

**Zoning By-law—List of Amendments (Change Comparison)**

<b>Section</b>	<b>Existing</b>	<b>Proposed</b>
1(i)	<i>None—new</i>	No use shall otherwise be permitted which is or would reasonably be injurious to the neighbourhood residents, or which would interfere with the reasonable use and enjoyment of their property, due to the emission of dust, smoke, odor, glare, noise, vibration, trash, junk, water spray, or by reason of any condition which would amount to a public nuisance under common law or any applicable law or by-law.
6(b)	Boarding house—a detached dwelling that is owner occupied in which living accommodation is provided for compensation. A boarding house shall have anywhere from four (4) to a maximum of eight (8) sleeping rooms without cooking facilities in each.	Boarding house—a detached dwelling that is owner occupied, as defined in <b>The Manitoba Building Code adopted under The Buildings and Mobile Homes Act, C.C.S.M. c. B93</b> , in which living accommodation is provided for compensation. A boarding house shall have <b>at least four (4) and no more than eight (8) sleeping units or tenants.</b>
	<i>None—new</i>	<b>Certificate of site completion—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.</b>
	<i>None—new</i>	<b>Fence, security—a fence where materials used for its construction include barbed wire.</b>
	<i>None—new</i>	<b>Manufacturing of goods for sale—light manufacturing where goods are produced for sale in an associated commercial use on site. Goods produced for sale on site may also be sold off site. Uses include but are not limited to microbreweries, bakeries and artisan shops.</b>
	Porch—a structure that is unenclosed, has a roof, stands against the side of a building that faces a street but not a lane, and provides access to the first storey of a dwelling unit.	Porch—a structure that is unenclosed, has a roof, stands against the side of a building that faces a street but not a lane, and provides access to the first storey of <b>the building.</b>
8(b)(1)	Radiocommunications facilities, but subject to the “Antenna System Siting Review and Consultation Protocol” adopted by the City, as a member of the Canadian Radiocommunications Information and Notification Service, in compliance with Industry Canada’s Client Procedures Circular 2-0-03, Issue 5 and subsequent amendments; or	Radiocommunications facilities, but subject to the “ <b>City of Brandon Antenna Systems Protocol</b> ” adopted by the City, in compliance with Industry Canada’s Client Procedures Circular 2-0-03, Issue 5 and subsequent amendments; or
8(h.1)	<i>None—new</i>	<b>The Director may withhold or refuse issuance of a development permit where the site</b> <b>(1) does not comply with this by-law,</b> <b>(2) does not comply with any previously issued development permit on the same site, or</b> <b>(3) does not have a certificate of site completion for a previously issued development permit on the same site.</b>

**Zoning By-law—List of Amendments (Change Comparison)**

<b>Section</b>	<b>Existing</b>	<b>Proposed</b>
8(i)	Where a development permit is withheld under clause 8(h)(1) or 8(h)(2) 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.	Where a development permit is withheld under clause 8(h)(1), <b>8(h)(2), 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.
16(b)(4)	state that if the person does not comply with the order within the specified time, the district or municipality may take any action required to remedy the contravention, without further notice, and at the expense of the person.	state that if the person does not comply with the order within the specified time, the <b>City</b> may take any action required to remedy the contravention, without further notice, and at the expense of the person.
22(b)	The required front yard for a site, as outlined in the bulk and siting tables for each zone, may be relaxed when the existing buildings on both sides of the site, or on one side of a site situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135°, have front yards less than the minimum required. In these circumstances, the required front yard for the site shall be within 10% of the average existing front yards of the neighbouring buildings.	<b>Delete, renumber subsequent subsections 22(c-e)</b>
24(a-c)	Tables 1-3 refer to <ul style="list-style-type: none"> <li>• Fences and retaining walls</li> <li>• Chimneys, bay windows, alcoves, and similar projections</li> <li>• Overhanging eaves and gutters</li> <li>• Porches</li> <li>• Balconies</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Delete “fences and retaining walls, consolidate under section 39</b></li> <li>• <b>Update provisions for all other identified obstructions due to reduced front yard permissions</b></li> </ul>
26(g)	<b>None—new</b>	<b>Off-street parking is not required for accessory uses, buildings or structures.</b>
27(e)	Notwithstanding clause 29(d)(2), parking is not permitted in any area between a front site line and a principal building in R Zones, except in a non-required parking space on a driveway used to gain direct access to a required parking space, garage or carport of a detached, semi-detached or row house dwelling.	Notwithstanding clause <b>27</b> (d)(2), parking is not permitted in any area between a front site line and a principal building in R Zones, except in a non-required parking space on a driveway used to gain direct access to a required parking space, garage or carport of a detached, semi-detached or row house dwelling.
27(f)	Notwithstanding subsection 29(e), one (1) additional non-required parking space extended from a driveway may be developed in a required front yard of a detached dwelling or a dwelling accessed from a private road.	Notwithstanding subsection <b>27</b> (e), one (1) additional non-required parking space extended from a driveway may be developed in a required front yard of a detached dwelling or a dwelling accessed from a private road.
29(a)	All accessory off-street parking and loading spaces shall be located on the same site as the use served, and such spaces shall be solely for the parking of automobiles of employees, occupants, patrons or visitors of such uses.	All accessory off-street parking and loading spaces shall be located on the same site as the use served, and such spaces shall be solely for the parking of automobiles of employees, occupants, patrons or visitors of such uses. <b>However, the</b>

**Zoning By-law—List of Amendments (Change Comparison)**

Section	Existing	Proposed
		<p>Director may allow some or all of the required off-street parking to be provided on an alternate site subject to the following criteria:</p> <ol style="list-style-type: none"> <li>(1) At the Director’s discretion, the alternate site is abutting or is directly across the street or lane from the site, or, where the site is located in The HUB, the alternate site is within a reasonable distance of the site;</li> <li>(2) At the Director’s discretion, the demand for parking spaces for the uses is not likely to occur at the same time;</li> <li>(3) The total supply of parking on the subject and alternate sites meets the minimum parking requirements for both sites;</li> <li>(4) The alternate site is available for a time period equal to that of the approved uses;</li> <li>(5) A safe and convenient pedestrian connection is provided between the subject and alternate sites;</li> <li>(6) The alternative parking arrangement does not detrimentally affect the existing neighbourhood character; and</li> <li>(7) 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>
29(b)	<p>Parking and loading areas and driveways shall be surfaced with either asphalt, concrete or paving brick prior to final approval of occupancy or within one (1) year of the issuance of the development permit, whichever is sooner, except[...]</p>	<p>Parking and loading areas and driveways shall be surfaced with either asphalt, concrete or paving brick prior to <b>issuance of a certificate of site completion</b> or within one (1) year of the issuance of the development permit, whichever is sooner, except[...]</p>
30(d-e)	<p>Notwithstanding subsection 30(a), the Director may allow some or all of the required offstreet parking in The HUB to be provided on an alternate site subject to the following criteria:</p> <ol style="list-style-type: none"> <li>(1) The alternate site is, within the discretion of the Director, within a reasonable distance of the site;</li> <li>(2) The total supply of parking on the subject and alternate site 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; and</li> <li>(4) The alternative parking arrangement shall be secured by way of an easement agreement registered on the titles of both the subject site and the alternate site.</li> </ol>	<p><b>Delete both subsections</b></p>

**Zoning By-law—List of Amendments (Change Comparison)**

Section	Existing	Proposed
	<p>Shared parking between uses in The HUB may be considered on the subject or alternate site provided the demand for parking spaces for the uses, within the discretion of the Director, is not likely to occur at the same time, and a shared parking agreement is secured by way of a legal agreement registered on all affected titles.</p>	
31(e)	<p>Notwithstanding subsection 31(d), a building or site in a C (except for CR), M or EI Zone may have only one (1) bulletin board sign with a maximum sign surface area of 4.7m<sup>2</sup> as part of a freestanding identification sign or a fascia identification sign.</p>	<p>Notwithstanding subsection 31(d), a building or site in a C (except for CR), <b>I or EI Zone</b> may have only one (1) bulletin board sign with a maximum sign surface area of 4.7m<sup>2</sup> as part of a freestanding identification sign or a fascia identification sign.</p>
31(h)	<p>An electronic sign as well as any other sign which is animated, flashing, or contains an operating rotating beam or beacon shall not be permitted in an R, CN, CR, PR, OS, DR, or A Zone, as well as any heritage building, site or streetscape.</p> <p>(1) Where permitted, such signs shall not be located within 92.0m of the boundary of any R Zone.</p> <p>(2) Clause 31(h)(1) shall not apply to an electronic sign that is not visible from any R Zone site within 92.0m of the electronic sign.</p>	<p>An electronic sign as well as any other sign which is animated, flashing, or contains an operating rotating beam or beacon shall not be permitted in an R, CN, CR, PR, OS, DR, or A Zone, as well as any heritage building, site or streetscape.</p> <p>(1) Where permitted, such signs shall not be located within 92.0m of the boundary of any R Zone.</p> <p>(2) <b>Clause 31(h)(1) shall not apply to an electronic identification sign that is not visible from any R Zone site within 30.0m of the electronic identification sign.</b></p> <p>(3) Clause 31(h)(1) shall not apply to an electronic <b>advertising</b> sign that is not visible from any R Zone site within 92.0m of the electronic sign.</p>
32	<p>32. ELECTRONIC SIGNS</p> <p>(a) All electronic signs shall require conditional use approval.</p> <p>(b) Notwithstanding subsection 32(a), conditional use approval shall not be required for electronic identification sign components displaying only fuel prices on the site of an automotive service station or only time and temperature, and clause 31(h)(1) and subsections 33(b) and 33(d) shall not apply to such electronic identification sign components.</p> <p>(c) Where an electronic sign that requires conditional use approval is installed on a site, no bulletin board sign, mobile sign or sandwich board sign shall be permitted on the site.</p> <p>(d) An electronic sign shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions.</p>	<p>32. ELECTRONIC SIGNS</p> <p>(a) <b>Clause 31(h)(1) and subsections 33(b) and 33(d) shall not apply to electronic identification sign components displaying only fuel prices on the site of an automotive service station or only time and temperature.</b></p> <p>(b) <b>Where an electronic sign except for an electronic identification sign component described in subsection 32(a) is installed on a site, no bulletin board sign, mobile sign or sandwich board sign shall be permitted on the site.</b></p> <p>(c) <b>An electronic sign shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions so that the electronic is not a nuisance or safety issue as determined by the Director.</b></p> <p>(d) <b>An electronic sign may be single-sided or double-sided.</b></p>

**Zoning By-law—List of Amendments (Change Comparison)**

Section	Existing	Proposed
	<p>(e) An electronic sign may be single-sided or double-sided.</p> <p>(f) All electronic signs shall only display static images before instantaneously transitioning to another static image. Animation, frame effects, flashing and the appearance of any movement whatsoever shall not be permitted.</p> <p>(g) 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”.</p>	<p><b>(e) 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.</b></p>
34	<p>32. ELECTRONIC ADVERTISING SIGNS</p> <p>(a) An electronic advertising sign may be located only where advertising signs are permitted in accordance with TABLE 7: SIGN REQUIREMENTS.</p> <p>(b) One (1) electronic advertising sign may be located on a site.</p> <p>(1) The electronic advertising sign shall be at least 92.0m from another electronic advertising sign.</p> <p>(2) No electronic advertising sign shall be located on a site that already has an electronic identification sign.</p> <p>(c) The maximum sign surface area of an electronic advertising sign shall be 18.6m<sup>2</sup>.</p>	<p>34. ELECTRONIC ADVERTISING SIGNS</p> <p><b>(a) All electronic advertising signs shall require conditional use approval.</b></p> <p><b>(b) An electronic advertising sign may be located only where advertising signs are permitted in accordance with TABLE 7: SIGN REQUIREMENTS.</b></p> <p><b>(c) An electronic advertising sign shall only display static images before instantaneously transitioning to another static image. Animation, frame effects, flashing and the appearance of any movement whatsoever shall not be permitted.</b></p> <p><b>(d) One (1) electronic advertising sign may be located on a site.</b></p> <p><b>(1) The electronic advertising sign shall be at least 92.0m from another electronic advertising sign.</b></p> <p><b>(2) No electronic advertising sign shall be located on a site that already has an electronic identification sign.</b></p> <p><b>(e) The maximum sign surface area of an electronic advertising sign shall be 18.6m<sup>2</sup>.</b></p>
37.1	<p><i>None—new</i></p>	<p><b>37.1 MANUFACTURING OF GOODS FOR SALE</b></p> <p><b>Manufacturing of goods for sale shall comply with the following requirements:</b></p> <p><b>(a) The gross floor area of the use shall be no more than 465.0m<sup>2</sup>;</b></p> <p><b>(b) At least 10% of the gross floor area shall be dedicated to an associated commercial use; and</b></p> <p><b>(c) Notwithstanding subsection 37.1(a), where the gross floor area of the associated commercial use exceeds 930.0m<sup>2</sup>, the manufacturing gross floor area shall be less</b></p>

**Zoning By-law—List of Amendments (Change Comparison)**

Section	Existing	Proposed
39	<p>39. ELECTRIC AND BARBED WIRE FENCES</p> <p>(a) Electric and barbed wire fences shall only be permitted in IG, IH and A Zones.</p> <p>(b) Notwithstanding subsection 39(a) and TABLES 1, 2 and 3, electric, barbed and razor wire fences with no height limit shall be permitted for a correctional facility in the EI Zone.</p>	<p>than the gross floor area of the associated commercial use.</p> <p>39. <b>FENCES AND RETAINING WALLS</b></p> <p>(a) Fences and retaining walls shall, in any zone, be no more than</p> <p>(1) 1.2m in height in any required front yard, and</p> <p>(2) 1.8m in height in any required side or rear yard.</p> <p>(b) Security fences are permitted in a C (except for CN and CR) or I Zone subject to the following:</p> <p>(1) The barbed wire extensions</p> <p>(i) are at least 1.8m above grade,</p> <p>(ii) are no more than 2.4m above grade,</p> <p>(iii) shall not project beyond the site,</p> <p>(iv) shall not abut any R Zone site,</p> <p>(v) are not adjacent to any street except a lane, and</p> <p>(vi) are 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; and</p> <p>(2) A landscaped buffer or an alternative design for the security fence is provided for any portion of security fence parallel to and visible from a street but not a lane, unless there is an existing residential use across the lane.</p> <p>(c) Electric fences shall only be permitted in IG, IH and A Zones.</p> <p>(d) None of the restrictions under this section shall apply to a correctional facility in the EI Zone.</p>
42.1	<p><i>None—new</i></p>	<p><b>42.1 EXTERIOR UTILITY CABINETS</b></p> <p>Exterior utility cabinets, where connected to overhead utility facilities in a street, are permitted within the required rear or interior side yard of a site in an R Zone subject to the following:</p> <p>(a) Minimum 0.3m setback from a rear or interior side site line, clear of all projections, if the cabinet is no more than 1.8m in height and does not have any horizontal dimension exceeding 1.0m;</p> <p>(b) Minimum 1.2m setback from a rear or interior side site line if the cabinet is no more than 1.8m in height and has any</p>

**Zoning By-law—List of Amendments (Change Comparison)**

Section	Existing	Proposed
		<p>horizontal dimension exceeding 1.0m but not exceeding 2.0m; and</p> <p>(c) The same setback requirements as a principal building from a front, corner side, or reverse corner side site line, or from all sites lines if the cabinet is more than 1.8m in height or has any horizontal dimension exceeding 2.0m.</p>
50 (Table 9)	Duplex dwellings are permitted in the RLD Zone	Duplex dwellings are permitted in the RLD Zone <b>on a site at least 15.2m wide, otherwise they are a conditional use</b>
51 (Table 10)	<ul style="list-style-type: none"> <li>6.0m required front yard for all dwellings on separate titles in all residential zones except RLL, but may be reduced to 4.6m for any portion of a building that does not include a garage or a carport</li> <li>7.6m required rear yard for all dwellings on separate titles in all residential zones except RLL</li> </ul>	<ul style="list-style-type: none"> <li>6.0m required front yard for all dwellings on separate titles in all residential zones except RLL, but may be reduced for any portion of a building that does not include a garage or a carport <b>by up to 25% of the average front yards of buildings on the adjacent sites</b>, no less than 4.6m</li> <li><b>Required front yard for all dwellings on separate titles in all residential zones except RLL, including a garage or carport, on a site along the side of a street without a sidewalk shall be 4.6m, where identified in an approved neighbourhood plan and in consultation with utility companies</b></li> <li><b>6.0m required rear yard for all dwellings on separate titles in all residential zones except RLL, clear of all projections except for overhanging eaves and gutters, provided that all the required parking and loading spaces are provided elsewhere on the site and site access is exclusively from the front site line</b></li> </ul>
54, 58, 61, and 64 (Tables 11, 13, 15, and 17)	“Places of worship” is a standalone use	“Places of worship” is a use under the “Assembly places” use category
54, 58, and 61 (Tables 11, 13, and 15)	Automotive service stations and storage facilities are conditional uses in the CN, CG, CAR, CHW, HTR, IR, IG, and IH Zones	<p>Automotive service stations and storage facilities are</p> <ul style="list-style-type: none"> <li>Conditional use in the CN Zone</li> <li><b>Permitted in the CG, CAR, CHW, HTR, IR, IG, and IH Zones if there are no underground fuel storage tanks, or with above-ground fuel storage tanks each less than 5,000L</b></li> <li><b>Conditional use in the CG, CAR, CHW, HTR, IR, IG, and IH Zones if there are underground fuel storage tanks, or with above-ground fuel storage tanks each 5,000L or greater</b></li> </ul>

**Zoning By-law—List of Amendments (Change Comparison)**

Section	Existing	Proposed																																
54, 58, and 61 (Tables 11, 13, and 15)	Accessory manufacturing of goods for sale are conditional uses in the CG, CAR, CHW, HMU and HTR Zones	<p><b>Manufacturing of goods for sale are</b></p> <ul style="list-style-type: none"> <li>Permitted in the CG, CAR, HMU, HTR, IR, and IG Zones</li> <li>Permitted in the HES Zone, but where alcoholic beverages are produced, only if the associated commercial use includes a tasting room or an eating or drinking place, otherwise a conditional use</li> <li>Conditional use in the CHW and IH Zones</li> </ul>																																
54 (Table 11)	<ul style="list-style-type: none"> <li>Bus terminals are conditional uses in the CG and CAR Zones</li> <li>Taxi and courier services are a conditional use in the CAR Zone and permitted in the CHW Zone</li> <li>Truck terminals are permitted in the CG, CAR, and CHW Zones</li> </ul>	<ul style="list-style-type: none"> <li>Bus terminals are permitted in the CG, CAR, and CHW Zones</li> <li>Taxi and courier services are conditional uses in the CG and CAR Zones</li> <li>Truck terminals are a conditional use in the CAR Zone and permitted in the CHW Zone</li> </ul>																																
55 (Table 12)	<ul style="list-style-type: none"> <li>6.0 required front yard in the CN Zone</li> <li>7.6m required front yard for residential uses in the CG Zone</li> <li>12.1m required front yard in the CAR Zone</li> </ul>	<ul style="list-style-type: none"> <li>6.0 required front yard in the CN Zone and for residential uses in the CG Zone, but may be reduced for any portion of a building that does not include a garage or a carport by up to 25% of the average front yards of buildings on the adjacent sites, no less than 4.6m</li> <li>3.0m required front yard in the CAR Zone</li> </ul>																																
62 (Table 16)	<table border="1"> <thead> <tr> <th>Required Yard</th> <th>Front</th> <th>Side, interior</th> <th>Side, corner</th> </tr> </thead> <tbody> <tr> <td>IR Zone</td> <td>4.5m</td> <td>1.5m</td> <td>4.5m</td> </tr> <tr> <td>IG Zone</td> <td>6.0m</td> <td>4.5m</td> <td>4.5m</td> </tr> <tr> <td>IH Zone</td> <td>15.2m</td> <td>7.6m</td> <td>7.6m</td> </tr> </tbody> </table>	Required Yard	Front	Side, interior	Side, corner	IR Zone	4.5m	1.5m	4.5m	IG Zone	6.0m	4.5m	4.5m	IH Zone	15.2m	7.6m	7.6m	<table border="1"> <thead> <tr> <th>Required Yard</th> <th>Front</th> <th>Side, interior</th> <th>Side, corner</th> </tr> </thead> <tbody> <tr> <td>IR Zone</td> <td><b>3.0m</b></td> <td>1.5m</td> <td><b>3.0m</b></td> </tr> <tr> <td>IG Zone</td> <td>6.0m</td> <td><b>3.0m</b></td> <td><b>3.0m</b></td> </tr> <tr> <td>IH Zone</td> <td><b>6.0m</b></td> <td><b>3.0m</b></td> <td><b>3.0m</b></td> </tr> </tbody> </table>	Required Yard	Front	Side, interior	Side, corner	IR Zone	<b>3.0m</b>	1.5m	<b>3.0m</b>	IG Zone	6.0m	<b>3.0m</b>	<b>3.0m</b>	IH Zone	<b>6.0m</b>	<b>3.0m</b>	<b>3.0m</b>
Required Yard	Front	Side, interior	Side, corner																															
IR Zone	4.5m	1.5m	4.5m																															
IG Zone	6.0m	4.5m	4.5m																															
IH Zone	15.2m	7.6m	7.6m																															
Required Yard	Front	Side, interior	Side, corner																															
IR Zone	<b>3.0m</b>	1.5m	<b>3.0m</b>																															
IG Zone	6.0m	<b>3.0m</b>	<b>3.0m</b>																															
IH Zone	<b>6.0m</b>	<b>3.0m</b>	<b>3.0m</b>																															
65 (Table 18)	7.6m required front yard for “all other uses in the EI Zone”	<b>3.0m</b> required front yard for “all other uses in the EI Zone”																																
68 (Table 20)	<table border="1"> <thead> <tr> <th>Required Yard</th> <th>Front</th> <th>Side, interior</th> <th>Side, corner</th> </tr> </thead> <tbody> <tr> <td>OS Zone</td> <td>7.6m</td> <td>4.6m</td> <td>4.6m</td> </tr> <tr> <td>PR Zone</td> <td>7.6m</td> <td>4.6m</td> <td>4.6m</td> </tr> </tbody> </table>	Required Yard	Front	Side, interior	Side, corner	OS Zone	7.6m	4.6m	4.6m	PR Zone	7.6m	4.6m	4.6m	<table border="1"> <thead> <tr> <th>Required Yard</th> <th>Front</th> <th>Side, interior</th> <th>Side, corner</th> </tr> </thead> <tbody> <tr> <td>OS Zone</td> <td><b>3.0m</b></td> <td><b>3.0m</b></td> <td><b>3.0m</b></td> </tr> <tr> <td>PR Zone</td> <td><b>3.0m</b></td> <td><b>3.0m</b></td> <td><b>3.0m</b></td> </tr> </tbody> </table>	Required Yard	Front	Side, interior	Side, corner	OS Zone	<b>3.0m</b>	<b>3.0m</b>	<b>3.0m</b>	PR Zone	<b>3.0m</b>	<b>3.0m</b>	<b>3.0m</b>								
Required Yard	Front	Side, interior	Side, corner																															
OS Zone	7.6m	4.6m	4.6m																															
PR Zone	7.6m	4.6m	4.6m																															
Required Yard	Front	Side, interior	Side, corner																															
OS Zone	<b>3.0m</b>	<b>3.0m</b>	<b>3.0m</b>																															
PR Zone	<b>3.0m</b>	<b>3.0m</b>	<b>3.0m</b>																															

**Zoning Map—List of Amendments (Change Comparison)**

Address	Existing Zone	Proposed Zone
609 – 39 <sup>th</sup> Street	DR Zone	RSD Zone

**Urban & Landscape Design Standards—List of Amendments (Change Comparison)**

Section	Existing	Proposed
1.2(d)	The extent of compliance with the provisions herein shall be at the determination of the Director or designee based on the location, intensity and density of the use proposed.	The extent of compliance with the provisions herein shall be at the determination of the Director based on the <b>type of application</b> , and the intensity and density of the use proposed
1.4(a)	Pursuant to Section 71(3-e) of The Planning Act, the interpretation of these standards may be appealed to the City of Brandon Planning Commission.	<b>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</b>



**Urban & Landscape Design Standards—List of Amendments (Change Comparison)**

Section	Existing	Proposed
		urban design review instead of the Director. Any urban design review of the Planning Commission may be appealed to City Council.
Part 2	<b>None—new</b>	<b>New term and definition:</b> <b>Large site or large development – refers to any site with a gross floor area of 4,645.0m<sup>2</sup> or greater</b>
3.1(g)	Visible and secure bicycle parking should be included within all large developments.	Visible and secure bicycle parking is <b>encouraged for all developments, and should be provided for all large development sites.</b>
3.3(d)	Drive-through facilities should be designed to locate stacking lanes out of view from the principal street.	Drive-through facilities should be designed to locate stacking lanes out of view from the principal street. <b>When a stacking lane is located between a building and a street-facing site line, the stacking lane shall be separated from the street-facing site line by a landscaped area in accordance with Subsection 5.4(a).</b>
3.4(e)	Hardsurfaced parking areas should be clearly defined with curbing located a minimum of 1.0m from any site line.	Hardsurfaced parking areas should be clearly defined with <b>curbing.</b>
3.6	3.6 REFUSE & UTILITIES	<b>3.6 REFUSE</b>
3.6(e)	Mechanical and utility equipment should be located out of view from the street or screened from view.	<b>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, providing direct access to collection vehicles.</b>
3.6(f)	<b>None—new</b>	<b>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.</b>
3.9(e)	<b>None—new</b>	<b>Wayfinding signs are encouraged to improve vehicle and pedestrian movement.</b>
3.10(f)	<b>None—new</b>	<b>Vehicle intrusion barriers, such as bollards, may be placed on a site to minimize safety related conflicts, and should complement the architectural elements of the principal building.</b>
3.11(b)	Pedestrian scale lighting is encouraged along primary pedestrian routes and activity areas.	<b>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.</b>
4.1(a)	Where the proposed building is taller or larger than adjacent buildings, a transition in building height and form should be considered.	Where the proposed building is larger and taller than adjacent buildings, a transition in building height, <b>increased setback, or a less impactful roof type should be considered (e.g. hipped roof instead of gable roof).</b>

**Urban & Landscape Design Standards—List of Amendments (Change Comparison)**

<b>Section</b>	<b>Existing</b>	<b>Proposed</b>
4.1(d)	Buildings should be located to maintain a similar front yard setback with adjacent buildings.	<b>In accordance with the bulk and siting requirements, buildings in the RSD and RLD Zones should maintain a similar front yard setback with adjacent buildings.</b>
4.3(h)	Buildings should be designed so that units do not mirror and are easily distinguishable from each other.	<b>Multiple dwellings should be designed so that each unit is distinguishable through architectural detailing and materials.</b>
4.4(a)	Sites within or adjacent to residential low density zoned areas should be designed to <ul style="list-style-type: none"> <li>locate buildings to minimize any loss of privacy or sunlight on the private yard space of adjacent sites, and</li> <li>locate and orient decks, balconies and rooftop patios to minimize privacy concerns of adjacent sites.</li> </ul>	<b>In accordance with the bulk and siting requirements, sites within or adjacent to residential low density zoned areas should be designed to</b> <ul style="list-style-type: none"> <li>locate buildings to minimize any loss of privacy or sunlight on the private yard space of adjacent sites, and</li> <li>locate and orient decks, balconies and rooftop patios to minimize privacy concerns of adjacent sites.</li> </ul>
4.5(d)	Highly contrasting material and colour schemes are discouraged.	<b>Delete subsection</b>
5.1(a)	All areas of a site not required for vehicle circulation, parking, loading or recreational amenity should be developed as a landscaped area.	<b>Areas of a site visible from a street and not required for vehicle circulation, parking, loading or recreational amenity should be developed as landscaped areas.</b>
5.1(f)	Crushed rock or other aggregate surfaces shall not be located directly adjacent to a public walkway.	<b>Crushed rock or other aggregate surfaces located adjacent to a public walkway, typically as part of edge landscaping, shall include a barrier (e.g. curbing) to ensure the rock does not spill onto the sidewalk.</b>
5.1(g)	<b>None—new</b>	<b>Tree planting is encouraged as an equivalency to shrub planting to reduce long term maintenance requirements and increase tree canopy cover in the City.</b>
5.2(a)	Open space buffers should be provided between potentially incompatible uses to reduce the impact of adjacent uses, including: <ul style="list-style-type: none"> <li>Residential sites and commercial or industrial developments;</li> <li>Residential sites and major arterial streets, provincial highways and railway corridors; and</li> <li>Row house and apartment dwellings where the site adjoins a low density residential development.</li> </ul>	Open space buffers should be provided between potentially incompatible uses to reduce the impact of adjacent uses, including: <ul style="list-style-type: none"> <li>Residential sites and commercial or industrial developments (<b>minimum 3.0m</b>);</li> <li>Residential sites and major arterial streets, provincial highways and railway corridors (<b>minimum 9.0m</b>); and</li> <li>Row house and apartment dwellings where the site adjoins a low density residential development (<b>minimum 3.0m</b>).</li> </ul>
5.5(d)	<b>None—new</b>	<b>Boulevard trees are required along all public streets and private roadways.</b>
6.1	6.1 ACCEPTABLE BOULEVARD TREES <ul style="list-style-type: none"> <li>List of acceptable boulevard trees</li> </ul>	<b>6.1 ACCEPTABLE TREES</b> <b>This table may be updated by the Director without an amendment to the Zoning By-law to</b>

**Urban & Landscape Design Standards—List of Amendments (Change Comparison)**

<b>Section</b>	<b>Existing</b>	<b>Proposed</b>
		<p>maintain currency of appropriate species, such as disease resistance.</p> <ul style="list-style-type: none"><li>• <b>List of acceptable trees under five categories:</b><ul style="list-style-type: none"><li>○ <b>General site landscaping</b></li><li>○ <b>Greenspaces</b></li><li>○ <b>Wet areas, shorelines</b></li><li>○ <b>Buffers</b></li><li>○ <b>Street boulevards</b></li></ul></li></ul>