




TITLE: BY-LAW NO. 7156 REZONE CITY-OWNED PROPERTIES HOUSEKEEPING AMENDMENTS APPLICANT: CITY OF BRANDON		
PRESENTER: Robert Zilke, MCIP RPP		Page 1 of 3
DEPARTMENT: Planning, Property & Buildings	ATTACHMENTS: A. Draft by-law B. Map and list of properties to be rezoned C. Zoning By-law No. 7124 Schedule B—Zoning Map	
CLEARANCES: Chief Planner	MEETING DATE: February 1, 2017	
APPROVALS: <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  Jan. 23, 2017 Community Planner Date </div> <div style="text-align: center;">  Jan. 23, 2017 A/Chief Planner Date </div> </div>		

REQUEST:

The City of Brandon is applying for a housekeeping amendment to Zoning By-law No. 7124 to do the following:

- Rezone fifty-nine (59) City-owned properties to OS Open Space Zone, PR Parks and Recreation Zone, and one instance of DR Development Reserve Zone
 - This amendment is to “clean up” the zoning on City properties primarily used as buffers, greenspaces and infrastructure corridors for tax assessment purposes (Attachment B)
- Amend the abbreviations for the zoning names on the Zoning Map, Schedule B of the Zoning By-law (Attachment C), to ensure consistency with the previously adopted new zone names:
 - Residential Single Detached – from RSF to RSD
 - Industrial Restricted – from MR to IR
 - Industrial General – from MG to IG
 - Industrial Heavy – from MH to IH

BACKGROUND:***Development Context***

Approval of this rezoning will ensure the proper assessment of properties owned by the City of Brandon. It will also establish the correct developable rights assigned to each property based on its intended and existing use as well as any development constraints those rights might pose. The majority of the subject properties fall under one of the following categories:

- Land containing scenic features or amenities to be protected or has physical development limitations
- Utility rights-of-way
- Sites that act as buffers between sensitive land uses
- Sites that contain City infrastructure (e.g. water and wastewater mains, lift stations)
- Parks or other lands for recreational purposes

ANALYSIS:

This amendment is to clean up the zoning on City of Brandon-owned properties used primarily as buffers, green space and infrastructure corridors for tax assessment purposes. The second part of the proposed amendments is to reconcile the abbreviations of new zoning classifications already adopted in the Zoning By-law into the Zoning Map, Schedule B of the Zoning By-law.

Consistency with the Development Plan***Clean Up of City of Brandon-Owned Properties***

The proposed zoning amendments will conform to the corresponding land use designations set out in the *Brandon & Area Planning District Development Plan, 2013* (“the *Development Plan*”). Some specific properties received incorrect zoning classifications from the general land use designations in the *Development Plan*. For example, some public reserve strips were zoned Residential Single Detached RSD because the *Development Plan* designation was “Residential”. These properties are often public reserves, utility rights-of-ways and greenspace buffers that cannot be developed into residential sites.

Zone Code Abbreviations on Zoning Map

The changes in the zone code abbreviations do not result in a change in the zoning of the affected properties. The zones associated with the zone code abbreviations being amended on the Zoning Map still conform to the *Development Plan*.

Consistency with the Zoning By-law***Clean Up of City of Brandon-Owned Properties***

The proposed zoning amendments are to ensure that the City of Brandon properties’ zoning classifications match their inherent uses and, in some instances, reflect physical constraints of those properties (e.g. size and location). The Zoning By-law is intended to, amongst other things, regulate site uses based on dimensional requirements and minimize conflicting land uses. The majority of these properties are public reserves with the intent to minimize land use conflicts and enhance adjacent developed sites.

Zone Code Abbreviations on Zoning Map

City Council adopted the current Zoning By-law No. 7124 in January 2016. Included in the Zoning By-law were new zone code names and abbreviations that did not change the intent or substance of the zone codes that were substituted. The changes to the zone code abbreviations on the Zoning Map are necessary as they were overlooked when Zoning By-law No. 6642 was repealed and replaced with the current Zoning By-law.

Commenting Agencies

There were no comments referencing concerns or objections.

Notification

In accordance with Section 168 of The Planning Act, notice of the public hearing was sent to owners of property within 100 metres (328 feet) of the subject property. Notice has also been posted on the subject property and advertised in the Brandon Sun on January 12, 2017 and January 19, 2017.

Public Outreach

As of the writing of this report, the Planning, Property & Buildings Department has not received representation in favour of or in opposition to this application.

RECOMMENDATIONS:

That the Public Hearing regarding By-law No. 7156 (Z-07-16-B) to rezone the listed 59 City of Brandon-owned properties and to amend the zone code abbreviations in Schedule B of Zoning By-law No. 7124 be concluded.

That the Planning Commission recommend By-law No. 7156 (Z-07-16-B) be approved.