


<b>TITLE:</b> <b>BY-LAW NO. 7142 - TO REZONE</b> <b>PROPERTY LOCATED AT 2335 PATRICIA AVENUE</b> <b>FROM DR DEVELOPMENT RESERVE TO RMH</b> <b>RESIDENTIAL MOBILE/MODULAR HOME</b> <b>OWNER: P.J.W. HALL INVESTMENTS LTD.</b> <b>APPLICANT: VBJ DEVELOPMENTS</b>			
<b>PRESENTER:</b> Andrew Mok, BES MCIP		<b>Page 1 of 2</b>	
<b>DEPARTMENT:</b> Planning & Building Safety		<b>ATTACHMENTS:</b> A. Draft by-law B. Application related documents C. Map, air photo & drawings	
<b>CLEARANCES:</b> <i>Original Signed By</i> <u>R. Nickel</u> Principal Planner		<b>DATE:</b> March 29, 2016	
<b>APPROVALS:</b>			
<i>Original Signed By</i> <u>L. Garbo</u> <b>Director of Planning &amp; Building Safety</b>		<i>Original Signed By</i> <u>S. Hildebrand</u> <b>City Manager</b>	
<u>04/05/16</u> <b>Date</b>		<u>04/06/16</u> <b>Date</b>	

**REQUEST:**

The applicant, Steve McMillan of VBJ Developments, on behalf of the property owner, P.J.W. Hall Investments Ltd., is applying to rezone a portion of property located at 2335 Patricia Avenue from DR Development Reserve to RMH Residential Mobile/Modular Home. Approval of this application will allow for the expansion of the existing Brentwood Mobile Home Park.

**BACKGROUND:**

***Development Context***

The subject site is generally level and currently undeveloped, and is located on the north side of the Brentwood Mobile Home Park. The site is surrounded by the Brentwood Mobile Home Park to the east and south, the Christian Heritage School to the west, and undeveloped land (former Alternative Landscaping site) to the north. There are commercial developments further east along Currie Boulevard, 26th Street further to the west of the school site, and detached residential dwellings further to the north of Maryland Ave. Access to the site is provided by an internal private roadway within Brentwood Mobile Home Park, which in turn is accessed by Patricia Avenue.

***History***

City Council adopted the Southwest Brandon Secondary Plan (hereinafter “the Secondary Plan”) in 2014. Schedule A: Southwest Brandon Land Use Plan of the Secondary Plan designated this site for Residential Low Density development. Types of low density residential development identified in the Secondary Plan included mobile and modular homes.

**DISCUSSION:**

Approval of this rezoning will accommodate the expansion of the Brentwood Mobile Home Park. This expansion will accommodate up to forty-one (41) mobile home spaces. In accordance with section 6.3 of the Secondary Plan, the applicant submitted a neighbourhood plan for City Council to adopt in conjunction with this rezoning application (Attachments A-3 through A-21). A recommendation on the neighbourhood plan will be presented to City Council when third reading can be considered for this rezoning application. Once City Council gives first reading of By-Law No. 7142, the application will proceed to the review and the subsequent public hearing processes.

**RECOMMENDATION:**

That By-law No. 7142 to rezone a portion of property located at 2335 Patricia Avenue (Lot 2, Plan 2041 BLTO exc. Plan 41766 BLTO) from DR Development Reserve to RMH Residential Mobile/Modular Home be read a first time.

**BY-LAW NO. 7142**

**BEING A BY-LAW of the City of Brandon to amend Zoning By-law No. 7124.**

**WHEREAS Section 47(2) of The Planning Act provides that a zoning by-law may be amended;**

**NOW THEREFORE the Council of the City of Brandon, duly assembled, enacts as follows:**

- 1. The land described as Lot 2, Plan 2041 BLTO exc. Plan 41766 BLTO commonly known as 2335 Patricia Avenue, and identified on the map attached hereto as Schedule "A" is hereby reclassified:  
  
FROM: DR Development Reserve Zone  
TO: RMH Residential Mobile/Modular Home Zone**
- 2. Map 4, being part of Schedule B of By-law No. 7124, is hereby amended in accordance with Section 1 of this by-law.**
- 3. This by-law shall come into full force and take effect on the day following its passage.**

**DONE AND PASSED by the Council of the City of Brandon duly assembled this     day of     A.D. 2016.**

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**MAYOR**

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**CITY CLERK**

<b>Read for a first time this</b>	<b>day of</b>	<b>A.D. 2016</b>
<b>Read for a second time this</b>	<b>day of</b>	<b>A.D. 2016</b>
<b>Read for a third time this</b>	<b>day of</b>	<b>A.D. 2016</b>