

**North Brandon Gateway Secondary Plan—List of Original Amendments (Change Comparison)**

<b>Section</b>	<b>Existing</b>	<b>Proposed</b>
4.1.1	Residential Low Density and Moderate Density areas shall be developed in the general locations as shown on Schedule A: North Gateway Land Use Plan.	Residential Low Density and Moderate Density areas shall be developed in the general locations as shown on <b>Schedule A: North Gateway Land Use &amp; Greenspace</b> .
4.3.5 (current)	Common outdoor amenity areas should be provided in the Residential Moderate Density sites with buildings or groups of buildings that exceed 4,645m <sup>2</sup> in gross floor area.	<b>Delete, already addressed under Subsections 3.2(b-d) of the Urban &amp; Landscape Design Standards</b>
4.3.5 (new)	<b>None—new</b>	<b>Residential Moderate Density areas should be located near a collector street, or Community Use, Mixed Use, or Open Space areas.</b>
4.3.8	Sufficient space between buildings, including multiple buildings on a single development block, will be provided to provide for light and to protect privacy for dwelling units in the development. These spaces should be designed to provide outdoor amenity areas for residents.	<b>Delete, already addressed under Subsections 3.2(b), 3.10(d), and 3.12(a) of the Urban &amp; Landscape Design Standards</b>
4.3.9	Buffers with continuous landscaping should be provided on the perimeter of Residential Moderate Density areas with multi-family buildings of three or more storeys when adjacent to Residential Low Density areas.	<b>Delete, already addressed under Subsection 5.2(a) of the Urban &amp; Landscape Design Standards</b>
5	“Two (2) Mixed Use land use designations and corresponding zones are provided in the Secondary Plan area: Mixed Use I (MUI) and Mixed Use Civic (MUC).”	<b>Delete last paragraph of section preamble, eliminating Mixed Use Civic designation</b>
5.1.1	Mixed Use I and Mixed use Civic developments shall be developed in the general locations as shown on Schedule A: North Gateway Land Use Plan.	<b>Mixed Use developments</b> shall be developed in the general locations as shown on <b>Schedule A: North Gateway Land Use &amp; Greenspace</b> .
5.2	<p>5.2.1 Areas designated as Mixed Use I should be developed with predominantly Residential Moderate Density Multiple Family (RMD) uses. Open Space (OS) uses are encouraged in Mixed Use I areas. Limited Commercial Neighbourhood (CN), Commercial General (CG) and Commercial Arterial (CAR) uses are permitted in accordance with the appropriate zoning standards.</p> <p>5.2.2 Mixed Use I areas will accommodate a mixture of residential and commercial uses.</p> <p>5.2.3 Development within Mixed Use I areas shall provide active uses (e.g., storefronts) along the edges of public streets.</p>	<p><b>Merge with Section 5.1, and renumber subsections sequentially as 5.1.6–5.1.8</b></p> <p>5.1.6 <b>Mixed Use areas</b> should be developed with predominantly Residential Moderate Density Multiple Family (RMD) uses. Open Space (OS) uses are encouraged in <b>Mixed Use</b> areas. Limited Commercial Neighbourhood (CN), Commercial General (CG) and Commercial Arterial (CAR) uses are permitted in accordance with the appropriate zoning standards.</p> <p>5.1.7 <b>Mixed Use</b> areas will accommodate a mixture of residential and commercial uses.</p> <p>5.1.8 Development within <b>Mixed Use</b> areas shall provide active uses (e.g., storefronts) along the edges of public streets.</p>

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5.1.9	<i>None—new</i>	<b>Until the Province of Manitoba realigns PTH 1A and PTH 10 in accordance with the “Functional Design Study of PTH 1 West and Connecting Highways to Brandon”, Sections 6.1 and 6.3 of this Secondary Plan shall also apply to Mixed Use areas adjacent to PTH 1A and PTH 10.</b>
5.1.10	<i>None—new</i>	<b>Additional uses permitted in the Industrial Restricted Zone under the City of Brandon Zoning By-law may be considered as conditional uses on existing Mixed Use sites adjacent to Moreland Avenue until Residential areas adjacent to Moreland Avenue sites are fully developed.</b>
5.3	<b><i>Nine policies about establishing a Mixed Use Civic area in the eastern half of the secondary plan area</i></b>	<b><i>Delete, replacing Mixed Use Civic designation with mostly Residential areas on Schedule A</i></b>
6.1.3	Commercial uses should create an accessible and aesthetically pleasing environment by: a) Siting buildings to face public streets with parking in the rear or in the middle of commercial developments; and b) Requiring both internal and peripheral landscaping. c) Requiring a landscape buffer or decorative screenwall to provide transition to adjacent uses.	<b><i>Delete, relocating Subsection 6.1.3(a) as Subsection 6.3.12 under 6.3. Major Commercial Policies. Subsection (b) and (c) already addressed under Part 5 of the Urban &amp; Landscape Design Standards</i></b>  <b><i>Renumber subsection subsections accordingly</i></b>
6.3.2	Stand along residential developments shall not be permitted in Commercial areas.	<b>Standalone</b> residential developments shall not be permitted in Commercial areas.
6.3.11	Commercial development along the existing 1 <sup>st</sup> Street corridor will continue to have a traditional commercial character including, but not limited to, implement sales, warehouses and storage, and outdoor assembly of goods for sale.	Commercial development along the existing 1 <sup>st</sup> Street <b>North</b> corridor will continue to have a <b>traditional commercial character</b> .
6.3.12	<i>None—new</i>	<b>Commercial uses should be located to face public streets with parking in the rear or middle of the development.</b>
6.3.13	<i>None—new</i>	<b>Notwithstanding Section 6.1.3, until the Province of Manitoba realigns PTH 10 in accordance with the Functional Design Study of PTH 1 West and Connecting Highways to Brandon, Commercial development along the 18th Street North corridor may continue to have a traditional commercial character with parking in front of the development.</b>
7	“Community uses, with the exception of public elementary schools under the jurisdiction of the Brandon School Division, will be clustered in Mixed Use areas (see Part 5.0).”	<b><i>Delete last paragraph of section preamble, duplicate of Subsection 7.1.2</i></b>

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Section	Existing	Proposed
8	Open Space within the Secondary Plan Area will meet a high standard of design, be well-maintained and safe. Open Spaces will accommodate both active and passive recreational experiences. Areas designated as Open Space are shown on Schedule “A” – North Brandon Gateway Land Use and Road Plan and Schedule “B” – North Brandon Gateway Greenspace Network. As a key structural element of the Plan, the linear Open Space network provides pedestrian and cyclist access to all areas of the community and to the broader City.	Open <b>Spaces</b> within the Secondary Plan <b>area</b> will meet a high standard of design, be well-maintained and safe. Open Spaces will accommodate both active and passive recreational experiences. Areas designated as Open Space are shown on <b>Schedule A: North Gateway Land Use &amp; Greenspace</b> . As a key structural element of the Plan, the linear Open Space network provides pedestrian and cyclist access to all areas of the community and to the broader City.
8.1.2	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” – North Brandon Gateway Land Use and Road Plan and Schedule “B” – North Brandon Gateway Greenspace Network.	Open Spaces comprise of all greenspaces and the network connecting the greenspaces, and they shall be developed in the general locations as shown in <b>Schedule A: North Gateway Land Use &amp; Greenspace</b> .
8.2	<p>8.2 Community Greenspace Policies</p> <p>8.2.1 The Community Greenspace should be developed as a key community focus area and community destination.</p> <p>8.2.2 The Community Greenspace should provide recreational facilities and programming at a community scale.</p> <p>8.2.3 The Community Greenspace should address the community level recreational needs and contribute to the recreational opportunities of other nearby communities.</p> <p>8.2.4 The Community Greenspace should have a minimum site area of approximately 5.0 hectares.</p>	<p>8.2 <b>Celebration</b> Greenspace Policies</p> <p>8.2.1 <b>In accordance with the City of Brandon Greenspace Master Plan, the Celebration</b> Greenspace should be developed as a key community focus area and community destination.</p> <p>8.2.2 The <b>Celebration</b> Greenspace should provide recreational facilities and programming at a community scale.</p> <p>8.2.3 The <b>Celebration</b> Greenspace should address the community level recreational needs and contribute to the recreational opportunities of other nearby communities.</p> <p>8.2.4 The <b>Celebration</b> Greenspace should have a minimum site area of approximately <b>5.5</b> hectares.</p>

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8.3	<p>8.2 Neighbourhood Greenspace Policies</p> <p>8.3.1 The precise location and design of Neighbourhood Greenspaces shall ensure a high degree of pedestrian and cyclist accessibility from adjacent Residential Low Density and Mixed Use Civic area via Local Collector streets.</p> <p>8.3.2 Neighbourhood Greenspaces are intended to serve local neighbourhoods and may include both active and passive recreation areas in addition to linkages to the off-street Multi-Use Trail system.</p> <p>8.3.3 Neighbourhood Greenspaces may support or provide links to:</p> <ul style="list-style-type: none"> <li>a) Focal Points, as described in Section 11.3 of this Secondary Plan;</li> <li>b) Entry points to the off-street Multi-Use Trail system; and</li> <li>c) Areas without direct access to the offstreet Multi-Use Trail system.</li> </ul> <p>8.4.4 Neighbourhood Greenspaces should have a minimum site area of approximately 1.0 hectare.</p>	<p>8.2 <b>Leisure</b> Greenspace Policies</p> <p>8.3.1 The precise location and design of <b>Leisure</b> Greenspaces shall ensure a high degree of <b>active transportation</b> accessibility from adjacent <b>Residential and Mixed Use areas</b>.</p> <p>8.3.2 <b>In accordance with the City of Brandon Greenspace Master Plan, Leisure</b> Greenspaces are intended to serve local neighbourhoods and may include both active and passive recreation areas in addition to linkages to the off-street Multi-Use Trail system.</p> <p>8.3.3 <b>Leisure</b> Greenspaces may support or provide links to</p> <ul style="list-style-type: none"> <li>a) Focal Points, as described in Section 11.3 of this Secondary Plan,</li> <li>b) Entry points to the off-street Multi-Use Trail system, and</li> <li>c) Areas without direct access to the off-street Multi-Use Trail system.</li> </ul> <p>8.4.4 <b>Leisure</b> Greenspaces should have a minimum site area of approximately 1.0 hectare.</p>
8.4	<b>None-new</b>	<p><b>8.4 Environmental Greenspace Policies</b></p> <p><b>8.4.1 The precise location and design of the Environmental Greenspace shall ensure the preservation of existing natural areas such as woodlots.</b></p> <p><b>8.4.2 In accordance with the City of Brandon Greenspace Master Plan, the Environmental Greenspace may include passive recreation areas and features in addition to linkages to the off-street Multi-Use Trail system.</b></p> <p><b>8.4.3 The Environmental Greenspace should have a minimum site area of approximately 1.0 hectare.</b></p>
8.5	<b>All existing provisions under Section 8.4</b>	<b>Renumber under new Section 8.5</b>
8.5.1	The location of the trail system shall generally follow the alignments of streets indicated on Schedule “A” – North Brandon Gateway Land Use and Road Plan. The location of off-street trails shall generally be within the greenspace network as shown on Schedule “B” – North Brandon Gateway Greenspace Network.	The location of the trail system shall generally follow the alignments <b>as shown on Schedule A: North Gateway Land Use &amp; Greenspace.</b>
8.5.3(b)	Off-street trails link directly to Community Greenspaces, Neighbourhood Greenspaces to connect recreation amenities and community facilities located within greenspaces.	Off-street trails link directly to <b>the Celebration Greenspace and Leisure</b> Greenspaces to connect recreation amenities and community facilities located within greenspaces.

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8.5.3(d)	<i>None—new</i>	<b>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.</b>
9.1	<p>9.1 General Policies</p> <p>9.1.1 All major infrastructure shall be developed in the general locations as shown in Schedule “C” – North Brandon Gateway Servicing Infrastructure and Schedule “D” North Brandon Gateway Stormwater Management Facilities.</p> <p>9.1.2 Infrastructure shall generally be located within the street rights-of-way, except where connecting to a development, or where the City has approved an alternative route via a utility or drainage easement.</p> <p>9.1.3 Development within the Plan Area must be supported by sufficient capacity from existing infrastructure.</p> <p>9.1.4 Development shall incorporate best management practises whenever possible, including water conservation and reuse, “green” storm water infrastructure, and geothermal energy.</p> <p>9.1.6 Development shall consider the City of Brandon <i>Water Conservation Plan</i>.</p>	<p>9.1 General Policies</p> <p>9.1.1 All major infrastructure shall be developed in the general locations as shown in <b>Schedules C: Water Servicing, D: Waste Water Servicing, and E: Stormwater Management.</b></p> <p>9.1.2 Infrastructure services shall generally be located within street right-of-way, except where connecting to a development <b>where the services are to be accommodated within the proposed property boundary.</b></p> <p><b>9.1.3 Notwithstanding Schedules D: Waste Water Servicing, and E: Stormwater Management, should lands within the Secondary Plan area north of Clare Avenue be developed before lands within the Secondary Plan area between Braecrest Drive and Clare Avenue, sewer mains and drainage outflows may be located within the existing Lark Street right-of-way.</b></p> <p><b>9.1.4</b> Development within the <b>Secondary Plan area</b> must be supported by sufficient capacity from existing infrastructure. <b>The developer, in consultation with the City and prior to any development approval, must identify necessary improvements to existing off-site wastewater and water infrastructure.</b></p> <p><b>9.1.5</b> Development shall incorporate best management <b>practices</b> whenever possible, including water conservation and reuse, “green” storm water infrastructure, and geothermal energy.</p> <p><b>9.1.6 The Developer will be required to oversize any infrastructure required to support the full buildout of the Secondary Plan area.</b></p> <p><b>9.1.7</b> Development shall consider the City of Brandon <i>Water Conservation Plan</i>.</p>

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Section	Existing	Proposed
9.2	<p>9.2 Water Supply System Policies</p> <p>9.2.1 The water supply system shall be adequate to provide a reasonable and desirable level of service in the Plan Area.</p> <p>9.2.2 Necessary improvements to the water supply and distribution system must be identified by the developer in consultation with the City prior to any development approval. Improvement requirements for new developments may include the provision of sufficient volume, storage capacity, and pressure in the water distribution system to ensure adequate level of protection in the event of fires or other emergencies both within the existing system and within the Plan Area.</p>	<p>9.2 Water Supply System Policies</p> <p>9.2.1 <b>All off-site water supply system improvements shall be developed in accordance with Schedule C: Water Servicing.</b></p>
9.3	<p>9.3 Wastewater System Policies</p> <p>9.3.1 Development must take into consideration of sufficient capacity for wastewater collection and pumping facilities to serve the development area.</p> <p>9.3.2 The wastewater system shall be separate from the land drainage storm sewer system. Combined systems are not acceptable.</p>	<p>9.3 Wastewater System Policies</p> <p>9.3.1 <b>All off-site water supply system improvements shall be developed in accordance with Schedule D: Waste Water Servicing.</b></p> <p>9.3.2 The wastewater system shall be separate from the land drainage storm sewer system. Combined systems are not acceptable.</p>
9.4	<p>9.4 Land Drainage System Policies</p> <p>9.4.1 Storm water will be managed via storm sewer piping, detention ponds, primary drains and ancillary units required for a complete system.</p> <p>9.4.2 Storm water should be retained on-site where possible, within individual or shared facilities, and post-development flows shall be equal to or less than pre-development flows in all cases.</p> <p>9.4.3 The design and construction of the land drainage system shall be adequate to provide a reasonable and desirable level of service to all areas either presently developed or proposed for development or redevelopment.</p> <p>9.4.4 The design of the storm sewer system shall be integrated with the design of the storm water management system.</p> <p>9.4.5 Where possible, retention ponds should be incorporated within or adjacent to open spaces in Schedule “B” North Brandon Greenspace Network.</p>	<p>9.4 Land Drainage System Policies</p> <p>9.4.1 <b>All off-site land drainage system improvements shall be developed in accordance with Schedule E: Stormwater Management.</b></p> <p>9.4.2 Storm water will be managed via storm sewer piping, detention ponds, primary drains and ancillary units required for a complete system.</p> <p>9.4.3 <b>Storm water retention facilities shall be designed in accordance with the City of Brandon Engineering Design 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.</b></p> <p>9.4.4 Where possible, retention ponds <b>shall be naturalized and integrated within existing wetlands and greenspaces. Consultation with conservation organizations is encouraged.</b></p>
10.2.3	<p>10.2.3 Pedestrian and cycling networks should be accessible for mobility challenged persons.</p>	<p>10.2.3 Pedestrian and cycling networks should be accessible for persons of all abilities.</p>

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<b>Section</b>	<b>Existing</b>	<b>Proposed</b>
10.4.7	<i>None—new</i>	<b>A 3.0m wide landscaped area shall be provided to the north of Clare Avenue for construction of an off-street trail and treed buffer between residential areas and the collector street.</b>

<p>10.5.2</p>	<p><b>Delete Subsections 10.5.2–10.5.9</b></p> <p>10.5.2 In addition to the street hierarchy identified in Section 13.2.4 of the Brandon and Area District Development Plan, the Secondary Plan includes a connected network of Local Collector Streets, as described in Section 10.5.6 of this Plan.</p> <p>10.5.3 Expressways within the Secondary Plan shall fall under the jurisdiction of the Province of Manitoba. The Province of Manitoba’s “Functional Design Study of PTH 1 West and Connecting Highways to Brandon” shall provide direction regarding any development or upgrading of Expressways within the Secondary Plan.</p> <p>10.5.4 Arterial Streets within the Secondary Plan generally intersect with Arterial and Collector Streets to provide the highest level of service, accommodate a large volume of traffic, and provide a high level of safety and efficiency. Arterial Streets are designed to accommodate bus service. Arterial Streets typically have a right-of-way width of 30.0m.</p> <p>10.5.5 Collector Streets within the Secondary Plan generally intersect with Arterial, Collector, Local Collector and Local Streets to accommodate a moderate volume of traffic traveling at moderate speeds. Collector Streets are designed to accommodate bus service. Collector Streets typically have a right-of-way width of 25.0m to allow for a roadway, two (2) sidewalks or a sidewalk and trail, underground utilities and landscaped boulevards.</p> <p>10.5.6 Local Collector Streets generally intersect with Collector, Local Collector and Local Streets. Local Collector Streets enable safe and efficient vehicular circulation within the Secondary Plan at higher volumes and speeds than Local Streets. Local Collector Streets are designed to accommodate bus service. Local Collector Streets typically have a right of way width of 20.0m to allow for a roadway, two (2) sidewalks, underground utilities and landscaped boulevards.</p> <p>10.5.7 Local Streets within the Secondary Plan generally intersect with Collector, Local Collector and Local Streets. Local Streets</p>	<p><b>Replace Subsection 10.5.2</b></p> <p>Streets shall be designed in accordance with the City of Brandon Engineering Design Standards, or, if this is not available, the Transportation Association of Canada’s Geometric Design Guide for Canadian Roads.</p>
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Section	Existing	Proposed
	<p>provide vehicular access to individual building lots and accommodate low volumes of traffic traveling at low speeds. Local Streets typically have a right-of-way width of 20.0m to allow for a roadway, one (1) sidewalk, underground utilities and landscaped boulevards.</p> <p>10.5.8 Lanes within the Secondary Plan 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. Lanes typically have a right-of-way width of 6.0m.</p> <p>10.5.9 Reduced Local Street right-of-way widths will be considered for residential areas in the Secondary Plan, at the discretion of the City of Brandon, at the subdivision application stage.</p>	
11.1.5	Development should promote an efficient, well-connected and fully integrated transportation network.	<b><i>Relocate under “Transportation” as Subsection 10.1.5</i></b>
11.1.6	<p>Development should provide effective interfaces. The Secondary Plan will provide effective interfaces to ensure compatibility and an appropriate level of connectivity between</p> <ul style="list-style-type: none"> <li>a) different land uses,</li> <li>b) private property and the public realm (particularly the important transitional space between building walls and street rights-of-way), and</li> <li>c) development sites and adjacent unique features, such as Provincial Highway rights-of-way.</li> </ul>	<b><i>Delete, already addressed under Subsections 3.2, 3.3(a), 3.4(a), 3.7(c), 4.1, 4.4, and 5.2 of the Urban &amp; Landscape Design Standards</i></b>
11.1.7	Edge conditions should be identified and addressed using building orientation, design, height, setbacks and siting to affect appropriate interfaces, as well as landscaping and/or buffers as a means of providing appropriate transitions to adjacent uses.	<b><i>Delete, already addressed under Subsections 4.1, 4.4, and 5.2 of the Urban &amp; Landscape Design Standards</i></b>
11.1.9	Development should establish a connected, integrated framework of greenspaces and recreational areas	<b><i>Delete, already addressed under Subsections 4.1, 4.4, and 5.2 of the Urban &amp; Landscape Design Standards</i></b>
11.1.12	Crime Prevention through Environmental Design (CPTED) principles should be incorporated in the design of non-residential and multi-family residential developments	<b><i>Delete, already addressed under Subsection 3.10 of the Urban &amp; Landscape Design Standards</i></b>
11.1.14	Development sites should be designed to provide protection from the wind in the winter and the sun in the summer.	<b><i>Delete, already addressed under Subsection 3.8 of the Urban &amp; Landscape Design Standards</i></b>

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11.1.15	The design of buildings to take advantage of shade in the summer and sunlight in the winter should be considered.	<b>Delete, already addressed under Subsection 3.8 of the Urban &amp; Landscape Design Standards</b>
11.1.16	The design of utility facilities to blend with adjacent residential developments is encouraged.	<b>Delete, utility facilities already exist, or will be buffered by open spaces</b>
11.1.18	Public art should be encouraged on larger development sites, including, but not limited to, greenspaces, apartment building sites and bare land condominium developments.	<b>Delete, already addressed under Subsection 3.13 of the Urban &amp; Landscape Design Standards</b>
11.1.19	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.	<b>Delete, already addressed under Subsections 5.1(g) and 5.6(a) of the Urban &amp; Landscape Design Standards</b>
11.1.20	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.	<b>Delete due to wording being too vague</b>  <b>Consider finding appropriate alternative wording that can be practically applied across the City, such as in a new City Development Plan</b>
11.1.21	In order to reduce the consumption of raw energy and natural resources, new developments should take into consideration of Green Building design principles.	<b>Delete due to initiative no longer being pursued</b>
12.2.3	Developers shall be responsible for a proportionate share of off-site improvements, including but not limited to arterial streets, intersections, and wastewater and drainage upgrades	<b>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.</b>
12.2.6	<b>None—new</b>	<b>Where developers construct oversized infrastructure as per Section 9.1.5 of this Secondary Plan, they shall be reimbursed for the additional costs incurred in accordance with the Council-approved Development Agreement Parameter for oversized services and developer reimbursement.</b>

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Section	Existing	Proposed
12.3.5	<p>A Neighbourhood Plan shall be prepared by the proponent in consultation with a qualified planning consultant, and at a minimum should address the following:</p> <ul style="list-style-type: none"> <li>a) Detailed site assessment of all features that affect development including, but not limited to, topography, utility and street rights-of-way, environmental considerations, and existing development;</li> <li>b) Information detailing the consultative process utilized when preparing the Neighbourhood Plan;</li> <li>c) Information detailing how the Neighbourhood Plan implements the Development Plan &amp; Secondary Plan;</li> <li>d) Projections for population, net density, employment, and dwelling units (by type);</li> <li>e) Layout of future roadways, pedestrian connections, and transit routes/stops;</li> <li>f) Land use concept, identifying proposed zones within Neighbourhood Plan area, including the provision of public and school reserve lands;</li> <li>g) Design of infrastructure networks, including water supply, wastewater and land drainage;</li> <li>h) Conceptual design of all public reserve areas;</li> <li>i) Conceptual layout of building lots, with lot sizes;</li> <li>j) Traffic impact assessment;</li> <li>k) Building design considerations such as the variety of unit types and styles, building materials and unit orientation;</li> <li>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</li> <li>m) Phasing of development.</li> </ul>	<p><b>Renumber to 12.3.6 due to current numbering duplication of Section 12.3.4.</b></p> <p>A <b>neighbourhood plan</b> shall be prepared by the proponent in consultation with a <b>registered professional planning consultant (RPP)</b>, and at a minimum should address the following:</p> <ul style="list-style-type: none"> <li>a) Detailed site assessment of all features that affect development including, but not limited to, topography, utility and street rights-of-way, environmental considerations, and existing development;</li> <li>b) Information detailing the consultative process utilized when preparing the <b>neighbourhood plan</b>;</li> <li>c) Information detailing how the <b>neighbourhood plan</b> implements the <b>BAPD Development Plan and this</b> Secondary Plan;</li> <li>d) Projections for population, net density, employment, and dwelling units (by type);</li> <li>e) Layout of future roadways, pedestrian connections, and transit routes/stops;</li> <li>f) Land use concept, identifying proposed zones within <b>neighbourhood plan</b> area, including the provision of <b>public reserve and school</b> lands;</li> <li>g) Design of infrastructure networks, including water supply, wastewater, and land drainage;</li> <li>h) Conceptual design of all public reserve areas;</li> <li>i) Conceptual layout of building lots, with lot sizes;</li> <li>j) Traffic impact assessment;</li> <li>k) Building design considerations such as the variety of unit types and styles, building materials, and unit orientation;</li> <li>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</li> <li>m) Phasing of development.</li> </ul>
12.5.3	<p><b>None—new</b></p>	<p><b>The City reserves the right to request new or updated information to support the neighbourhood plan to demonstrate compliance with Section 12.3.5 of this Secondary Plan at the time of subdivision application.</b></p>

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Section	Existing	Proposed
10.5.3	<i>None—new</i>	<b>Where roads are identified as local roads in Schedule B: Road Plan, these roads shall be designated as local collector roads where the intent of these streets are to be designed to the standard of collector roads but allow more access for residential development.</b>
12.2.3	Developers shall be responsible for funding a proportionate share of off-site improvements in accordance with the City of Brandon Development Charges By-law, including but not limited to transportation, wastewater, water, and drainage required to service the full buildout of the Secondary Plan area.	Developers shall be responsible for funding a proportionate share of off-site improvements in accordance with the City of Brandon Development Charges By-law, including but not limited to transportation, wastewater, water, and drainage required to service the full buildout of the Secondary Plan area. <b>Developers shall also be responsible for funding a proportionate share of off-site improvements not covered under the City of Brandon Development Charges By-law.</b>
12.6.1	Prior to the development of any one of the Residential Moderate Density or Mixed Use areas, a site design analysis shall be completed in accordance with Subsection 16.2.3 of the Development Plan for review and approval by the City. The proposed development shall conform to the Secondary Plan, an approved neighbourhood plan and the Zoning By-law.	Prior to the development of any one of the Residential Moderate Density or Mixed Use areas, a site design analysis <b>may</b> be completed in accordance with Subsection 16.2.3 of the Development Plan for review and approval by the City. The proposed development shall conform to the Secondary Plan, an approved neighbourhood plan and the Zoning By-law.