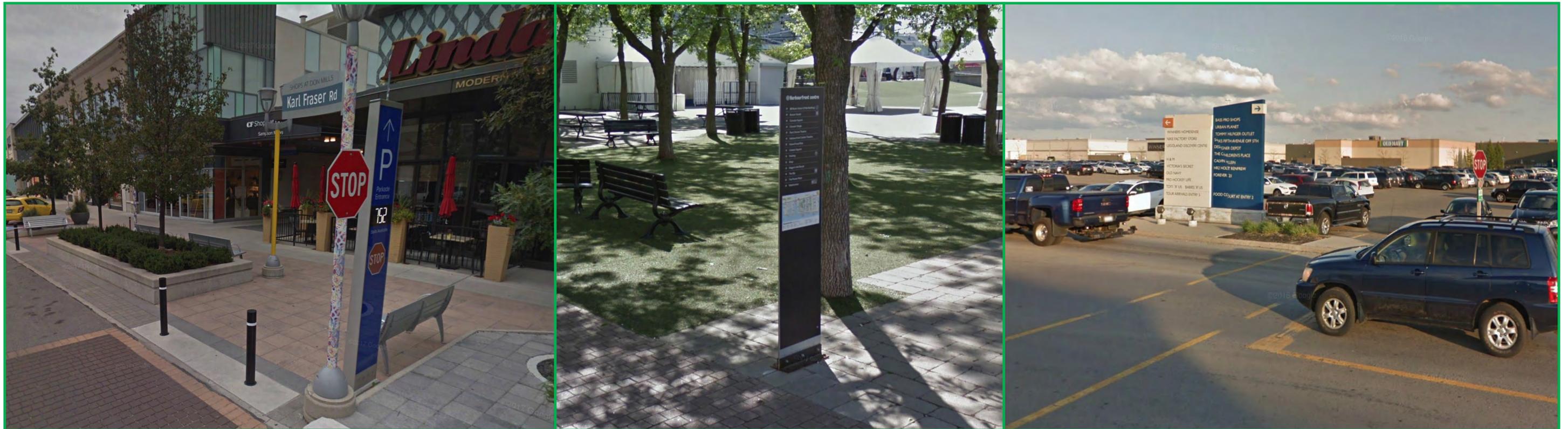
## Replace:

Subsection 3.9(a) of the Urban & Landscape Design Standards:

*Signage should be appropriately scaled and designed to complement the character of the area*

## With:

Wayfinding signs are encouraged to improve vehicle and pedestrian movement

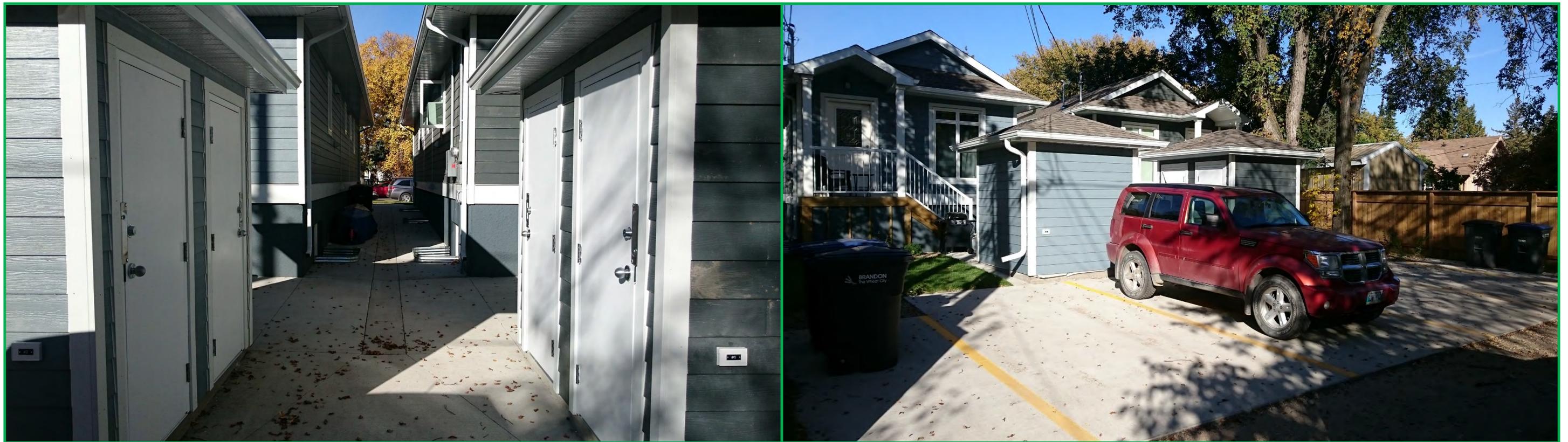


# MULTI-PLEX STORAGE

## Add:

Subsection 3.7(e) of the Urban & Landscape Design Standards:

For residential sites where private yards are not included, the development of accessory buildings or storage rooms in principal buildings or dwelling units for personal storage is encouraged



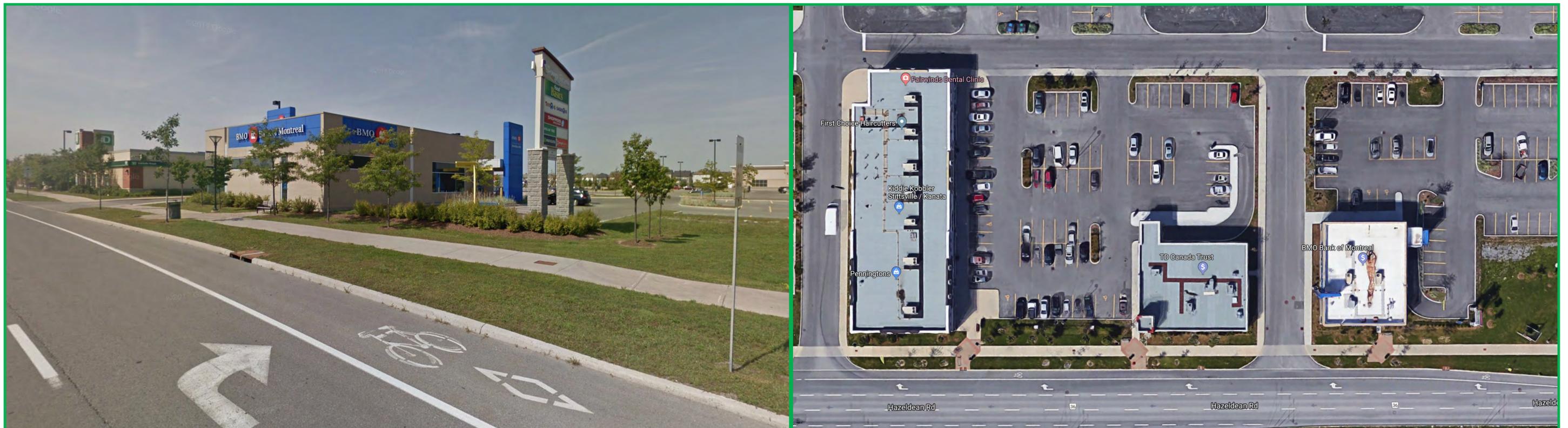
# DRIVE-THROUGH FACILITIES

## Edit:

Subsection 3.3(d) of the Urban & Landscape Design Standards:

Drive-through facilities should be designed to locate stacking lanes out of view from the principal street. **When a stacking lane is located between a building and a street-facing site line, the stacking lane shall be screened from the street with landscaping.**

- Proposed changes in **red font**



## **Appendix C—Notes from Meetings with Stakeholder Organizations and Open House**

**DATE:**

6-Mar-18

**ORGANIZATION:**

Residential care providers and provincial regulators

**ATTENDEES:**

**City Administration**

Andrew Mok

Peter Garbutt

**Members**

Donna Grainger

Brenda Elmes

Carla Champagne

Amy Runions

**QUESTIONS:**

No longer quota based on city block? A: Correct, current rules are per dwelling unit

Parking being addressed? A: Not at this time, will be part of overall parking review, but already reinterpreted existing provision so that it is minimum 1 space/3 people, be it residents or staff

Foster homes not being addressed as residential care under ZBL? A: Correct, no

**COMMENTS:**

Province regulates by "4 and less" and "5 and more"; "4 and less" don't require public health inspections, while "5 and more" need inspections every three years

Meeting attendees prefer City changing threshold to follow Province for ease of processing applications at both levels, and to standardize and avoid confusion

Residential care requires one resident/bedroom unless dealing with a couple

Not common now for organizations to have higher-density in a house, no residential care homes with more than eight residents in Brandon  
All residential care units need to be on the ground floor for accessibility purposes, that is why organizations focus on single-storey houses and ground-floor apartments

Province deals with some residents who require 24/7 supervision (these are licensed and therefore go through City approvals), and some who may live independently with occasional staff support (these are not licensed and do not go through City permit process)

Appreciate City Council's support for organizations by dealing with NIMBY attitudes towards residential care housing

**DATE:**

7-Mar-18

**ORGANIZATION:**

Residential care providers and provincial regulators

**ATTENDEES:**

**City Administration**

**Members**

Andrew Mok

Barry Cooper

**QUESTIONS:**

Are proposed threshold per tank or per site? A: Intend to be per site

What about used oil? Usually stored below 5,000L on site, but they can have similar environmental impacts, but province doesn't require licence. A: City will be consistent with province, not regulate places like oil change and auto repair shops

**COMMENTS:**

5,000L threshold consistent in provincial regulations across Canada

Some of their customers may put multiple tanks that are each <5,000L, some industrial businesses in the city already do that

Province does not require permit for each tank <5,000L, regardless of how many tanks there are on the site

Suggest adding requirements to add safety barriers (e.g. bollards) if allowing multiple above-ground tanks

From safety perspective, gasoline more volatile than diesel, may consider more protective measures for gasoline above-ground tanks compared to diesel above-ground tanks

Diesel exhaust fluid (DEF) 67% water, 33% nitrogen, therefore no environmental concerns, not considered as petroleum product; most likely to be found on commercial trucking sites; 2-3% consumption compared to diesel fuel

Need to maintain same environmental clean-up standards in development agreements no matter which company asks for leniency (e.g. cleanup timeline). If decreasing standards, City should allow previously approved sites under current regime the opportunity to opt into decreased standards for business competition fairness

**DATE:**

7-Mar-18

**ORGANIZATION:**

Engineering & Water Resources Department

**ATTENDEES:**

**City Administration**

Andrew Mok

Marc Chapin

Doug Ramage

**Members**

N/A

**QUESTIONS:**

Any regulations or procedures to be in place to ensure consistent application of 8(h.1) to all applicants?

Cantilevers: will allow for larger construction of garage/detached suites? A: Possible, as for other buildings

Reduced front yards in new areas: what if we change standards to have sidewalks on both sides of all streets?

Does ZBL/ULDS deal with ensuring compatible roof lines (e.g. 2835 Rosser Avenue)? A: Yes, but in that case, two storeys long been permitted as of right

**COMMENTS:**

By promoting garage/detached suites, will require rear lane development; no consensus amongst City departments to support rear lane development/improvements

Clarify that reduced rear yard is meant to accommodate covered decks/sunrooms, otherwise concerns about allowing for larger developments on sites

Reduced front yard: concern about hardsurfacing of front yards affecting drainage for new areas; impose maximum impervious site coverage in exchange? Require applicant to consult with City before applying to address drainage issues; specify edge of curb closest to site; 6.0m not long enough to accommodate larger vehicles (e.g. extended cab pickup truck), therefore needs to be more than current minimums for parking spaces; suggest minimum 3.0m from front site line for situations where curb/sidewalk much farther away from site

Utility cabinets: under Class 1, doesn't address eaves and gutters, concern about drainage onto adjacent sites, or if neighbour builds a fence along shared property line

Reduced setbacks for non-residential: reduce to 4.0m instead of 3.0m due to utility easements; interior side yard reduction in IG and IH, concern about lack of space to address site drainage properly, minimum 3.0m may be more tolerable

Current reduced front yard for residential: address conflict arising from 4.6m setback if other sites are much further back

Encourage secondary suites, boarding houses, infill, etc.: potential impacts on servicing and back lanes

Security fence: allow for outward projection if fence set back from site line (i.e. no encroachment)

Urban design, max. coverage of impervious: base on entire site instead of street-facing yards, drainage concerns; even with rock/gravel, landscape matting underneath may hinder drainage flow

Wayfinding signs: signs for vehicles larger scale compared to pedestrian scale signs; specify the different scales (check with Sam)

**DATE:**

8-Mar-18

**ORGANIZATION:**

Residential care providers and provincial regulators

**ATTENDEES:**

**City Administration**

Andrew Mok

**Members**

Jeff Pinchin

Eric Seniuk

**QUESTIONS:**

**COMMENTS:**

Seen cities where relaxed rules actually made streetscapes worse or uglier (e.g. Regina) due to higher proliferation of smaller and cheaper signs; eastern Canadian communities increasingly stricter

No real enforcement of signage in Brandon (not alone), even less so if less regulations

Smaller businesses may not have as many resources to ensure compliance with applicable regulations (e.g. TAC standards)

Less concern with electronic identification signs, since those focus only on on-site business; electronic advertising should still be conditional use, no animation, and have display and minimum distance separation rules to ensure proposed locations appropriate

TAC Standards does not provide enough specifics, or set rules, nor does it address residential nuisance

Suggest specify dimming level (e.g. 800 nits) above ambient light to ensure electronic signs are not nuisances, or not a nuisance or safety issue as determined by the Director

Electronic identification signs may be more permissive, but suggest still consider nuisance effects (e.g. residential, park); more thought may be put into by owner because it's to promote own business rather than finding additional sources of revenue

Support CAR Zone front yard reduction, increases flexibility for advertising sign location, and more consistent setback with other types of signs on private property along streets

Should still ensure thorough review to ensure appropriateness of locations instead of just "checklist criteria" to approve signs

Technology still relatively new, conditional use process still gives City opportunity to prevent an unfortunate approval

**DATE:**

8-Mar-18

**ORGANIZATION:**

Brandon Area Realtors

**ATTENDEES:**

**City Administration**

Andrew Mok

**Brandon Area Realtors**

Cam Toews

Sandy Donald

Ray Berthelette

Jen Pearson

**QUESTIONS:**

Reduced front yards for new area: just for new areas only? A: Yes

Intent of non-residential setback reductions?

Allow for tandem parking for residential care required parking if all in a single detached dwelling?

**COMMENTS:**

Would like to see zero parking requirements for residential uses in pre-existing buildings in HMU, way to encourage more residential occupancy and reuse, landlords should be allowed to take risk of not being able to rent if tenants require parking

**DATE:**

14-Mar-18

**ORGANIZATION:**

Manitoba Hydro

**ATTENDEES:**

**City Administration**

Andrew Mok

**Brandon Area Realtors**

Juli Crosson

Daryl Makinson

Scott Whaley

**QUESTIONS:**

What happens if there's significant pushback on proposed changes? A: City will reconsider those changes  
Any changes to how we withhold permit issuance until utilities also clear construction in new neighbourhoods?

**COMMENTS:**

Buildings moving closer in Winnipeg, getting pinched for room for utilities  
Hydro does not grant development air rights over their easements, cannot build cantilevers over easements; require greater setbacks for cantilevers on corner side yards (not 0.6m)  
Suggest adding provision stating that easements override any setback provisions in the ZBL  
Intent of easement allows utilities to just dig up boulevards/grass instead of streets/sidewalks  
Reduced front yard: Hydro to confirm what is acceptable for them (2 weeks extra for review)  
Hydro sometimes requires switch boxes within easements, larger than typical pad mount boxes, to serve neighbourhoods or larger developments (consider adding Hydro to pre-app review [improve communications]?)  
Ensure buildings are placed to ensure easy connection for utilities at existing connection points

**DATE:**

26-Mar-18  
Economic Development

**ORGANIZATION:**

Brandon Downtown Development Corporation

**ATTENDEES:**

**City Administration**

Andrew Mok

Sandy Trudel

**BDDC**

Elisabeth Saftiuk

**QUESTIONS:**

**COMMENTS:**

**Housing**

Affordable housing needed, but is it acceptable to be developed into a lower standard (e.g. consider single-room occupancies as dwelling units)?

Concern about flexible interpretation by PPB of "cooking facilities" to be as simple as microvave and bar fridge, not full kitchens  
Unintended result is deficient dwellings, lack of sense of permanency; Brandon Inn was classified as hotel and not multiple dwelling due to lack of full kitchens in each room

Do not settle for less to accommodate affordable housing

**Microbrewery vs. brewpub**

Distinction between microbrewery and brewpub; prominent feature of brewpub building is tasting room, manufacturing is accessory (but can still be majority of floor area)

If defined properly, don't need to use conditional use approval for "accessory manufacturing", may lack consistency over time (e.g. PC decisions); current draft definition appears to allow only a manufacturing use

Current draft definition appears to allow only a manufacturing use

Sandy and Elisabeth to provide info about brew-pubs in other cities

**Clinics in HES Zone**

1031 Rosser vs. 829 Rosser (both clinics); clinic established in 2017 at 829 Rosser as main storefront, same zone but handled differently within three years (lack of consistency)

**Urban design**

Drive-thru stacking lanes: "screening" not appropriate term to use, should be consistent with parking area; intent is to treat drive-thru same as parking area facing a street

Trees over shrubs: ensure "encourage" doesn't become "shall" due to land use applications; concerns about tree roots affecting street infrastructure and buildings (talk to Ryan re: consistency of application)

**Withholding development permit**

Confirm that intent about withholding permit due to lack of site completion is only for the same site; consistency of application of this provision

**DATE:**

10-Apr-18

**ORGANIZATION:**

Manitoba Hydro

**ATTENDEES:**

**City Administration**

Andrew Mok

Ryan Nickel

Marc Chapin

**Brandon Area Realtors**

Juli Crosson

Daryl Makinson

Scott Whaley

Danny James

Brent Knight

**QUESTIONS:**

Why are industrial areas required to have underground utilities (e.g. 14th Street East)?

Can Hydro provide detailed comments on subdivision applications if there are design concerns?

Are there ways for the City to improve our processes to be more inclusive of Hydro's design considerations when reviewing detailed design drawings?

How can the City can increase awareness of utilities to applicants when they propose developments, including but not limited to new buildings, additions, and site or building alterations, to reduce utility conflicts before we issue permits?

**COMMENTS:**

Intent of Manitoba Hydro is to avoid conflict with other utilities and ensure ease of maintenance

**Reduced residential front yards in new subdivisions**

Hydro typically takes

- 4.0m along front street property lines during subdivisions of new areas, 1.5m on corner side property lines
  - Front street easement accommodates joint easement trench (Hydro's electricity and natural gas, Bell MTS, Westman Communications Group), as well as non-linear above-ground facilities, such as transformers
- 4.0m along corner side property lines if they become front street property lines on the same block
- In rare instances, at least 1.5m along interior side property lines

Reduced design standards for private roads in bare land condominium developments present spacing challenge for Hydro

- Private roads may have curb against front property lines
- Hydro typically enters into a blanket easement with bare land condominium developments instead of Plans of Easements for fee-simple subdivisions

### **Setbacks in existing residential areas**

Hydro not as concerned about front and side yards in existing residential areas where overhead facilities exist in back lanes, as those utilities will be maintained in that manner

“Call Before You Dig” only deals with locating utilities, applicants should still contact Hydro directly about construction near existing facilities

Construction of accessory buildings in rear yards, including but not limited to garages, pools, and detached secondary suites, may affect service connections to adjacent properties

- City can add “existing and proposed utilities” to site plan checklist to increase applicant awareness, and advise applicants to contact Hydro to ensure utility conflicts are resolved to Hydro’s satisfaction before we issue permits

### **Reduced commercial and industrial front yards**

If commercial area is newly developed, City requires underground utilities; existing areas can remain as is Hydro still requires frontage for primary connections to site, but can be more customized to each site

- Hydro prefers to start with one central service connection on a site for all commercial buildings on the site to connect

### **Development of industrial areas**

City should not be as concerned due to less public visibility compared to residential and commercial areas

### **Customer service improvements/other**

Rare instances of pre-existing Hydro facilities and/or easements affecting subdivision design or building envelope on newly subdivided lots; opportunity to work with City to protect such lands outside of lots

Having a concept plan for a neighbourhood may help Hydro plan accordingly and allow for more focused easement requests during subdivision applications

Potential conflicts with deep utilities especially at intersections (e.g. catchbasins at Magnolia Drive & Maple Ridge Drive)

- May be resolved by ensuring Development Services forwards detailed drawings to Hydro during development agreement drawings approval process

- Developers of bare land condominium developments may wait until development permit process, which may be too late for Hydro City may establish underground utility requirement in residential areas, even if overhead exists along new adjacent lots

- Prevent future attempts of new residential lots connecting to existing overhead facilities (better for future planning)

Preferable to remove utilities if lanes are being closed

**DATE:**

7-May-18

**ORGANIZATION:**

City Council

**ATTENDEES:**

**Planning**

Andrew Mok

Ryan Nickel

Jacqueline East

**Council/Other Attendees**

Mayor & Councillors (all 10)

Rod Sage

Heather Ewasiuk

Todd Burton

Dean Hammond

**QUESTIONS:**

Implications of not permitting vehicle impound lots in Commercial Zones (existing and future uses)? How could this affect other uses like vehicle repair shops?

**COMMENTS:**

Include more detailed infill provisions needed for urban design - specifically 25' lots (front setback, building height, size, roof line, lot coverage)

There are good examples of infill development, need to ensure all development is contextually appropriate in their areas  
Another meeting requested to discuss remaining items and for follow-up on feedback provided at this meeting

**DATE:**

11-Jun-18

**ORGANIZATION:**

City Council

**ATTENDEES:**

**Planning**

Andrew Mok

Ryan Nickel

Jacqueline East

**Council/Other Attendees**

Mayor & Councillors (all 10)

Rod Sage

Heather Ewasiuk

Amber Chapil

**QUESTIONS:**

**COMMENTS:**

Council concerned about children's custodial homes, which will be lumped in as part of the residential care home use; request more information about operations of children's custodial homes and how they are regulated before pursuing this topic further  
Council concerned about the idea of removing owner-occupied requirement for secondary suites despite legal precedents for moving in that direction

**DATE:**

13-Mar-18

**EVENT:**

City of Brandon - Open House

**QUESTIONS:**

Confirming Microbrewery as a use (i.e. must include eating or drinking place as part of business)

Do reduced residential rear yards apply to multiple dwelling sites? A: No, only detached dwellings and other dwellings on separate titles (e.g. row houses)

Sidewalk standard - monowalk or seperated sidewalk?

Dyked area below flood level developable now? A: No updates since 2002 strategy

**COMMENTS:**

Impound lot in CAR zone - Outdoor Storage

Towing company - screening requirement

Residential corner side yard setbacks

Reduce site area for garage suite

Nice to remind builders to consider accommodating storage space for residents

Parking reduction downtown - existing buildings - expand to all of downtown

Truck Wash as separate from car wash (automotive service station) does not make sense; one use for "vehicle wash"

**Residential Front Yard Setbacks**

Hydro Easements - 4.5m within property line. 6m could be within 3.0m

Reduced parking length, more parking on street

Increased size of backyard, front yards are useless

**Non-Residential Front Yard Setbacks**

Utility easements

**Off-Site Parking**

Limits residential development opportunities - unlikely to be used

**Fencing**

Buffer from residential (street or lane)

Existing developments are exempt

**Boarding Houses**

No detached dwellings in HES - Remove boarding houses

"Boarders" instead of "tenants"

**Electronic Signs**

Height regulation

## **Appendix D—Feedback E-mails and Letters from Individuals**

## Andrew Mok

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**From:** Kris Farmer <krisfarmer\_7@hotmail.com>  
**Sent:** Thursday, March 1, 2018 10:12 AM  
**To:** Andrew Mok; Jan Chaboyer  
**Subject:** Zoning Changes Feedback

Dear Mr. Mok,

I saw today on the City of Brandon website some information regarding proposed zoning changes and asking for public feedback. I looked at the proposed changes, and as a lay person I will admit I do not understand all of the details fully, but I do have some feedback on ways I think we could improve Brandon developments.

One thing I have noticed in recent years in Brandon is there is a marked trend towards more and more compact housing in the forms of things like row housing, duplex, fourplex, etc. I'm not against this in all cases but if too much of it is jammed into one area it has the effect of creating an urban scene that looks more like a work camp or barracks than a city street, particularly when developers are not forced to put some variety into the exterior look of the housing units. There are many blocks in the south end for example where it is a cookie cutter of exact same designed multi-dwelling unit over and over all down the road, to me that is not a nice look nor does it embody a vibrant community feel. This compact housing style is frequently also combined with minimal green space in the form of lawns, parks, trees, etc. as well as minimal to no sidewalks or pedestrian friendly amenities such as benches or flower beds.

By contrast, in downtown Brandon we see the opposite is true where virtually every street downtown has sidewalks on both sides of street, lots of greenery, many trees, benches, garbage cans, flower beds, lamps, etc. Downtown has many of it's own issues but from strictly a design perspective it has much more of a community feel that is much more pedestrian and environmentally friendly.

I noticed some of your proposals are to further reduce front lawn requirements and distances of buildings to roadways, in essence making things even more jammed in and less greenery. To this I would say I oppose such proposed changes. I think the City needs to focus on implementing standards that create mandatory sidewalks and bike paths/lanes, standards that are people friendly not just car friendly, that create healthy and ample green spaces with trees and gardens and parks so that our families don't have to grow up in mind numbing rows of identical housing units with little to no lawns or trees. In other words, standards that afford people the same rights and basic amenities that anyone who is over 30 in Brandon grew up with and enjoyed themselves.

Developers have one goal and that is to make as much money as possible with the least amount of cost to them. Of course they will push for any changes that help them achieve their profit driven goals, regardless of the outcome it has on the lives of people. I think the City has a responsibility to set standards that put people ahead of profit and build a City that provides healthy community and a healthy environment.

Thank you for reading this, I may be going over and above what your specific proposed changes involve in these comments but as I assume you are head of zoning please take my comments in general as well.

Sincerely,

Kris Farmer  
40 Balmoral Bay

krisfarmer\_7@hotmail.com

## Andrew Mok

---

**From:** Hedy Higgins  
**Sent:** Friday, March 2, 2018 2:22 PM  
**To:** Andrew Mok  
**Subject:** FW: Enquiry received through City of Brandon by Andrew Aiken

Hi Andrew,

We received this comment in regard to the Zoning By-law Update (see below). Since you are the project manager for this one I'm forwarding it to you. Thanks.

**Kindest Regards,**

### Hedy Higgins

Planning Technician  
Development Services Division  
City of Brandon  
T: 204-729-2118  
F: 204-728-2406  
[www.brandon.ca/planning](http://www.brandon.ca/planning)



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**From:** Andrew Aiken [<mailto:info@brandon.ca>]  
**Sent:** Friday, March 2, 2018 12:08 PM  
**To:** Planning - Mailbox <[Planning@brandon.ca](mailto:Planning@brandon.ca)>  
**Subject:** Enquiry received through City of Brandon by Andrew Aiken

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## City of Brandon

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• **Your Name**  
Andrew Aiken

• **Your email**  
[Staik66@hotmail.com](mailto:Staik66@hotmail.com)

• **Phone number**  
2045701720

• **Comments / Questions**

I would be interested in any proposed updates on setbacks, electronic signage and parking.

- **Site Name**

City of Brandon

- **Contact Page URL**

[Active Projects](#)

- **Client operating system**

Android

- **Client web browser**

Chrome 64

## Andrew Mok

---

**From:** Ryan Nickel  
**Sent:** Friday, March 2, 2018 12:50 PM  
**To:** Andrew Mok  
**Subject:** FW: Curious Inquiry  
**Attachments:** Open House Flyer-Zoning Update.pdf

Meant to say 25% not 33%

### Ryan Nickel, RPP

Chief Planner | Planning, Property and Buildings Department  
638 Princess Ave  
Brandon MB, R7A 0P3  
204 - 729 - 2124



---

**From:** Ryan Nickel  
**Sent:** Friday, March 2, 2018 12:37 PM  
**To:** Andrew Mok <A.Mok@Brandon.ca>  
**Subject:** FW: Curious Inquiry

Hey Andrew,

The comment about setbacks is fair. We should include the review of 22(b) as part of our zoning review. We want to provide flexibility but still respect existing neighbourhood character.

I am thinking, within 33% of adjacent buildings, but no less than 4.6m (no garage), 6.0m (garage)??

### Ryan Nickel, RPP

Chief Planner | Planning, Property and Buildings Department  
638 Princess Ave  
Brandon MB, R7A 0P3  
204 - 729 - 2124



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**From:** Ryan Nickel  
**Sent:** Friday, March 2, 2018 12:34 PM  
**To:** Rick Chrest <[mayor@brandon.ca](mailto:mayor@brandon.ca)>  
**Cc:** Andrew Mok <[A.Mok@Brandon.ca](mailto:A.Mok@Brandon.ca)>  
**Subject:** RE: Curious Inquiry

Hey Mayor Chrest,

Thanks for sharing, it is always good to get input from residents on development in the City.

You are right, that one of the goals is to “blend” in new development (although it is often a challenge balancing developer rights with surrounding homes). In this instance I can see how the closer front yard setback (4.6m) makes the development “stick out” (literally). Usually surrounding homes are setback 6m back, but in this instance they are 9m (3m makes a big difference).

We will take a look at this as part of our ongoing zoning review. Perhaps requiring new developments to have a front setback within a certain % of the average setback of the adjacent dwellings? Height is more tricky, as two storeys is allowed in all areas of the City.

Feel free to pass along Andrew Mok’s contact information to the interested resident (729-2115) and pass along an invite (attached) to an upcoming public event on zoning amendments.

Thanks,

**Ryan Nickel, RPP**

Chief Planner | Planning, Property and Buildings Department  
638 Princess Ave  
Brandon MB, R7A 0P3  
204 - 729 - 2124



---

**From:** Rick Chrest  
**Sent:** Friday, March 2, 2018 9:18 AM  
**To:** Ryan Nickel <[r.nickel@brandon.ca](mailto:r.nickel@brandon.ca)>  
**Subject:** Curious Inquiry

Hi Ryan,

I had been asked about the siting of an infill build around 2835 Rosser Ave. Driving by it, it does seem not to fit in too well. Seems to be rather close to the front street and now an overhang is being added which puts it even closer. (maybe the overhang projection doesn’t count) The development is rather curious in the first place in that they seemed to have subdivided off a fairly narrow strip from one of the existing 2 single family dwellings and squeezed in this new build. I knew we had some considerations for infills blending into the existing neighborhood, but the comment made to me was that “this one sticks out like a sore thumb; it protrudes out to the front well beyond either of the houses on either side and is also much much higher”. Just thought I would check in and get your insight on this one. (no hurry)

Thanks  
Rick

**Rick Chrest**

**Mayor**

City of Brandon  
410-9<sup>th</sup> Street

Brandon, Manitoba R7A 6A2

204-729-2202

[mayor@brandon.ca](mailto:mayor@brandon.ca)



## Andrew Mok

---

**From:** Jack Lindsay <LindsayJ@BrandonU.CA>  
**Sent:** Thursday, March 8, 2018 10:07 AM  
**To:** Andrew Mok  
**Subject:** Bylaw changes

Hello Andrew, it was good seeing you last night. It was a fun meeting. Unfortunately I won't be able to make it on the 13<sup>th</sup> however I am wondering about the definitions of Boarding House and Sleeping Unit.

Boarding house—a detached dwelling that is owner occupied in which living accommodation is provided for compensation. A boarding house shall have at least four (4) and no more than eight (8) sleeping units or residents.”  
Sleeping unit—a habitable room in a boarding house, used for sleeping and living purposes in which there are no kitchen or cooking facilities.

- 1) What if the owner occupier is a couple with two children do they count as ‘residents’ or not? All four of them or just three of them? What if one of the residents is an adult family member that could otherwise be living with a family as “shared accommodation” rather than as a tenancy? Perhaps the word ‘resident’ should be replaced by ‘tenant’ to clarify the relationship between the owner and the resident. (Shared accommodation: a home owner allows someone to occupy a room in their house. For example: a student lives in a room in the owner’s home and they share food and meals  
[http://www.gov.mb.ca/cca/rtb/ot/gbook/s1genissues\\_sharedaccom14.html](http://www.gov.mb.ca/cca/rtb/ot/gbook/s1genissues_sharedaccom14.html) )
- 2) Why the 4 to 8 resident range? Considering the Residential Tenancies Act, (CCSM c R119) defines "tenant" as “a person who occupies or is entitled to occupy a rental unit under a tenancy agreement” and a "rental unit" means “any living accommodation, mobile home or a site for a mobile home used or intended for use as rented residential premises, and includes a room in a boarding house where 5 or more rooms are provided as living accommodation in the boarding house” wouldn't it be better for our by-law to define boarding house as 5 or more rooms so the people become tenants and gain the protection of the legislation?
- 3) Are we working on (or creating) an assumption that a boarding house “sleeping unit” is only for a single occupant. If it is a 5+ room boarding house it falls under the Residential Tenancies Act and then it would be possible for a single tenant to add a spouse or child.
- 4) If our concern is the density, maybe we should look at capping the total occupancy (I.e. owner and family + all tenants) rather than mixing the ideas of the number of units with the number of occupants?

I'd love to talk this over further.

Jack

John 'Jack' Lindsay  
Associate Professor and Chair  
Applied Disaster and Emergency Studies  
Brandon University  
270 18th St Brandon MB R7A 6A9  
(204) 571-8555 w  
[lindsayj@brandonu.ca](mailto:lindsayj@brandonu.ca)

## Andrew Mok

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**From:** jean . <countrygirljean@hotmail.com>  
**Sent:** Tuesday, March 13, 2018 7:32 PM  
**To:** Andrew Mok  
**Subject:** Zoning By law meeting today

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Andrew,

It was nice to meet you in person -- nice to put a face to a name.  
Thank you for giving me a few minutes today at the end of the meeting regarding zoning and by-laws.

And thanks for your business card, hopefully if you hear of any development going forward in the 100 blocks of 15th and 16th street North, you can kindly inform me.  
I try and keep up on news in the area, and keep thinking that one day, development will come and I will move on.

Have a good evening,  
Jean Halliday  
153 16th Street North  
Brandon MB R7A 2V2  
204 727 7588

## Andrew Mok

---

**From:** Sandy Trudel  
**Sent:** Wednesday, March 14, 2018 7:31 AM  
**To:** Andrew Mok  
**Cc:** Ryan Nickel  
**Subject:** Zoning Bylaw proposed changes

Hi Andrew I have a couple of clarity questions

### Boarding house

Where a sleeping unit is defined will there also be a definition in the zoning bylaw that defines cooking facilities? I ask given previous discussions with Greg regarding the proposed Double Decker residential project where I was surprised to learn that he considered a microwave and fridge as having met cooking facility requirements. Basically I am seeking clarity whether someone being permitted to have a bar fridge and a microwave in a room would mean they are not meeting the intent of a sleeping unit and therefore not meeting the intent of a boarding house.

Urban Design – I am not totally sold on stacking lanes text can we chat about the issue

I know I always ask this clarity but want to confirm that when you use the term “encourage” it is a suggestion but not something that Planning can mandate. Is this correct?

What is driving the trees versus shrub change (I know it refers to the urban forestry plan but am wanting to understand this direction)

Withhold issuance of new development permit – I am not comfortable with the language of 8 (h.1) item 3. I get the intent but the way it is written would imply a developer who had multiple permits on the go would not be able to get the next development permit if a certificate of site completion is not in hand for projects. I know this is not what is being suggested but that is what could be interpreted. Also the statement as written does not really fit under the opening text as it is not the site that has an outstanding site completion certificate it is the developer of the site. All of that said, I am supportive of withholding future permits on sites where work has been completed but the requirements from the City of Brandon have not been fulfilled.

Sandy Trudel  
Director of Economic Development  
City of Brandon  
204.729.2131  
s.trudel@brandon.ca  
www.economicdevelopmentbrandon.com

## Andrew Mok

---

**From:** Dan Fontaine  
**Sent:** Wednesday, March 14, 2018 5:22 PM  
**To:** Andrew Mok  
**Cc:** Ryan Nickel  
**Subject:** Zoning Bylaw update feedback

Under the amendments to Building setbacks.

Why do you not define setback as To the Foundation from the Property line. I always found that as a better point of clarity. In my experience of attempting to apply any measure from a curb or sidewalk is an opportunity for confusion Seriously. Why not set a minimum of 3.0m from the property line in those instances or establish a zone code for a "Residential Small lot" 3.0m front, 1.20m sides and a 6.0m rear, with the stipulation that a parking pad be established for a minimum of two vehicles on the lot respective to the municipally permitted street access side. No one uses their front yard for entertaining any way. The property line is the actual legal start of a property its not a good Idea to muddy the waters around legal ownership and permission to develop in street or utility rights of way.

I disagree with the use of Brew pub or micro distillery in the definitions. A Micro brewery and Micro distillery are two different types of manufacturing facilities and should be treated as manufacturing facilities!!! One produces Beer and the other spirits and treated differently by the province and allowed tasting rooms not full fledged lounges. The primary use is production and the tasting room secondary to promote sales not consumption A Brew pub on the other hand is a lounge with a licence to produce beer. The lounge is the primary use and the microbrewery aspect is secondary. I would think MLCC would have definitions to clarify these uses. I would like to see brew pubs in the hub entertainment district and Micro breweries and distilleries in zones or properties where the shipping and receiving of inputs and outputs do not negatively impact commercial retail establishments. There are also odours associated with brewing and distilling that would have a negative impact on commercial retail. Arguably there are potential areas that could be zoned for Micro Breweries and Distilleries in the hub that are removed from Commercial retail areas, like along the tracks or as a conditional use on a larger parcel like in an old church or feed mill.

Nice to see you define boarding houses.

I would like to add that in any area of the Zoning by-law that has been a source of ambiguity, or in need of clarity, I would suggest that you define a statement of Intent that stands as a base of comparison when it comes to appeals. As well as Definitions make sure your definitions are supported by Government or a particular industry association so that they represent Best practices or are accepted by industry. The Brewery definitions as an example of government support and the National sign makers association has great documentation for municipalities the building code and construction associations too.

Thanks Dan

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## Andrew Mok

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**From:** Sandy Trudel  
**Sent:** Friday, March 16, 2018 3:56 PM  
**To:** Ryan Nickel  
**Cc:** Andrew Mok  
**Subject:** brew pubs

Hi Ryan Dan and I met to discuss the brewery changes and in fact we are on a similar page though his comments may have come across as opposed. As you know I am a strong proponent for brew pubs downtown but from the entertainment / unique offering they present not from the lens of simply having a manufacturing facility. I have visited sites that would fit perfectly in a downtown and other sites that really are better suited in a less commercially focused area.

I am meeting with Andrew on a few of the other items so will review breweries at the same time. Basically my concerns which I think based on Dan and I's discussion is what Dan was getting at as well, is how do we best manage the definitions / permissions to ensure we get what we are after for the downtown. If a distillery is being built and 99% of their business is simply producing beer and selling it wholesale, with a lot of trucks in and out and a lame attempt at a small tasting room then I am not sure if that fulfills our vision. However I want the possibility to be flexible in what is permitted provided it advances our vision for serving as an attraction for people who was a unique experience (ie. a unique retail set up with a nice lounge, restaurant or tasting area that services as an entertainment destination). I don't want us to be so prescriptive that a project is rejected simply due to size or type of operation. I have seen some awesome distilleries that do a lot of wholesale sales but also maintain a vibrant retails / lounge / restaurant presence.

We can talk further if this comes across as clear as mud.

<https://www.manitobabrewhub.ca/learn/what>

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2018-06-22  
Andrew Mok  
City of Brandon  
638 Princess Ave  
Brandon, MB  
R7A 0P3

**RE: Proposed Changes to Property Setbacks in the City of Brandon**

Dear Andrew Mok:

Manitoba Hydro appreciates being involved in recent discussions regarding building setbacks within the City of Brandon. A review of the city's by-law change has resulted in Manitoba Hydro still preferring the original property setback guideline of 6 meters to safely meet working clearances for both new and existing infrastructure.

In an urban development, Manitoba Hydro prefers to install both gas and electric utilities in a joint trench to reduce installation costs and limit the utilities footprint which is ultimately reflected to the rate payers of Manitoba. A reduction to the proposed property setback will push Manitoba Hydro infrastructure into the public right-of-way (ROW) and may interfere with the City of Brandon's deep utilities.

Manitoba Hydro designs for 2.5 meters of separation from a gas line to any building foundation. The separation ensures adequate spacing for shoring/excavating a building's foundation without the additional costs of relocating the utilities infrastructure. In a joint trench, a gas line is rarely located closer to the ROW because of restrictions of installing under a transformer or 3rd party pedestal.

As evident in the picture below, changes to the 6 meter setback will impact placement of utility equipment and ultimately affect the scope of the work to serve urban customers. A reduced setback will lead to increased installation costs for customers/developers and higher maintenance costs to the City of Brandon.

## Illustration Showing Utility Placement on a 6m Residential Setback in Brandon



It is imperative Manitoba Hydro builds a strong working relationship with the City of Brandon to ensure topics of such importance can be discussed, reviewed and agreed upon. Please review with your colleagues and provide any comments or suggestions regarding Manitoba Hydro's preferred building setback.

Sincerely,

Scott Whaley P.Eng  
Design Engineer  
Distribution Design Department