

BY-LAW NO. 7080

BEING A BY-LAW of The City of Brandon to adopt a secondary plan for the purpose of providing a planning framework to direct development of the southwest Brandon lands.

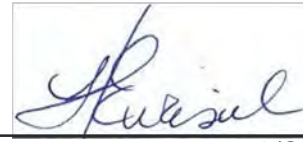
WHEREAS The Planning Act, C.C.S.M. c.P80 enables the adoption of a secondary plan by-law;

AND WHEREAS it is deemed expedient and in the best interest of the municipality to adopt a Secondary Plan to facilitate the long term planning of the southwest Brandon lands;

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

1. The Secondary Plan, attached hereto and marked as Schedule "A" is hereby adopted and shall be known as "The Southwest Brandon Secondary Plan".
2. This by-law shall come into full force and effect on the day following the date of passage.

DONE AND PASSED by the Council of The City of Brandon duly assembled this 22"d day of April A.D. 2014.



A/CITY CLERK

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Read a first time this	16th day of	December	A.D. 2013
Read a second time this	18th day of	March	A.D. 2014
Read a third time this	22"d day of	April	A.D.2014



City of Brandon

SOUTHWEST BRANDON

Secondary Plan

Schedule A of By-law No. 7080

Last updated under By-law No. 7310, October 4, 2021



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SCHEDULE A: SOUTHWEST BRANDON LAND USE PLAN

SCHEDULE B: SOUTHWEST BRANDON OPEN SPACE & AMENITIES PLAN

SCHEDULE C: SOUTHWEST BRANDON WATER & STORMWATER SERVICING PLAN

SCHEDULE D: SOUTHWEST BRANDON WASTEWATER SERVICING PLAN

SCHEDULE E: SOUTHWEST BRANDON TRANSPORTATION PLAN

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1.1 INTRODUCTION

1.2 Purpose of the Plan

The Southwest Brandon Secondary Plan establishes a planning framework for the future subdivision and development of the Secondary Plan area. The plan incorporates the policies contained in the *Brandon & Area Planning District Development Plan* and intends to facilitate the attractive, efficient, and orderly development of the subject lands in a manner that is connected and compatible with adjacent development.

1.3 How to Read This Document

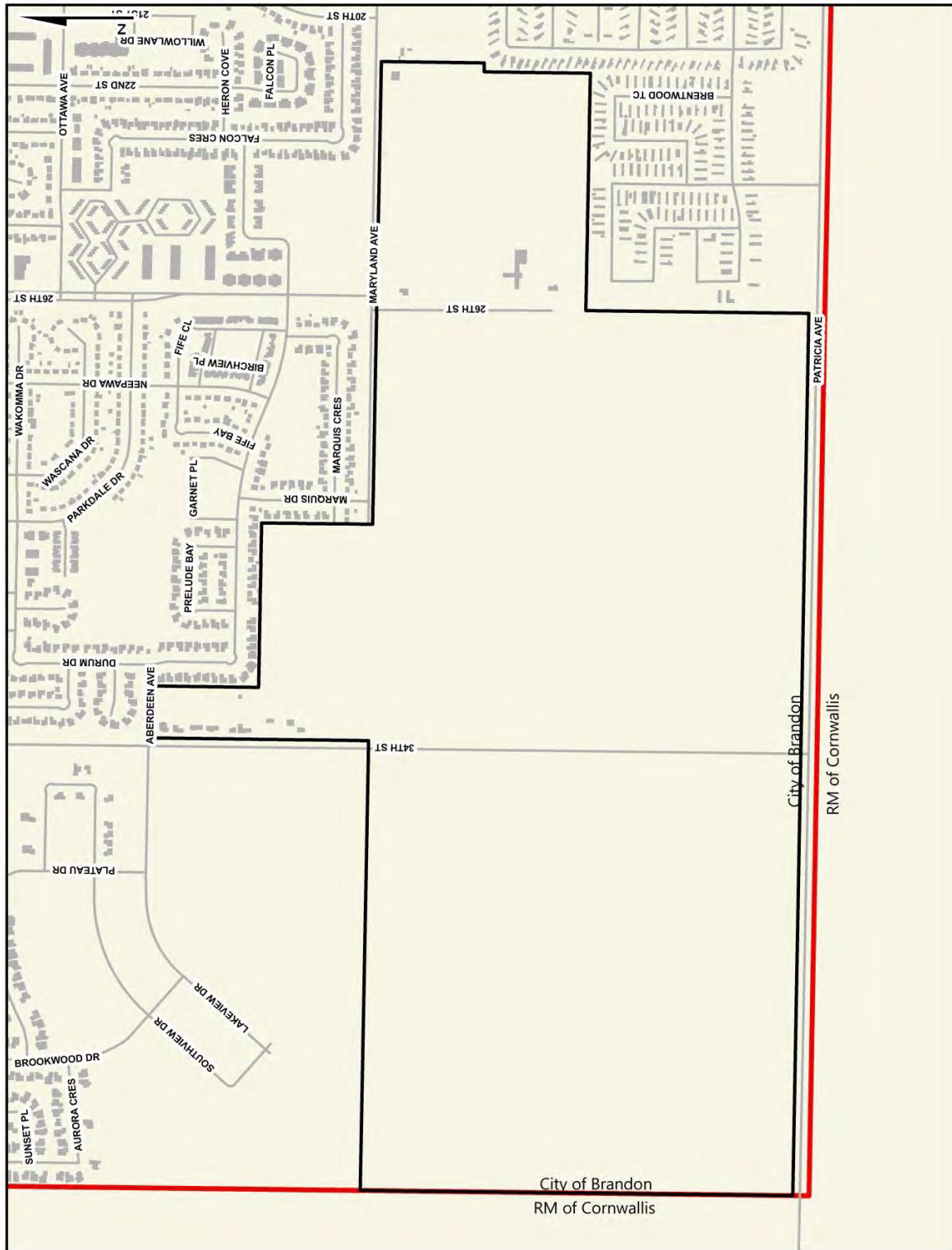
This Plan should be read in its entirety as many aspects of the plan are closely interrelated; policies included in one section may apply in other areas. The *Brandon and Area Planning District Development Plan, 2013*, along with the *City of Brandon Zoning By-law*, provide important policy context and implementation tools for this Secondary Plan. This Plan is organized in Sections:

- Section 1 provides context and principles, and establishes the overall framework of the plan;
- Section 2 includes policies for specific land uses within the Secondary Plan area. This section should be interpreted and applied in conjunction with the Development Plan and Zoning By-law;
- Sections 3 to 5 address municipal servicing, transportation and urban design in support of development within the Plan Area;
- Section 6 provides plan implementation which includes recommendations on costing, phasing and future studies;
- Section 7 provides definitions for terms used in the Secondary Plan; and
- Schedules A to D provide mapping to illustrate the special application of policies and will generally guide planning and development decisions in the Secondary Plan area.

1.4 Location of the Secondary Plan Area

The Secondary Plan area is located at the City of Brandon's southwest corner, including lands north of Patricia Avenue and south of existing and planned residential developments on both sides of 34th Street (see Figure 1).

Figure 1: The Southwest Brandon Secondary Plan Area



1.5 Objectives of the Plan

The objectives of the Secondary Plan are as follows:

- a) To prepare a Secondary Plan that is consistent with The Planning Act and in conformity with the Development Plan;
- b) To ensure that future planned land uses within the Secondary Plan area reflect long-term land use needs for both the immediate neighborhoods as well as the city at large;
- c) To provide a development framework for properties within the Secondary Plan area that ensures compatible and efficient development interfaces;
- d) To ensure cost-effective provision of municipal infrastructure to support growth within the Secondary Plan area;
- e) To promote a livable community that will integrate residential uses with community facilities such as schools, parks, and other community uses, as well as pedestrian and recreational connections;
- f) To promote safe pedestrian access and recreational connections;
- g) To build a sustainable community by incorporating green-building design principles in building and site designs that help to conserve energy and natural resources; and
- h) To promote safe community by incorporating emergency planning that addresses naturally occurring emergencies in the planning and design processes.

1.6 Existing Land Uses

1.5.1 Summary of Existing Land Uses

The largest landholdings within the Secondary Plan area were annexed into the city in 2012. Areas within the Secondary Plan are all privately owned and are largely undeveloped and rural in nature. Several existing large-lot single detached residential properties are located on the east side of 34th Street as well as along 26th Street and Maryland Avenue. Multiple non-residential uses are located in the vicinity of 26th Street and Maryland Avenue, including a horse barn, an elementary school and a landscaping business. A Manitoba Hydro substation is located at 34th Street and Patricia Avenue along the southern boundary of the Secondary Plan. The Secondary Plan area is adjacent to predominantly single detached dwellings to the north, a mobile home park to the east, and rural or agricultural lands to the south and west. The Brandon Shoppers Mall, a regional retail centre, is located within one (1) kilometre of the Secondary Plan area to the northeast on 18th Street.

1.5.2 Existing Land Use Designations and Zoning

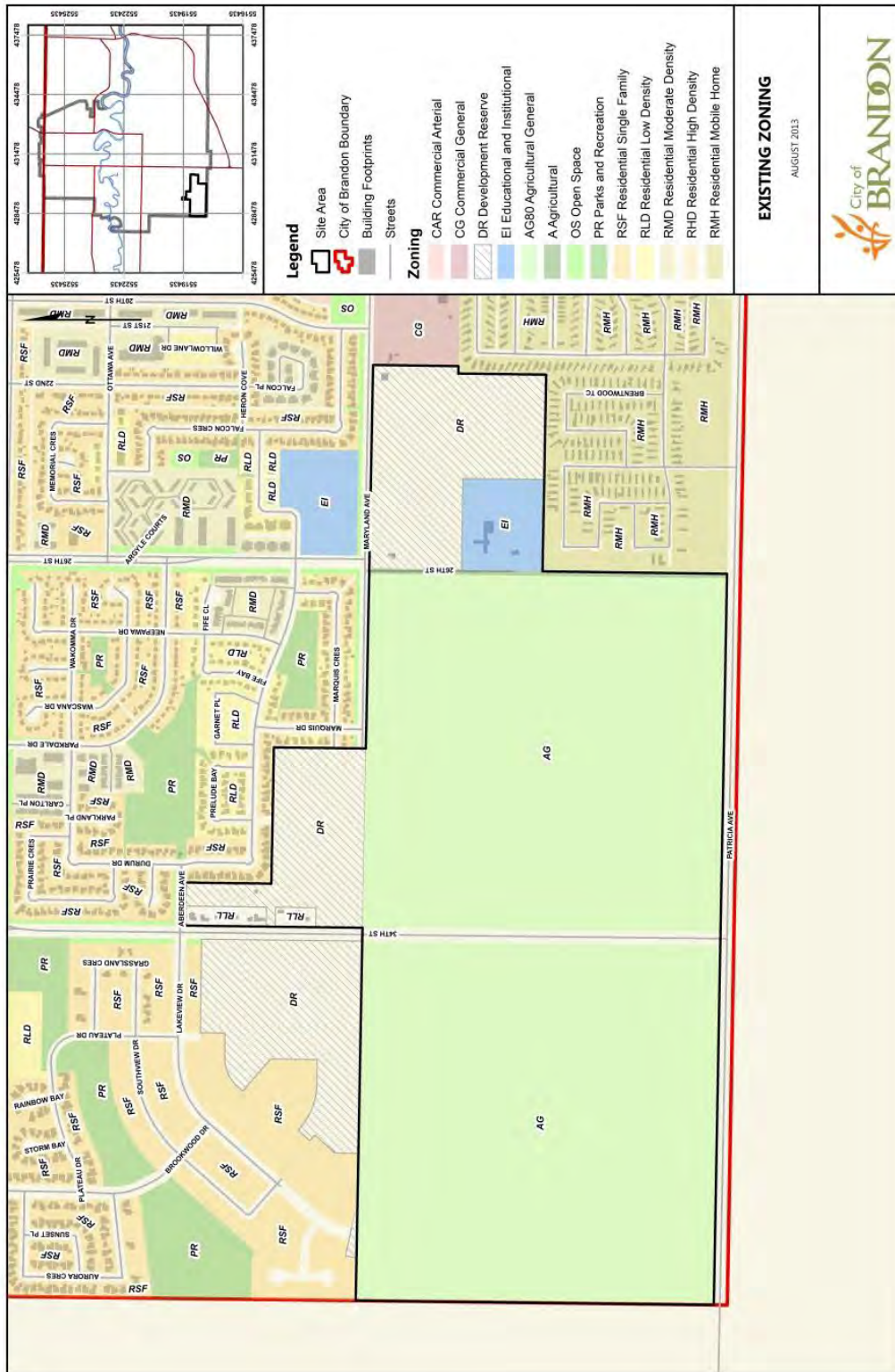
Brandon and Area Planning District Development Plan, 2013

The Development Plan identifies the Secondary Plan area under a “Future and Existing Secondary Plan areas” designation. The entire Secondary Plan area is currently designated as Residential.

City of Brandon Zoning By-law No. 6642 & R.M. of Cornwallis Zoning By-law No. 1558/09/99

In accordance with Section 188 of The Planning Act, the R.M. of Cornwallis Zoning By-law continues to be in effect for the two quarter sections of lands that were annexed into the city until the City of Brandon Zoning By-law is amended before it can apply to these annexed areas. The R.M. of Cornwallis Zoning By-law currently identifies an Agricultural General (AG80) zone for the annexed areas. The City of Brandon Zoning By-law identifies a Residential Large Lot (RLL) zone for the residential properties fronting 34th Street between Aberdeen Avenue and the quarter-section line. The school is zoned EI Educational and Institutional, while the remaining lands are zoned Development Reserve (DR). Please see Figure 2 for a map of existing zoning within the Secondary Plan area.

Figure 2: Existing Zoning within the Secondary Plan Area



1.5.3 Fixed Elements of the Plan

Within the Secondary Plan area, an assessment of fixed elements and existing features have been identified and shown on Figure 3:

Utilities and Roads

- A Manitoba Hydro substation is located at the northwest corner of the intersection of Patricia Avenue and 34th Street along the Secondary Plan area's southern boundary.
- 34th Street and Patricia Avenue are roadways developed within rights-of-way (ROW's) established by the Dominion Land Survey since 1871.

Environmentally Sensitive Areas

- No Environmentally Sensitive Areas have been identified within the Secondary Plan area. However, should Environmentally Sensitive Areas be identified within the Secondary Plan area, The Conservation Agreement Act and The Endangered Species Act shall take precedence over this Secondary Plan.

Cultural Heritage Sites/Archaeological Artifacts

- No cultural heritage sites have been identified within the Secondary Plan area. However, should Cultural Heritage Sites or Archaeological Artifacts be identified within the Secondary Plan area, Section 17.0 of the Development Plan and the Heritage Resources Act shall take precedence over this Secondary Plan.

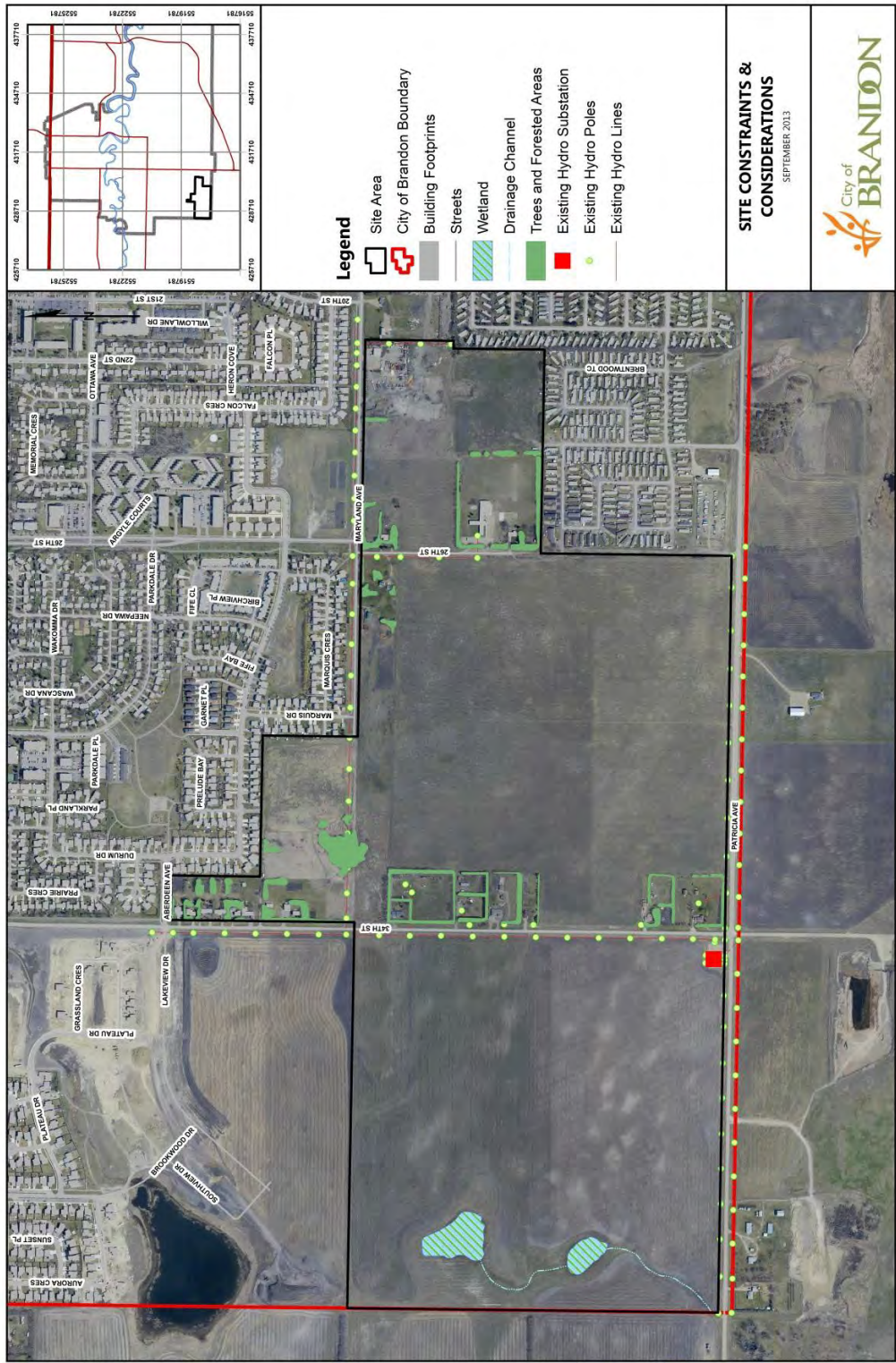
Community Amenities

- A school known as Christian Heritage School is located south of the intersection of Maryland Avenue and 26th Street near the Secondary Plan area's eastern boundary. However, the Brandon School Division is proposing to have an elementary school generally west of 34th Street to accommodate the student population growth in the southwest part of the city.

Topography

- The land generally slopes gently to the south, except for the western part of the Secondary Plan area where there is more visible sloping towards to the southwest. A wetland also exists in the western part of the Secondary Plan area.

Figure 3: Map of Constraints and Considerations in the Secondary Plan Area



1.6 Governing Provisions

1.6.1 The Planning Act

The Act sets the legislative framework for planning in the Province. The Act addresses all levels of planning, with specific provisions on municipal planning, including requirements for the Development Plans, Secondary Plans and Plans of Subdivision. This Secondary Plan is subject to Part 4 of the Act.

1.6.2 Brandon and Area Planning District Development Plan, 2013

The Development Plan provides a long-term vision for the City of Brandon as well as specific direction on issues such as growth management, land use, housing, recreation and culture, municipal infrastructure and transportation. The Development Plan also identifies specific areas within the City of Brandon that would require the development of a Secondary Plan.

1.6.3 City of Brandon Zoning By-law and Rural Municipality of Cornwallis Zoning By-law

The Zoning By-laws implement the Development Plan by providing regulatory standards for developments. The Zoning By-laws classify property in appropriate zoning districts according to land use type and intensity.

1.6.4 Municipal Board Order E-10-150

Municipal Board Order E-10-150 approved the annexation of land from the R.M. of Cornwallis into the City of Brandon subject to various conditions, some of which will have an effect on the development of the Secondary Plan area.

1.6.5 Other Plans and Policies

Other plans and policies referenced throughout this Secondary Plan provide both direction and support for implementation. These plans and policies includes, but are not limited to the

- a) City of Brandon Greenspace Master Plan,
- b) Brandon Area Road Network Development Plan, and
- c) City of Brandon Water Conservation Plan.

1.7 Interpretation

The Secondary Plan refines and complements the provisions of the Development Plan. The detailed policies in the Secondary Plan shall supersede the policies in the Development Plan. Where the Secondary Plan is silent on matters contained in the Development Plan, the relevant provisions of the Development Plan shall govern. Where a list of permitted uses within a land use designation provided in the Secondary Plan expands, contracts or further details permitted uses listed in the Development Plan and City of Brandon Zoning By-Law No. 6642, the permitted uses shall be those contained in the Secondary Plan.

1.8 Policy Application

In cases where the word “may” is included in a policy, it is provided as a guideline or suggestion toward implementing the intent of the policy.

In cases where the word “should” is used in a policy, the policy is intended to apply to a majority of situations. However, the policy may be deviated from in a specific situation where the deviation is necessary to address unique circumstances that would otherwise render compliance impractical or generate substantial hardship, and to allow an acceptable alternate means to achieve the general intent of the policy.

In cases where the words “shall” or “will” are included in a policy, the policy is considered mandatory. However, where actual quantities or numerical standards are contained within a mandatory policy, the quantities or standards may be deviated, provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or generate substantial hardship, and the intent of the policy is still achieved.

1.9 Schedules

The Secondary Plan forms part of the Development Plan. The area outlined on the Schedules, attached hereto and forming part of the Secondary Plan, constitutes the Secondary Plan area. The Secondary Plan area shall be developed generally in accordance with these Schedules. For the purposes of the Secondary Plan, references made to “areas designated” shall mean the areas designated on the Schedules. Except where otherwise indicated, elements in the schedules cannot be adjusted without an amendment to the Secondary Plan.

1.10 Amendments to the Secondary Plan

The Plan is adopted as a by-law of the City of Brandon. Amendments are required to follow the procedure established in Part 5: Zoning By-laws under The Planning Act through application to the Planning & Building Safety Department. Supporting information required to evaluate and justify the amendment will be required.

Revisions may be made to the Secondary Plan without the need for a secondary plan amendment in the following cases:

- a) correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;
- b) adding or revising technical information on maps or schedules that does not affect the designation of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; and
- c) changes to headings, tables of contents, figures, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.

1.11 Monitoring, Review and Evaluation

The Secondary Plan is intended to be a dynamic document that will change as circumstances change within and adjacent to The Plan area. Periodic reviews of the Secondary Plan shall be undertaken to ensure the Secondary Plan remains consistent with the objectives and policies of the Development Plan.

2.1 LAND USE

The land use policies set forth in this part intend to assist in the continued development growth of the southwestern part of the city. The policies intend to implement the shared vision established by the community through the public outreach processes. The Secondary Plan attempts to provide a development framework that would help build a healthy and balanced community by promoting a diversity of land uses that includes schools, greenspaces (both active recreation areas and passive open spaces), residential uses for different socio-economic levels, and neighborhood retail and commercial uses to serve these residential areas. Schedule A: Southwest Brandon Land Use Plan indicates the general distribution, location, type, and relationship of all these land uses.

2.2 RESIDENTIAL

Residential areas within the Secondary Plan provide for a range of housing options, from single detached dwellings to multi-family dwellings. Secondary Plan policies intend to provide flexibility in order to accommodate a range of housing types, to promote affordable housing and to provide flexibility that responds to changing market conditions. The design of residential areas should support active transportation options and access to streets, sidewalks, and on- and off-street trails.

2.2.1 General Policies

2.2.1.1 Residential Low Density and Moderate Density developments shall be developed in the general locations as shown in Schedule A: Southwest Brandon Land Use Plan.

2.2.1.2 Integration of housing forms of varying affordability should be considered.

2.2.2 Residential Low Density Policies

2.2.2.1 Residential Low Density areas should only be developed with a mix of zones including Residential Single Family Zone (RSF), Residential Mobile/Modular Home Zone (RMH), and Residential Low Density Multiple Family Zone (RLD) uses in accordance with the appropriate standards set forth in the City of Brandon Zoning By-law (“the Zoning By-law”).

2.2.2.2 Single detached, semi-detached and duplex dwellings, and street-oriented townhouses should be the predominant residential types within Residential Low Density areas (see Figure 4).

2.2.2.3 Residential Low Density areas shall include a mixture of the predominant housing types identified in policy 2.1.2.2 in a variety of forms and parcel sizes. Development within Residential Low Density areas should

Figure 4: Typical Residential Building Types in Residential Low Density Designated Areas



typically be within a density range of 15 to 40 units per net hectare.

2.2.2.4 Development of Residential Low Density areas adjacent to features such as greenspaces and major intersections should be of a higher density than development in other Residential Low Density areas.

2.2.2.5 Secondary suites shall be allowed within all Residential Low Density areas in accordance with the appropriate zoning standards in the City of Brandon Zoning By-law.

2.2.3 Residential Moderate Density Policies

2.2.3.1 Residential Moderate Density areas should be developed with Residential Moderate Density Multiple Family Zone (RMD) uses in accordance with the appropriate standards set forth in the Zoning By-law.

2.2.3.2 Apartment buildings and townhouses should be the predominant residential types within Residential Moderate Density areas (see Figure 5).

2.2.3.3 Single detached dwellings and mobile/modular homes shall not be permitted in Residential Moderate Density areas.

2.2.3.4 Residential Moderate Density areas should be developed with adequate density to support transit service and neighbourhood commercial uses. Development within Residential Moderate Density areas should typically be within a density range of 41 to 86 units per net hectare.

2.2.3.5 Sufficient space between buildings, including multiple buildings on a single development block, shall be provided to provide for natural light, and designed to protect privacy for dwelling units in the development. These spaces should be designed to provide outdoor amenity areas for residents.

2.2.3.6 Common outdoor amenity areas should be provided in the Residential Moderate Density sites with buildings or groups of buildings that exceed 4,645m² in gross floor area.

2.2.3.7 Buffers with continuous landscaping should be provided on the perimeter of Residential Moderate Density areas where multi-family buildings of three or more storeys are proposed to be adjacent to Residential Low Density designated areas.

2.2.3.8 Potential locations of Residential Moderate Density zoned (RMD) sites are shown on Schedule A. Other locations for RMD sites may be considered if the site is located on an arterial or collector street (intersections or corner sites preferred), there is adequate servicing, and the site is connected to transit and greenspace networks. RMD sites should develop with adequate density to support transit service and neighbourhood commercial uses. [EN. B/L 7310]

Figure 5: Typical Residential Building Types in Residential Moderate Density Designated Areas



2.3 MIXED USE

The Mixed Use area within the Secondary Plan area provides a neighbourhood commercial component to serve the Secondary Plan area as well as the adjacent neighbourhoods. This area is designed to provide retail and personal services within walking distance. In addition, the Mixed Use area intends to provide an opportunity for a mix of residential and non-residential uses at higher densities.

The Mixed Use area can include two forms of mixed use developments, vertical mixed use and horizontal mixed use. In vertical mixed use, buildings include commercial/retail uses on the ground floor with residential and/or office uses above; in horizontal mixed use, the site is developed with a mix of uses in different single use buildings on the same property. “Single use” buildings refer to buildings that contain only residential, commercial/retail, office, institutional or community uses, excluding accessory uses.

2.3.1 General Policies

- 2.3.1.1 Mixed Use developments should be developed in the general location as shown in Schedule A: Southwest Brandon Land Use Plan. However, other locations for Mixed Use sites may be considered if the site is located on an arterial or collector street (intersections or corner sites preferred), there is adequate servicing, and the site is adjacent to commercial or higher density residential sites. [AM. B/L 7310]
- 2.3.1.2 Residential Moderate Density policies found in Section 2.1.3 shall apply to all residential development within Mixed Use areas.
- 2.3.1.3 Single detached dwellings and mobile/modular homes shall not be permitted within areas designated as Mixed Use.
- 2.3.1.4 The Mixed Use area may develop exclusively as residential without a Secondary Plan amendment provided that the developer provides a market analysis demonstrating that it is not financially viable for commercial uses to develop in the Mixed Use area.
- 2.3.1.5 The Mixed Use area should be developed with adequate density to support transit service and neighbourhood commercial uses. Development within the Mixed Use area should typically be within a density range of 41 to 86 units per net hectare.

2.4 COMMUNITY USE

Community Uses play an important role in supporting community liveability, and creating a sense of place. These designated land areas also have important roles in providing additional recreational space as well as a community space. Lands designated as Educational within the Secondary Plan area will accommodate elementary schools (K-6 or K-8) for children living in and around the Secondary Plan area.

2.4.1 General Policies

- 2.4.1.1 School facilities should be developed in the general locations as shown on Schedule A: Southwest Brandon Land Use Plan and Schedule B: Southwest Brandon Open Space & Amenities Plan.
- 2.4.1.2 The reserved land for a public elementary school site shall be a minimum of 4.0 hectares in size with frontage on a collector street. This minimum can be a combination of public reserve and school reserve areas, as long as the areas are contiguous to each other.
- 2.4.1.3 The predominant use of the land within a school site shall be for educational and recreational uses, including but not limited to public and private schools, sports fields, parks and playgrounds.
- 2.4.1.4 The new school site should be adjacent to a greenspace, such as a Neighbourhood Greenspace, to allow for shared-use facilities.
- 2.4.1.5 If a public elementary school is not required, other community uses should be developed on the reserved land without requiring an amendment to the Secondary Plan provided that such uses are compatible with surrounding land uses and subject to the inclusion of appropriate provisions in the Zoning By-Law.
- 2.4.1.6 Where an elementary school is not yet developed on a particular site, the site shall remain landscaped, and the establishment of other permitted uses in accordance with the appropriate zoning standards is encouraged (see Figure 6).

Figure 6: Use of an Undeveloped School Site



- 2.4.1.7 Consideration should be given to the design of the school site and its adjacent street(s) to allow for safe and effective multi-modal transportation connections and access.

2.5 OPEN SPACE

Open spaces within the Secondary Plan area should be well-designed, well-maintained and safe. Open spaces will accommodate both active and passive recreational experiences. As a key structural element of the Plan, the open space network provides pedestrian and cyclist access to all areas of the community and to the broader city.

2.5.1 General Policies

2.5.1.1 Open Space areas should be developed with a mix of Open Space Zone (OS) and Parks and Recreation Zone (PR) uses in accordance with the appropriate zoning standards.

2.5.1.2 Open spaces comprise of all greenspaces and the network connecting the greenspaces, and they shall be developed in the general locations as shown in Schedule A: Southwest Brandon Land Use Plan and Schedule B: Southwest Brandon Open Space & Amenities Plan.

2.5.1.3 The design, configuration and use of each greenspace, trail and pathway shall be consistent with the *City of Brandon Greenspace Master Plan*.

2.5.1.4 Lands required for infrastructure services and lands not suitable for development shall not be included within the dedication of public reserve as defined in the Act. This includes, but is not limited to, lands required for drainage purposes, retention ponds, lands susceptible to flooding, wetlands, ravines and gullies.

2.5.1.5 Existing vegetation, wetlands and drainage courses should be preserved and integrated into the open space design where possible.

2.5.1.6 Open spaces shall be located and designed to ensure pedestrian and cyclist safety and comfort, with consideration to Crime Prevention through Environmental Design (CPTED) principles, lighting and maintenance and passive surveillance.

2.5.2 [Deleted, AM. B/L 7310]

Figure 7: Existing Wooded Area in the Secondary Plan Area



2.5.3 Leisure Greenspace Policies

- 2.5.3.1 Leisure greenspaces shall be located to ensure a high degree of pedestrian and cyclist accessibility and connections from adjacent residential areas.
- 2.5.3.2 Leisure greenspaces are intended to serve local neighbourhoods and may include both active and passive recreation areas, in addition to linkages to the multi-use trail system.
- 2.5.3.3 A leisure greenspace should have a minimum site area of 1.0 hectare.

[AM. B/L 7310]

2.5.4 Environmental Greenspace Policies

- 2.5.4.1 The Secondary Plan area has natural features that are unique to the area, and, at the same time, could present challenges for development. However, these areas should be protected from development and retained as best as possible in a natural state.
- 2.5.4.2 The environmental greenspace along the western edge of the Secondary Plan area shall be further defined in a Neighbourhood Plan through the development application review process. Further evaluation is required to ensure sufficient land has been set aside to protect the natural area without overtaking of developable land.
- 2.5.4.3 Use of environmental greenspaces should be passive in nature to minimize human impacts on the natural areas.

[AM. B/L 7310]

2.5.5 Buffer Area Policies

- 2.5.5.1 Arterial streets are not compatible with lower-density residential developments as arterial streets are designed to carry higher levels of traffic and are often associated with elevated levels of noise and air pollution. Green buffer areas along arterial streets are necessary to provide some separation between the arterial streets and the residential uses to mitigate the issues associated with arterial streets.
- 2.5.5.2 These landscaped buffer areas should be at minimum 9.0m wide. Where a multi-use trail is to be incorporated into a buffer area, the buffer area should be at minimum 12.0m wide.

Figure 9: A Neighbourhood Greenspace



Figure 10: Existing Wetland in the Secondary Plan Area



Figure 11: Trees within a Buffer Area along an Arterial Street



2.5.6 Multi-Use Trail System Policies

2.5.6.1 Primary off-street trails are intended to connect to existing or future primary off-street trails along 34th Street, 26th Street, Maryland Avenue and Patricia Avenue, allowing for cross-city active transportation use.

- a) Primary off-street trails along arterial streets should be developed within buffer areas adjacent and parallel to the arterial street ROW's.
- b) The primary off-street trail between Patricia Avenue and the intersection of Maryland Avenue and 26th Street, as well as the primary off-street trail generally running in an east-west direction in the middle of the Secondary Plan area, should be developed within the collector street ROW's.
- c) The primary off-street trail along Patricia Avenue west of 34th Street should loop through the natural area and east towards 34th Street to avoid a dead-end primary off-street trail.

Figure 12: Multi-Use Trail along an Arterial Street



2.5.6.2 Secondary off-street trails are intended to provide connections between the primary off-street trails, community and neighbourhood greenspaces, natural areas and school sites, allowing for local active transportation use.

2.5.6.3 Where possible, off-street trails within greenspace corridors and buffer areas should be aligned to include existing mature trees/woodlots.

2.5.6.4 Greenspace corridors accommodating off-street trails should have a minimum width of 15.0m. These corridors shall be wider if such corridors include a drainage channel as determined by the City.

2.5.6.5 The intersections of trails, pathways and sidewalks with arterial and collector streets should be designed to promote safety and may include grade separated crossings or controlled intersections such as stop signs, roundabouts or pedestrian signals.

3.1 INFRASTRUCTURE

All developments within the Secondary Plan area shall ensure the availability of a full range of infrastructure services necessary to serve the new developments, including, but not limited to, potable water supply and distribution, sanitary sewers, sanitary pumping facilities, stormwater management facilities and storm drainage facilities.

3.2 General Policies

- 3.2.1 All off-site infrastructure shall be developed in the general locations as shown in Schedule C: Southwest Brandon Water & Stormwater Servicing Plan and Schedule D: Southwest Brandon Wastewater Servicing Plan.
- 3.2.2 Infrastructure services shall generally be located within street right-of-way, except where connecting to a development where the services are to be accommodated within the proposed property boundary.
- 3.2.3 Development within the Secondary Plan area shall be supported by sufficient capacity from existing network and treatment infrastructure. A developer, in consultation with the City and prior to any development approval, shall identify if improvements to existing off-site domestic sewer, water, and land drainage infrastructure are required. Costs associated with upgrades to the existing off-site infrastructure that are not within the Development Charges Capital Plan shall be the developer's sole responsibility. [AM. B/L 7310]
- 3.2.4 Development shall incorporate best management practices whenever possible, such as water conservation and reuse, and green storm water infrastructure (see Section 3.5). [AM. B/L 7310]
- 3.2.5 Developments within SE¼ 9-10-19 WPM and SW¼ 10-10-19 WPM shall design infrastructure services allowing existing developed sites to be connected to water, wastewater, and stormwater services.
- 3.2.6 The Developer will be required to oversize any infrastructure required to support the full build out of the Secondary Plan area.
- 3.2.7 Owners of existing developed sites shall be responsible for the cost of the connections of infrastructure services to their sites only if those owners subdivide their sites.
- 3.2.8 Development shall adhere to the City of Brandon Water Conservation By-law. [AM. B/L 7195, 7310]

3.3 Water Supply System Policies

- 3.3.1 All off-site water supply system improvements shall be developed in accordance with Schedule C: Southwest Brandon Water & Stormwater Servicing Plan.
- 3.3.2 All development to maintain a looped watermain system complete with connection to the Patricia Avenue watermain at full buildout. [AM. B/L 7195]

3.4 Wastewater System Policies

- 3.4.1 All off-site wastewater system improvements shall be developed in accordance with Schedule D: Southwest Brandon Wastewater Servicing Plan:
- a) Development contributing to the North Servicing Area should be conveyed by gravity to the existing City wastewater system;
 - b) Development contributing to the South Servicing Area shall be conveyed to the Phase 1 Lift Station; and
 - c) Phase 1 Lift Station and associated infrastructure required to service the South Servicing Area shall be constructed prior to or in conjunction with the first phase of development to be serviced by this infrastructure.

The Phase 2 Wastewater System shall be constructed prior to the South End Lift Station reaching capacity. Dependent on wastewater loading, this may occur prior to full buildout of the Southwest Brandon Secondary Plan area. [AM. B/L 7310]

- 3.4.2 In accordance with the City of Brandon Water and Wastewater By-law, the domestic sewer system shall be separate from the land drainage system. Combined systems are not acceptable. [AM. B/L 7310]
- 3.4.3 The City, as a condition of subdivision approval in accordance with the Act, shall require land for a wastewater lift station. [AM. B/L 7195]

3.5 Land Drainage System Policies

- 3.5.1 All off-site land drainage system improvements shall be developed in accordance with Schedule C:

Figure 13: Existing Wetland

- 3.5.2 Storm water shall be managed via storm sewer piping, retention ponds, primary drains and ancillary units required for a complete system.
- 3.5.3 Storm water retention facilities shall be designed in accordance with the City of Brandon Municipal Servicing Standards, or, if this is not available, to accommodate a minimum 1:100-year storm event with post-development flows from developments within the Secondary Plan area being equal to or less than 1:5-year pre-development flows. [AM. B/L 7310]



- 3.5.4 Where possible, retention ponds shall be naturalized and integrated within existing wetlands and greenspaces in accordance with the City of Brandon Naturalized Stormwater Pond Guidelines (see Figure 13). Consultation with conservation organizations is encouraged. [AM. B/L 7310]
- 3.5.5 The City and developers shall together consult with the R.M. of Cornwallis and the provincial agency having jurisdiction for any to ensure the R.M. of Cornwallis is not adversely affected by storm water from the Secondary Plan area into the RM of Cornwallis. [AM. B/L 7195]

4.0 TRANSPORTATION AND TRANSIT

Transportation and transit policies for the Secondary Plan area focus on creating a multi-modal transportation system that provide a range of viable travel choices – walking, cycling, transit and driving – that are seamlessly connected, safe, and convenient. A multi-modal transportation system that allows people to travel between important destinations within the Secondary Plan area and the rest of the city shall be considered.

4.1 General Policies

- 4.1.1 Future development within the Secondary Plan area shall generally adhere to the street network set out in Schedule E: Southwest Brandon Transportation Plan.
- 4.1.2 The transportation network within the Secondary Plan area shall be developed in accordance with the *Brandon and Area Road Network Development Plan*, including traffic calming, access management, and Smart Growth principles and alternative mode strategies.
- 4.1.3 Any development that requires a neighbourhood plan shall complete a traffic impact study in conformance with the *Brandon and Area Road Network Development Plan*.
- 4.1.4 The multi-modal transportation network internal to the Secondary Plan area shall be integrated with the city's broader transportation network to provide safe and direct access to and from the Secondary Plan area.
[AM. B/L 7195]

4.2 Active Transportation Design Policies

- 4.2.1 Residential, Mixed Use and Community Use areas should provide direct pedestrian accesses. Site design should provide continuous pedestrian connections within the developments as well as connections to adjacent uses beyond the site.
- 4.2.2 Development within the Secondary Plan area should be designed to minimize the need for pedestrians to walk across large open areas such as parking lots.
- 4.2.3 All pedestrian and cycling networks should be accessible for mobility challenged persons. For guidance on design parameters refer to the 2017 Geometric Design Guide for Canadian Road Chapter 6 – Pedestrian Integrated Design, and Chapter 5 – Bicycle Integrated Design as a minimum.
- 4.2.4 A collector street may be developed with a wider boulevard on one side of the street to accommodate a multi-use trail (see Figure 18).
- 4.2.5 To allow for unimpeded pedestrian movement, properties fronting a multi-use trail on a public street should have driveway approaches from a rear or side street or lane.
[AM. B/L 7195]

4.3 Transit Policies

- 4.3.1 Transit routes should be located along arterial or collector streets.
- 4.3.2 Locations of transit stops should be considered in the development of sites. Transit stops should be within walking distance (generally 400m) of all uses, with particular emphasis on the following:
 - a) residential uses within Residential Moderate Density and Mixed Use areas; and
 - b) non-residential development, including but not limited to community and neighbourhood greenspaces.
- 4.3.3 A transit stop should be located within the frontage of and on the same side of the street of the school site west of 34th Street to ease access between transit and the school.
- 4.3.4 Transit stops should be designed so they are directly connected with adjacent pedestrian connections and the adjacent street (see Figure 14).

Figure 14: Transit Stops with Adjacent Pedestrian Connections



4.4 Street and Network Policies

- 4.4.1 Linkages such as walkways, trails and roadways should be created to ensure connectivity and safe pedestrian movement with surrounding neighborhoods.
- 4.4.2 The street network should be designed to provide linkages for future development in undeveloped areas adjacent to the site.
- 4.4.3 The street network will be designed to promote safe, attractive and convenient walking and cycling circulation and will balance consideration towards vehicle accommodation.
- 4.4.4 The layout of the local street system should provide direct connections and connectivity between all parts of the community, and allow for efficient multi-modal transportation routes.
- 4.4.5 Street crossings should be clearly marked and well designed so they are convenient and safe for pedestrians and visible to motorists.
- 4.4.6 Collector streets should be designed to minimize driveway approaches.
- 4.4.7 To ensure effective winter maintenance, sidewalk locations relative to roadways may be determined by the City. The use of boulevards for snow storage is encouraged.
- 4.4.8 Traffic calming or control measures may be considered in the design of all roadways, particularly the collector street roadways adjacent to schools sites.
- 4.4.9 Boulevards shall be landscaped in accordance with the *City of Brandon Landscape Design Standards*.
[AM. B/L 7195]

4.5 Street Hierarchy Policies

- 4.5.1 Arterial streets within the Secondary Plan area generally intersect with other arterial and collector streets to provide the highest level of service and accommodate a large volume of traffic. Arterial street ROW's typically are 30.0m wide to allow for a roadway, two (2) sidewalks or a sidewalk with a trail in a parallel buffer area, underground and above-ground utilities and landscaped boulevards (see Figure 15). In the interim, an arterial street may have a roadway, a trail in a parallel buffer area, underground and above-ground utilities and ditches (see Figure 16).
- 4.5.2 Collector streets within the Secondary Plan area generally intersect with arterial, other collector and local streets, and enable safe and efficient vehicular circulation within the Secondary Plan area at higher volumes and speeds than local streets. Collector streets are designed to accommodate transit service. Collector street ROW's typically are 25.0m wide to allow for a roadway, two (2) sidewalks or a sidewalk and trail, underground utilities and landscaped boulevards (see Figures 17 and 18).
- 4.5.3 Local streets within the Secondary Plan area generally intersect with collector and other local streets. Local streets provide vehicular access to individual building lots and accommodate low volumes of traffic traveling at low speeds. Local street ROW's typically are 20.0m wide to allow for a roadway, one (1) sidewalk, underground utilities and landscaped boulevards.
- 4.5.4 Lanes within the Secondary Plan area generally intersect with local streets to provide direct vehicular access to individual properties at locations where it is inappropriate to provide access from a street. Lane ROW's typically are 6.0m wide.
- 4.5.5 Reduced local street right-of-way widths shall be considered for residential areas in the Secondary Plan area, at the discretion of the City Engineer, at the subdivision application stage.
[AM. B/L 7195]

Figure 15: Typical Arterial Road Section in an Urban Context

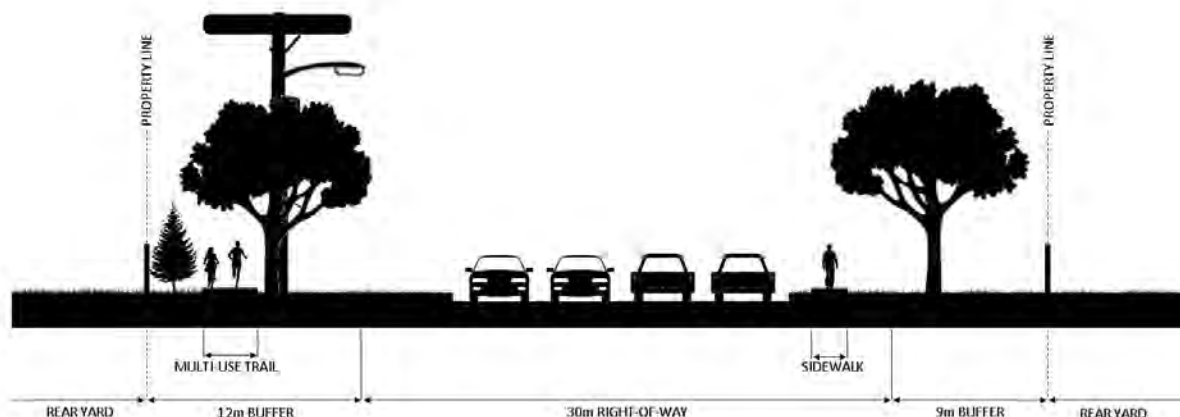


Figure 16: Typical Arterial Road Section in an Interim Rural Context

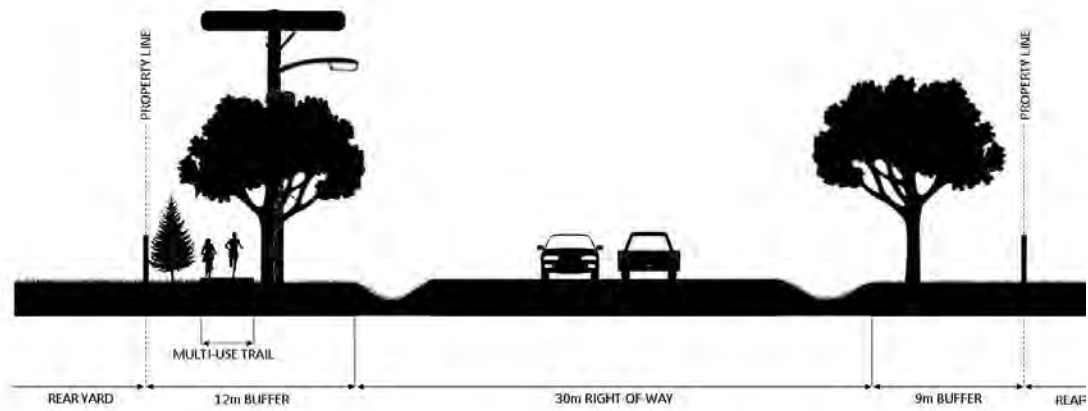


Figure 17: Typical Collector Road Section with Two Sidewalks

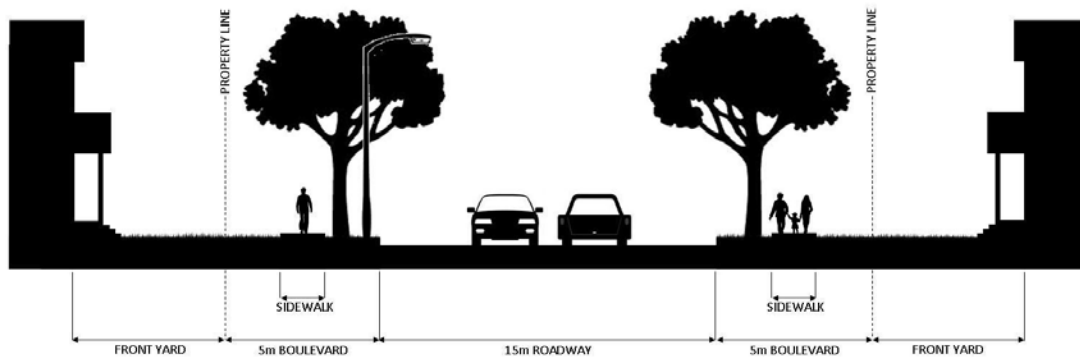
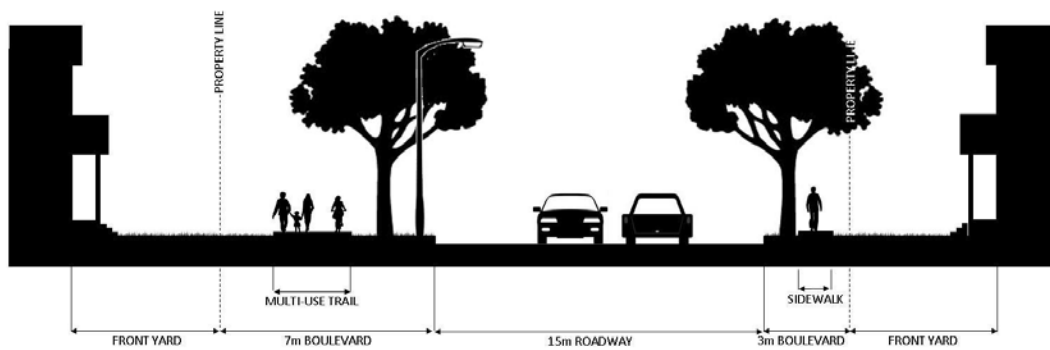


Figure 18: Typical Collector Road Section with Sidewalk and Multi-Use Trail



5.1 URBAN DESIGN

Urban design contributes to the aesthetic quality of the community and is an important component in the implementation of the Secondary Plan. High quality design shall be provided in the development of all public greenspaces, streets, pedestrian, trails and linkages, buildings and engineering projects. In addition, high quality urban design shall be achieved in the development of residential and non-residential properties by giving specific attention to building design, siting, orientation and massing, and landscape and streetscape design. In addition to the City of Brandon Urban Design Standards and Guidelines, the following urban design guidelines shall guide development and define the specific character of the Secondary Plan area.

5.2 General Policies

- 5.2.1 Public and semi-public spaces in public and private developments should be designed as barrier-free spaces for universal access.
- 5.2.2 Public and semi-public spaces in public and private developments should be designed to promote year-round and day-long usage.
- 5.2.3 Crime Prevention through Environmental Design (CPTED) principles should be incorporated in the design of non-residential and multi-family residential developments.
- 5.2.4 A mix of lot sizes within street blocks is encouraged to allow for integration of a variety of housing sizes and styles to accommodate a wider range of housing affordability (see Figures 19 and 20).
- 5.2.5 Development sites should be designed to provide protection from the wind in the winter and the sun in the summer.
- 5.2.6 The design of buildings to take advantage of shade in the summer and sunlight in the winter should be considered.
- 5.2.7 The design of utility facilities to blend with adjacent residential developments is encouraged (see Figure 21).
- 5.2.8 Buffers with continuous landscaping should be provided on the perimeter of residential areas adjacent to the Manitoba Hydro substation and a future City of Brandon sewage lift station.
- 5.2.9 Development sites along the western boundary of the Secondary Plan area should provide private buffers within the rear yards and greater separation from the agricultural lands west of the Secondary Plan area.

Figure 19: Mix of Lot Sizes within a Street Block



Figure 20: Building Style Variety Resulting from Varying Lot Sizes



Figure 21: Blending of Utility Facilities in a Residential Area



- 5.2.10 Public art should be encouraged on larger development sites, including, but not limited to, greenspaces, apartment building sites and bare land condominium developments.
- 5.2.11 Multiple varieties of plants should be used to prevent mass blight of plants in the Secondary Plan area. Wherever possible, native species of grass and trees should be considered.
- 5.2.12 In order to promote a proactive risk management culture, new development should take into consideration of resilient design, safer construction and strengthening of non-engineered buildings.
- 5.2.13 In order to reduce the consumption of raw energy and natural resources, new developments should take into consideration of Green Building design principles.

5.3 Gateway Policies

- 5.3.1 Several key locations shall function as gateway areas within the Secondary Plan area. Development sites adjacent to these gateway areas should be designed to have a more prominent presence by way of building placement, architecture, landscaping and site design.

- 5.3.2 The following intersections are considered gateway areas:

- a) 34th Street and Aberdeen Avenue;
- b) 34th Street and the collector street between Aberdeen Avenue and Patricia Avenue;
- c) 34th Street and Patricia Avenue;
- d) Patricia Avenue and the collector street west of 34th Street;
- e) Patricia Avenue and the collector street east of 34th Street;
- f) 26th Street and Maryland Avenue.

Figure 22: Public Art in a Gateway Area



- 5.3.3 Gateway areas should be made prominent with significant features including, but not limited to, landscaping and public art (see Figure 22).
[AM. B/L 7195]

6.0 IMPLEMENTATION

6.1 Phasing of New Development

Phasing of development within the Secondary Plan area will generally move from north to south. To ensure that development of the Secondary Plan area proceeds in an efficient and economical manner, development will generally follow the provision of servicing infrastructure. The density provisions prescribed in the Secondary Plan and/or in the implementing Zoning By-law might only be achieved upon the completion of all phases, rather than on a phase-by-phase basis.

Development Phasing Policies

- 6.1.1 Development of open spaces should be in the beginning phase(s) of development to ensure residents in the Secondary Plan area have access to open space.
- 6.1.2 Where open spaces coincide with the Secondary Plan area's drainage system, those open spaces should be developed at the same time as the drainage system.
- 6.1.3 The phasing of development will follow the provision of the wastewater network outlined in Section 3.4.1.

6.2 Cost of Development Policies

- 6.2.1 Developers shall be responsible for developing on-site improvements, including but not limited to roadways, sidewalks, multi-use trails, open spaces, storm water conveyance and retention ponds, water and sewer lines, and lighting.
- 6.2.2 On-site improvements which provide recreational services for the community at large, such as a community greenspace, may be funded jointly with the City.
- 6.2.3 In the absence of a Development Charges By-law, Developers shall be responsible for funding a proportionate share of off-site improvements, including but not limited to transportation, wastewater, water and drainage required to service the full buildout of the Secondary Plan Area.
- 6.2.4 At the time of subdivision, a developer shall dedicate, without compensation, the following lands:
 - a) Collector and local street ROW's;
 - b) Storm water management facilities and other lands not suitable for development;
 - c) Open spaces as public reserve; and
 - d) School site.
- 6.2.5 Implementation of this Secondary Plan requires the development of a financial model that
 - a) Defines landowner and/or developer and City of Brandon costs, and
 - b) Defines a cost-sharing framework for landowners and/or developers to ensure the cost of servicing infrastructure is distributed fairly across landowners and/or developers.
- 6.2.6 A fiscal impact analysis may be required for certain development proposals, such as neighbourhood plans, which have a significant impact on municipal infrastructure.

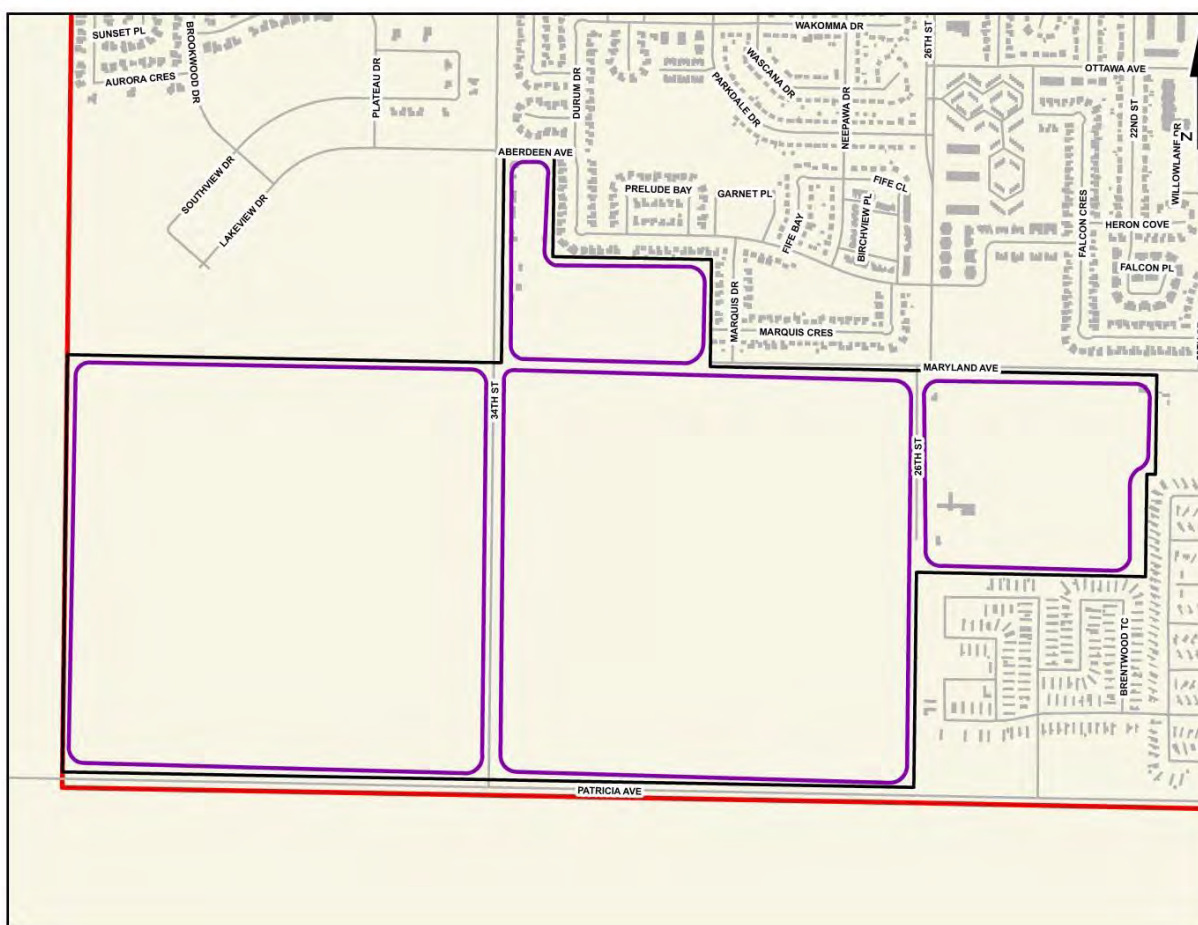
- 6.2.7 Where developers construct oversized infrastructure as per Section 3.2.6, they shall be reimbursed for the additional costs incurred in accordance with the Council-approved Development Agreement Parameter for oversized services and developer reimbursement.

[AM. B/L 7195]

Neighbourhood Plan Policies

- 6.2.8 The Secondary Plan area incorporates the land of a number of individual landowners. Comprehensive development of land across individual ownerships will be encouraged through the development of Neighbourhood Plans and the development approvals process in order to achieve integrated and co-ordinated development. The area encompassed by a Neighbourhood Plan should be in accordance with Figure 23: Map Showing Possible Neighbourhood Plan Areas. A Neighbourhood Plan may encompass more than one Neighbourhood Plan area adjacent to each other. Where applicable, provisions confirmed within Municipal Board Order E-10-150 with respect to servicing connections of existing developed sites and the agreement between the City and the R.M. of Cornwallis shall be accommodated in the Neighbourhood Plan.

Figure 23: Map Showing Possible Neighbourhood Plan Areas



- 6.2.9 Neighbourhood Plans shall demonstrate compliance under final build-out conditions. Each phase of the development undertaken by the proponent should allow for future phases in accordance with the Neighbourhood Plan.

- 6.2.10 Neighbourhood Plans shall be adopted through a resolution of City Council before or in conjunction with a rezoning and/or subdivision application prior to development of lands within the Neighbourhood Plan area.
- 6.2.11 The Neighbourhood Plan may be amended from time to time through a resolution of City Council. However, all such amendments should continue to demonstrate, to the satisfaction of the City, the ability to ultimately achieve compliance with and maintain the intent of this Secondary Plan and implementing Zoning By-law.
- 6.2.12 Minor modification to the Neighbourhood Plan boundaries may not require an amendment to this Secondary Plan if it is determined by the City that the modification will further the objectives set forth in the Secondary Plan, and will provide greater community benefit as a result of the proposed modification.
- 6.2.13 A Neighbourhood Plan shall be prepared in consultation with a registered professional planning consultant (RPP), and at a minimum should address the following:
- a) Detailed site assessment of all features that affect development including but not limited to, topography, ground and surface water evaluation, preliminary geotechnical investigation, phase 1 environmental site assessment, shallow utilities and street rights-of-way, and integration with existing development;
 - b) Information detailing the consultative process utilized when preparing the Neighbourhood Plan;
 - c) Information detailing how the Neighbourhood Plan implements the Development Plan & Secondary Plan;
 - d) Projections for population, net density, employment, and dwelling units (by type);
 - e) Layout of future roadways, pedestrian connections, and transit routes/stops;
 - f) Land use concept, identifying proposed zones within Neighbourhood Plan area, including the provision of public and school reserve lands;
 - g) Design of infrastructure networks, including water supply, wastewater and land drainage;
 - h) Conceptual design of all public reserve areas;
 - i) Conceptual layout of building lots, with lot sizes;
 - j) Traffic impact assessment;
 - k) Building design considerations such as the variety of unit types and styles, building materials and unit orientation;
 - l) Impact and cost analysis of the proposed development on existing infrastructure and soft services, and how these impacts have been considered and addressed. This includes all off-site infrastructure upgrades resulting from the development; and
 - m) Phasing of development.
- 6.2.14 A Neighbourhood Plan should be submitted before or in conjunction with a zoning by-law amendment application to rezone land within the Neighbourhood Plan Area.
- 6.2.15 A Neighbourhood Plan is not required for any development that maintains an existing permitted use or a legal non-conforming use.
[AM. B/L 7195]

6.3 Zoning By-law Amendment Policies

- 6.3.1 Rezoning of lands within the Secondary Plan area shall conform with the Secondary Plan and an approved Neighbourhood Plan.
- 6.3.2 Rezoning of lands should be processed in accordance with the phasing plan associated with an approved Neighbourhood Plan.
- 6.3.3 The City may consider amendments that provide flexibility in development standards that will further support the objectives and policies set forth in the Secondary Plan. These amendments may include, but be not limited to, the following:
 - a) Property assemblage incentives;
 - b) Sensitive edge buffering;
 - c) Development flexibility and incentives (e.g. bonus zoning);
 - d) Development standards updates;
 - e) Green building incentives;
 - f) Naturalized stormwater retention basins (SRB); and
 - g) Risk management design measures.

6.4 Subdivision Policies

- 6.4.1 Subdivision of lands within the Secondary Plan area shall conform to the Secondary Plan, an approved Neighbourhood Plan and the Zoning By-law.
- 6.4.2 Subdivision of lands should be done in phases in accordance with the phasing plan associated with an approved Neighbourhood Plan.
- 6.4.3 The City reserves the right to request new or updated information to support the Neighbourhood Plan to demonstrate compliance with Section 6.3.6 at the time of subdivision application. [EN. B/L 7195]
- 6.4.4 Developers to the north of the existing Maryland Avenue right-of-way between Marquis Drive and 34th Street shall dedicate lands to establish a 20m wide right-of-way and 9m public reserve buffer in accordance with the Act. The right-of-way may be developed as a utility corridor and provides the opportunity to extend Maryland Avenue to 34th Street if warranted by future traffic volumes. [EN. B/L 7310]

6.5 Site Design Analysis Policy:

- 6.5.1 Prior to the development of any one of the Residential Moderate Density or Mixed Use areas, a site design analysis shall be processed in accordance with Subsection 16.2.3 of the Development Plan for review and approval by the City.

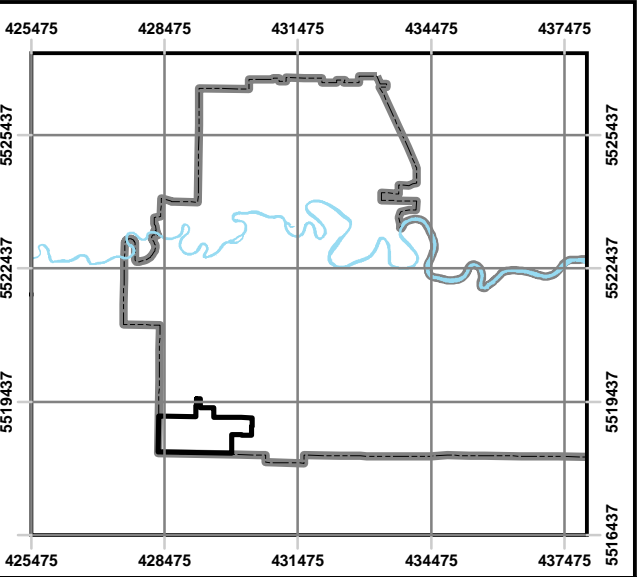
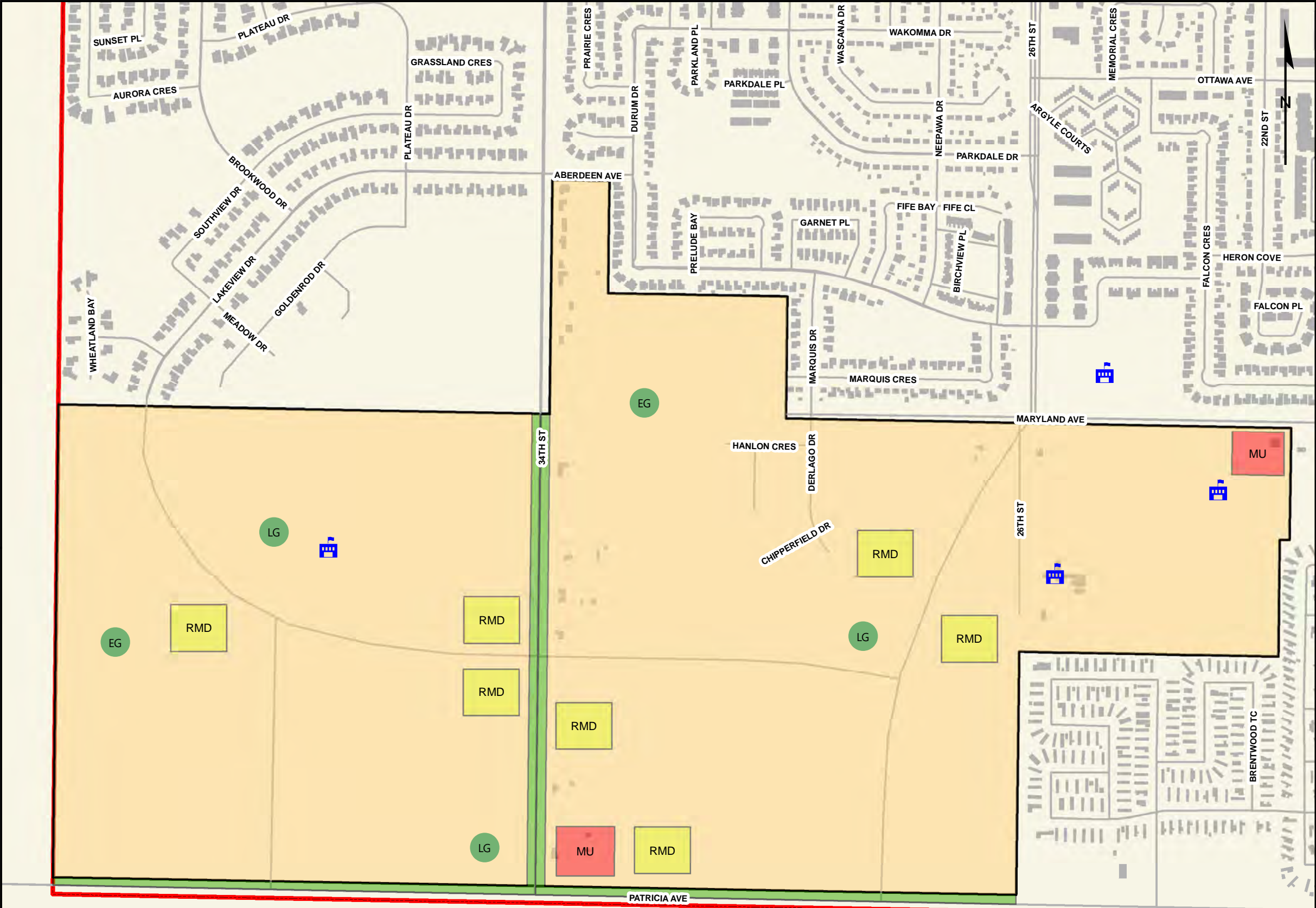
6.6 Open Space Master Agreement Policy:

- 6.6.1 The Open Space network envisioned in the Secondary Plan will benefit all landowners; however, the area of greenspace conveyances, capital costs and shared benefits of the Open Space network may not be evenly distributed across landowners. Where land conveyances and shared capital costs are involved, a legal mechanism may be required on appropriate sharing of capital costs prior to the development of land within the Secondary Plan area, and as part of the Neighbourhood Plan and/or development approval process.

7.1 DEFINITIONS

Arterial Street	The primary function of this roadway classification is to support traffic movement of all vehicle types, usually with limited access and at a high speed. Parking is usually restricted during peak hours or prohibited throughout the day.
Barrier-Free	To eliminate physical barriers to use or visitation, so that it is accessible to anyone regardless of age or physical ability, and without a need for adaptation.
Capital Costs	One-time costs associated with a new development and would include such things as sewer and water pipes, drainage facilities, roads, street lights, sidewalks, etc. It is very common for a developer to pay for these types of one-time costs, when completing a subdivision for example.
Collector Street	A street designed to intercept, collect and distribute traffic between local streets and arterial streets.
CPTED	The term stands for Crime Prevention through Environmental Design; it is a set of design principles that reduce opportunities for crime and nuisance activity.
Density	The number of dwelling units within a given area, expressed as the number of dwelling units per net hectare.
Fiscal Impact Analysis	Evaluation of impacts of a development or a land use change on the cost and revenues of a municipality serving the development.
Gateway	Lands that are strategically located as a result of alignment or intersection of transportation, land use, access or other defining feature with shared importance to the City of Brandon and where development will be considered appropriate to and in support of regional integration. Gateways should be clearly defined throughout site design, signage and higher quality landscaping.
Green Building	Also known as “green construction” or “sustainable building”, refers to a structure and using a process that is environmentally responsible and resource-efficient throughout a building's life-cycle, from siting to design, construction, operation, maintenance, renovation and demolition.
Mixed Use	Any development, or a single building, that combines residential with various uses such as commercial/retail, office, institutional or community uses, where those functions are physically and functionally integrated while providing pedestrian connection, and access to transit stops.
Multi-modal	Transportation connections for all modes of movement, including pedestrian, cycling, and vehicular.

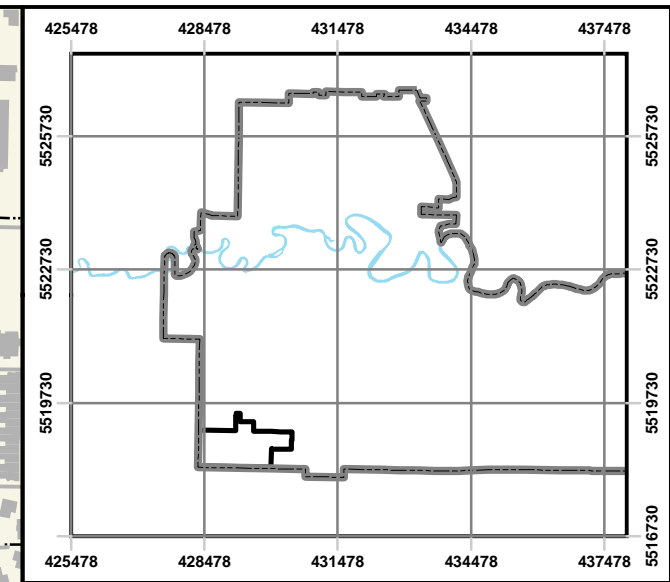
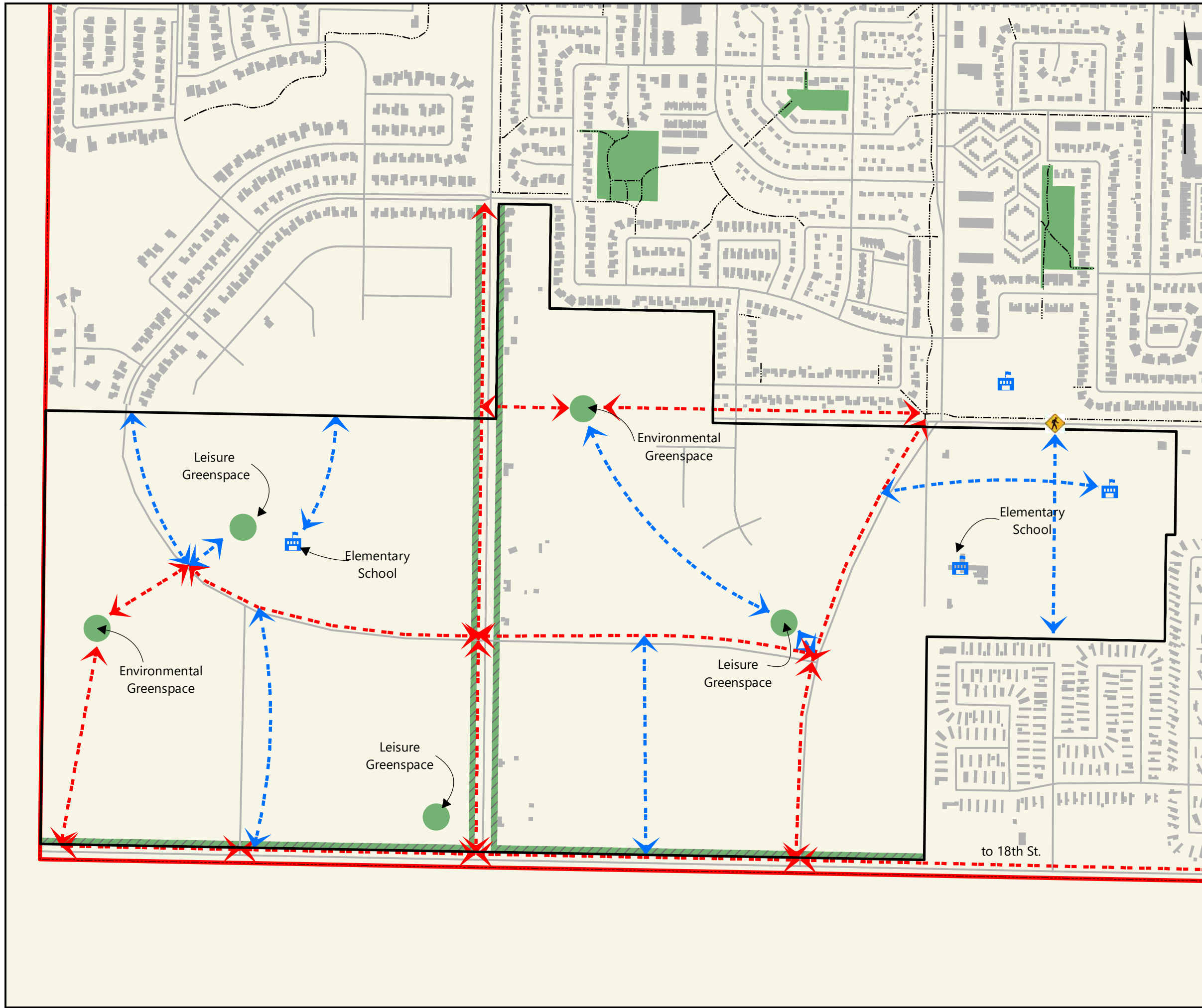
Net Hectare (ha)	Refers to developable land within the Secondary Plan area. The net developable land is derived from the total area of the Secondary Plan area less lands dedicated to municipal roads and servicing, and community infrastructure.
Off-site Improvement	Above- or below-ground improvement associated with a particular development but located outside that area, such as upgrades of regional streets, wastewater treatment facilities, water treatment facilities, or greenspaces and recreational facilities.
On-site Improvement	Above- or below-ground improvement associated with a particular development, such as paving streets and rear lanes, greenspaces, storm sewer system, sanitary sewer lines, watermain, hydrants, sidewalks, boulevards, curbs, ditches, street lights, connections to existing services, area grading and leveling, street name plates, and landscaping of greenspaces and boulevards.
Open Space	When in reference to The Planning Act, it is the equivalent of public reserve in the Act.
Operating Costs	Costs associated with the ongoing day-to-day servicing and up-keep of the infrastructure, facilities or buildings. This is typically the responsibility of the municipality once the developer has implemented or constructed the infrastructure.
Oversized Infrastructure	Infrastructure that will benefit lands beyond the lands in which they are constructed and would not have otherwise been installed to the capacity or depth required by the City. [EN. B/L 7195]
Semi-Public Space	Common areas within private developments where public access is allowed.
Traffic Calming	Mitigation measures installed on streets to reduce traffic infiltration and/or speed to provide pedestrian safety in areas.



- Site Area
- City of Brandon Boundary
- Building Footprints
- Streets
- School Location
- Land Use
 - Residential (Low Density)
 - Residential (Moderate Density)
 - Mixed Use
 - Parks and Recreation
 - Environmental Greenspace & Leisure Greenspace

**SCHEDULE A:
SOUTHWEST BRANDON
LAND USE PLAN**





Legend

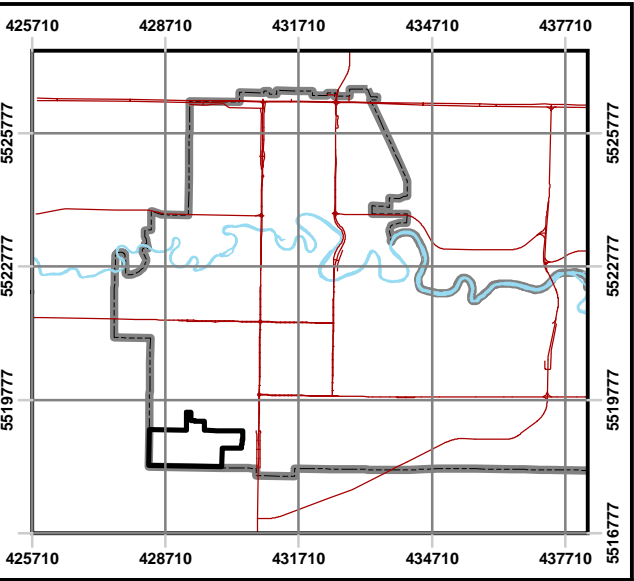
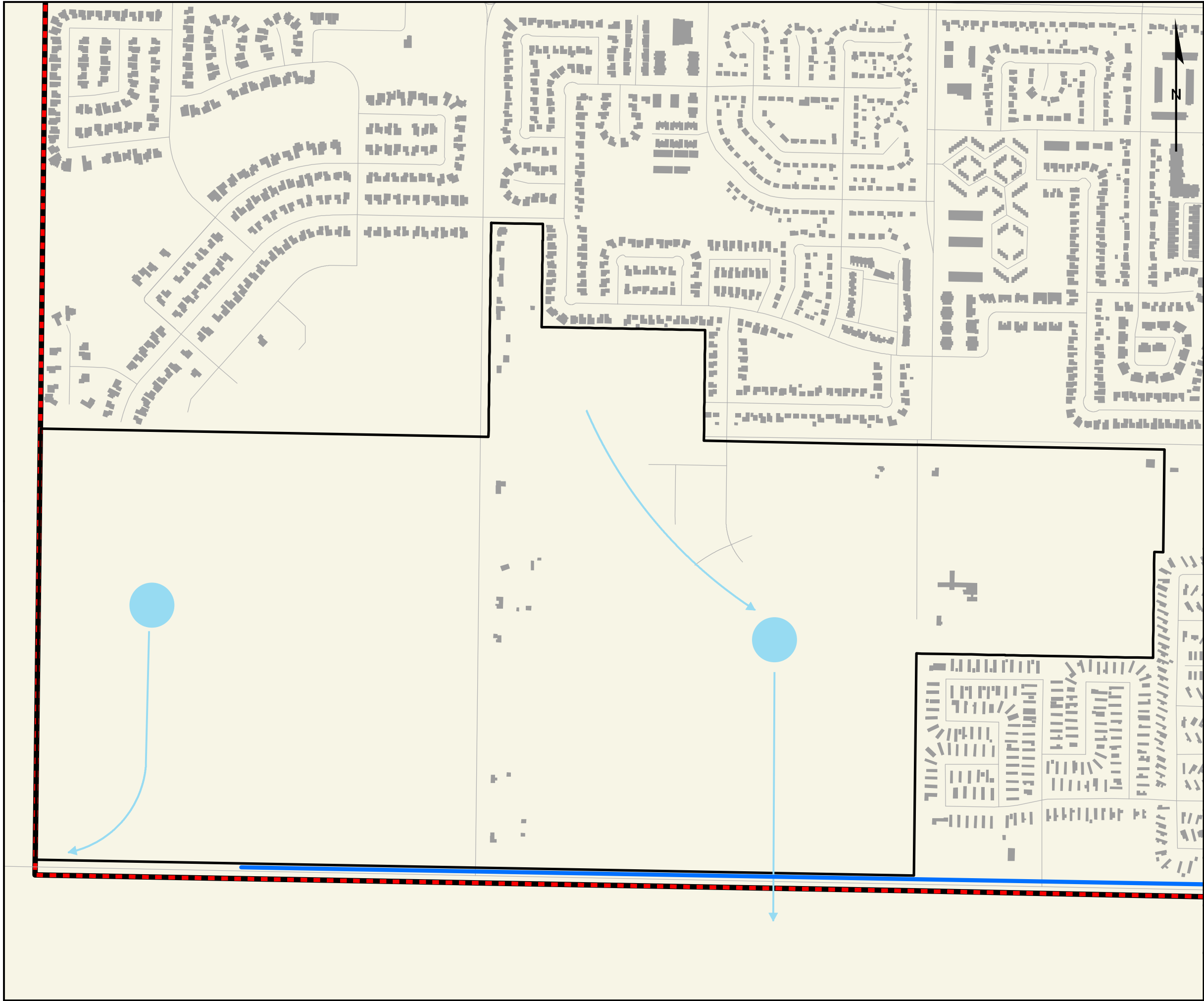
- Site Area
- City of Brandon Boundary
- Building Footprints
- Streets
- Greenspace
- Bike & Walking Paths

Proposed

- School Location
- Open Space Buffer
- Primary Off-Street Trail Network
- Secondary Off-Street Trail Network
- Future pedestrian crossing (may include crossing signals)

**SCHEDULE B:
SOUTHWEST BRANDON
OPEN SPACE & AMENITIES PLAN**



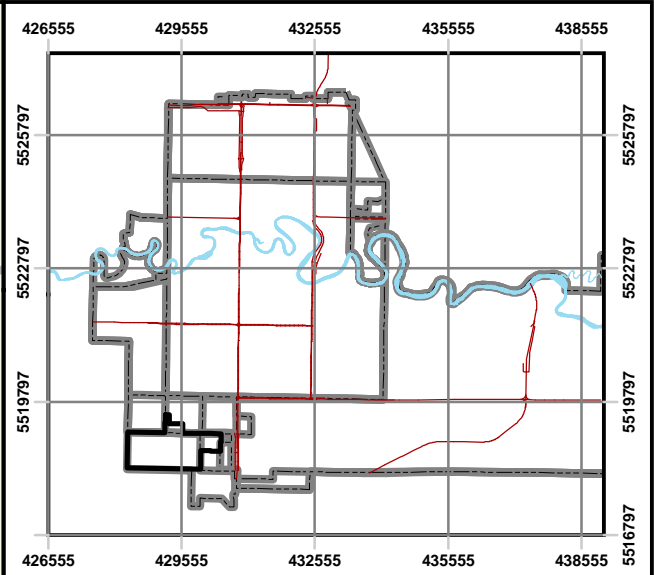
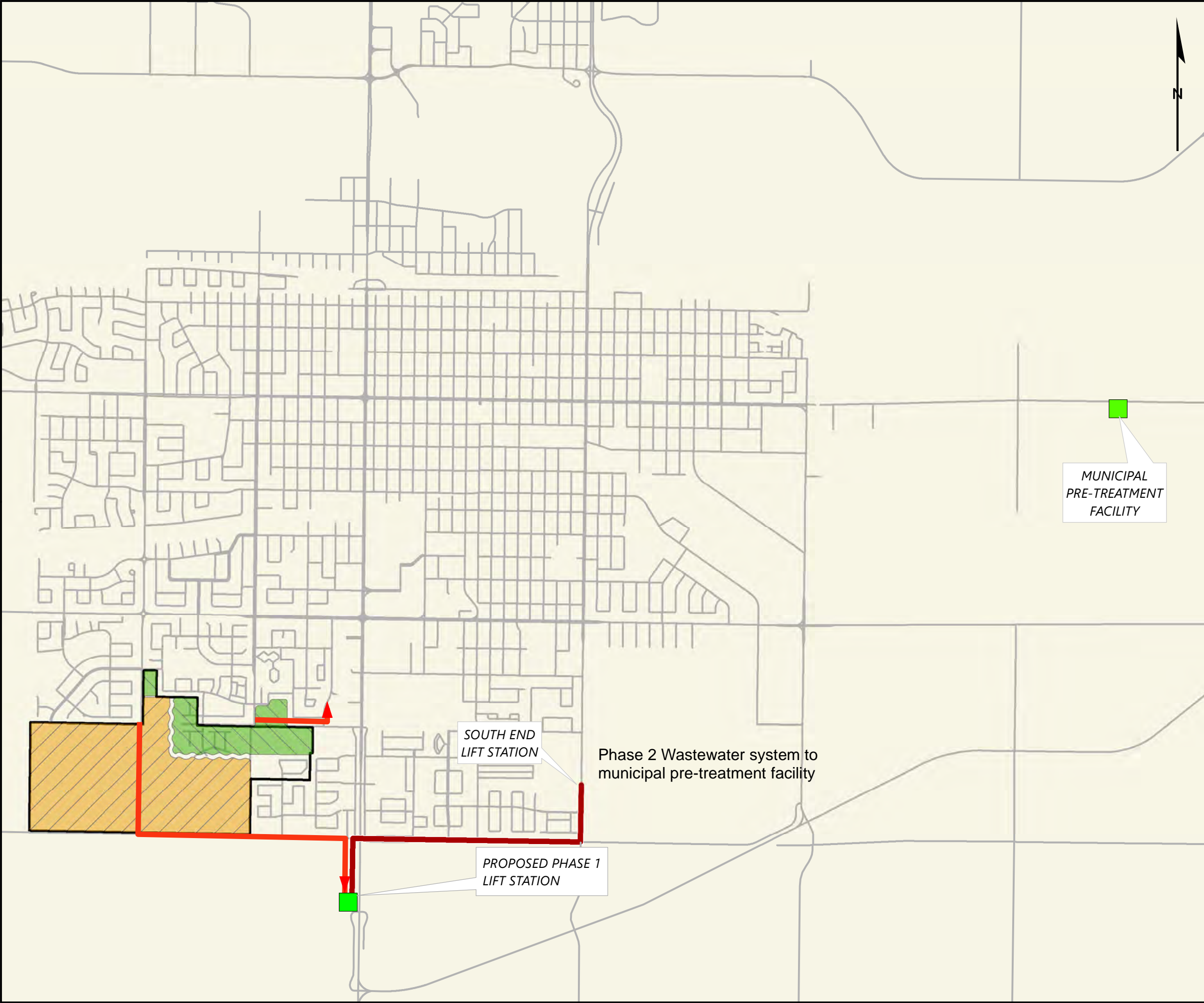


Legend

- Site Area
- City of Brandon Boundary
- Building Footprints
- Streets
- Servicing**
- Proposed Watermain
- Drainage Channel
- Stormwater Retention Pond

**SCHEDULE C:
SOUTHWEST BRANDON
WATER & STORMWATER
SERVICING PLAN**



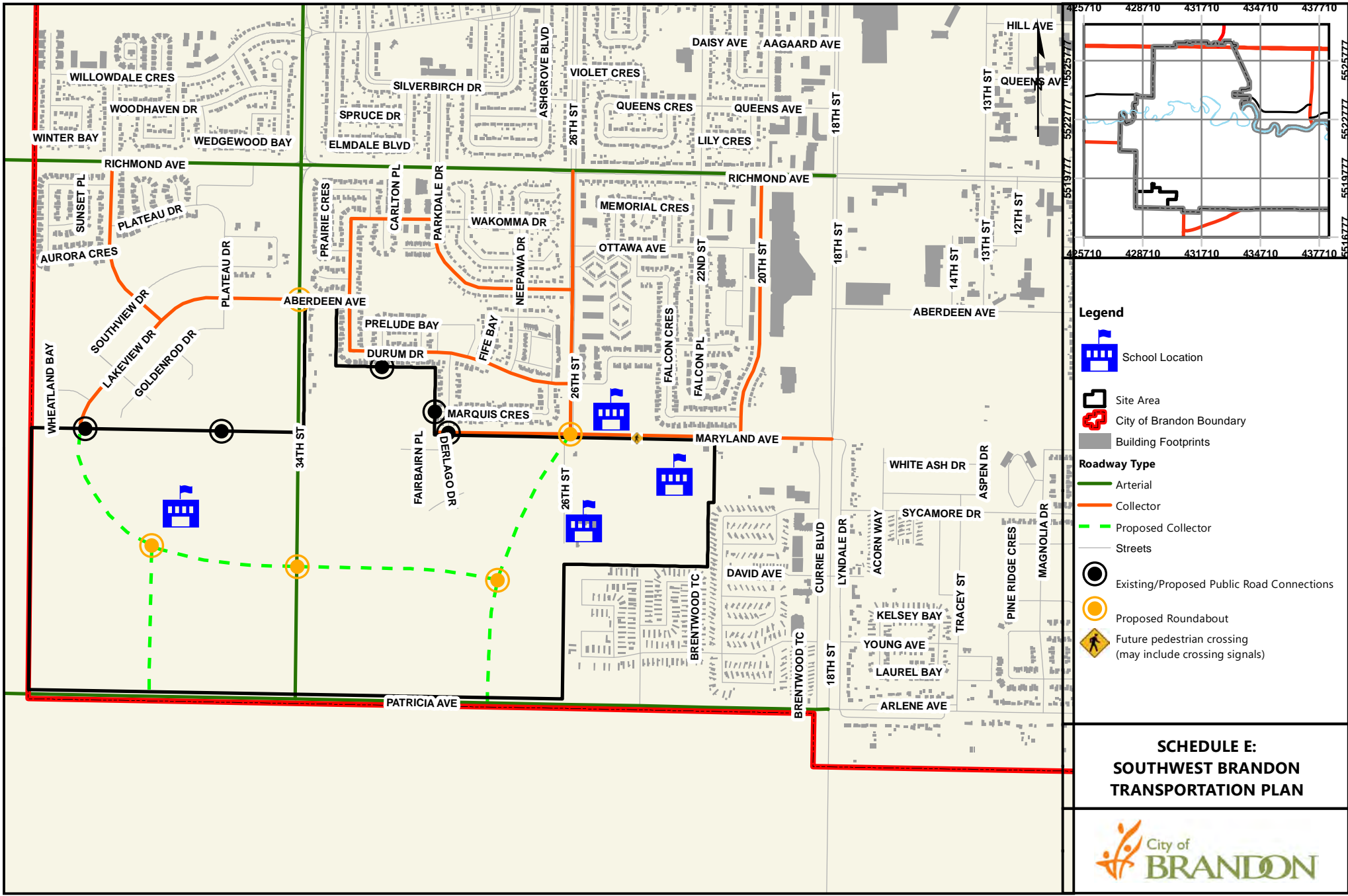


Legend

- Site Area
- Streets
- Proposed Domestic Sewer
- Staging**
- Proposed Forcemain
- Servicing Areas**
- North Servicing Area
- South Servicing Area

**SCHEDULE D:
SOUTHWEST BRANDON
WASTEWATER SERVICING PLAN**





Legend

- School Location
- Site Area
- City of Brandon Boundary
- Building Footprints
- Roadway Type**
 - Arterial
 - Collector
 - Proposed Collector
 - Streets
- Existing/Proposed Public Road Connections
- Proposed Roundabout
- Future pedestrian crossing (may include crossing signals)

**SCHEDULE E:
SOUTHWEST BRANDON
TRANSPORTATION PLAN**

