

BY-LAW NO. 7274

BEING A BY-LAW of the City of Brandon to amend the East Brandon Industrial Area Secondary Plan.

WHEREAS Section 63(1) of The Planning Act enables the adoption of a secondary plan by-law;

AND WHEREAS it is deemed necessary and expedient to update the East Brandon Industrial Area Secondary Plan to facilitate the development of the industrial area in eastern Brandon;

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

- 1. The East Brandon Industrial Area Plan By-law No. 7209 be amended as follows:**
 - a. By deleting in Table 1 under Policy 1.5 the line “4 – 37 ha. (90 ac.)” and substituting therefor the line “3 – 37 ha. (90 ac.)”;**
 - b. By deleting in Policy 1.6 the acronym “BIA” and substituting therefor the acronym “EBIA”;**
 - c. By deleting in Policy 1.11 the words “Planning, Property and Buildings Department” and substituting therefor the words “Planning & Buildings Department”;**
 - d. By deleting the sentence fragment at the end of the introductory paragraph under Part 8.0;**
 - e. By deleting in Policy 8.1.2 the words “(0-2 years)” and substituting therefor the words “(0-9 years)”;**

[The first five changes above are to correct typographical errors.]

- f. By adding the following immediately before Section 8.2 COST OF DEVELOPMENT:
“8.1.3 Advanced Development of FS-B Area
Further to Policy 8.1.2, should the City receive a development request for serviced land in the FS-B area before the projected phasing of servicing improvements in Appendix F, the City may permit development through:**
 - i. Private on-site water supply and wastewater disposal systems in accordance with the Water and Wastewater By-law; or**
 - ii. The detailed design and construction of off-site water and wastewater improvements as shown on Figure 5B and explained in Appendix G.**

In accordance with Policy 8.1.2, the phasing of infrastructure is market driven, and there must be a business case to justify any City front-ending or public/private partnerships to construct the off-site infrastructure identified on Figure 5B.”;

[This new policy opens the opportunity for some development in the FS-B area before the City’s anticipated long-term infrastructure improvements in the area.]

- g. By adding the following sentence at the end of Policy 8.2.2:
“The City may consider funding partnerships for capital investments identified in Appendices F and G to facilitate the development of primary industries that grow the local and regional economy.”;**

[This additional sentence provides clarity on the City’s openness to consider partnerships to fund infrastructure improvements.]

h. By deleting Policy 8.2.4 in its entirety and substituting therefor:

“8.2.4 Oversizing

Developers may be required to oversize transportation or servicing improvements to support the full buildout of a growth node or a development sub-area in accordance with the Oversized Infrastructure & Developer Reimbursement Parameter and associated Standard Operating Procedure.”;

[The City now has the parameter and standard operating procedure regarding infrastructure oversizing in place.]

i. By deleting in Item 8.3.2(iii) the words “Preliminary geotechnical infestation” and substituting therefor the words “Geotechnical investigation”; and

[This change is to correct a typographical error.]

j. By inserting Figure 5-B, attached as Schedule A to this by-law, between Figures 5 and 6.

[This additional figure complements the new Policy 8.1.3, identifying interim infrastructure improvements that may occur to enable some development in the FS-B area.]

2. This by-law shall come into full force and take effect on the day following its passage.

DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2020.

MAYOR













CITY CLERK

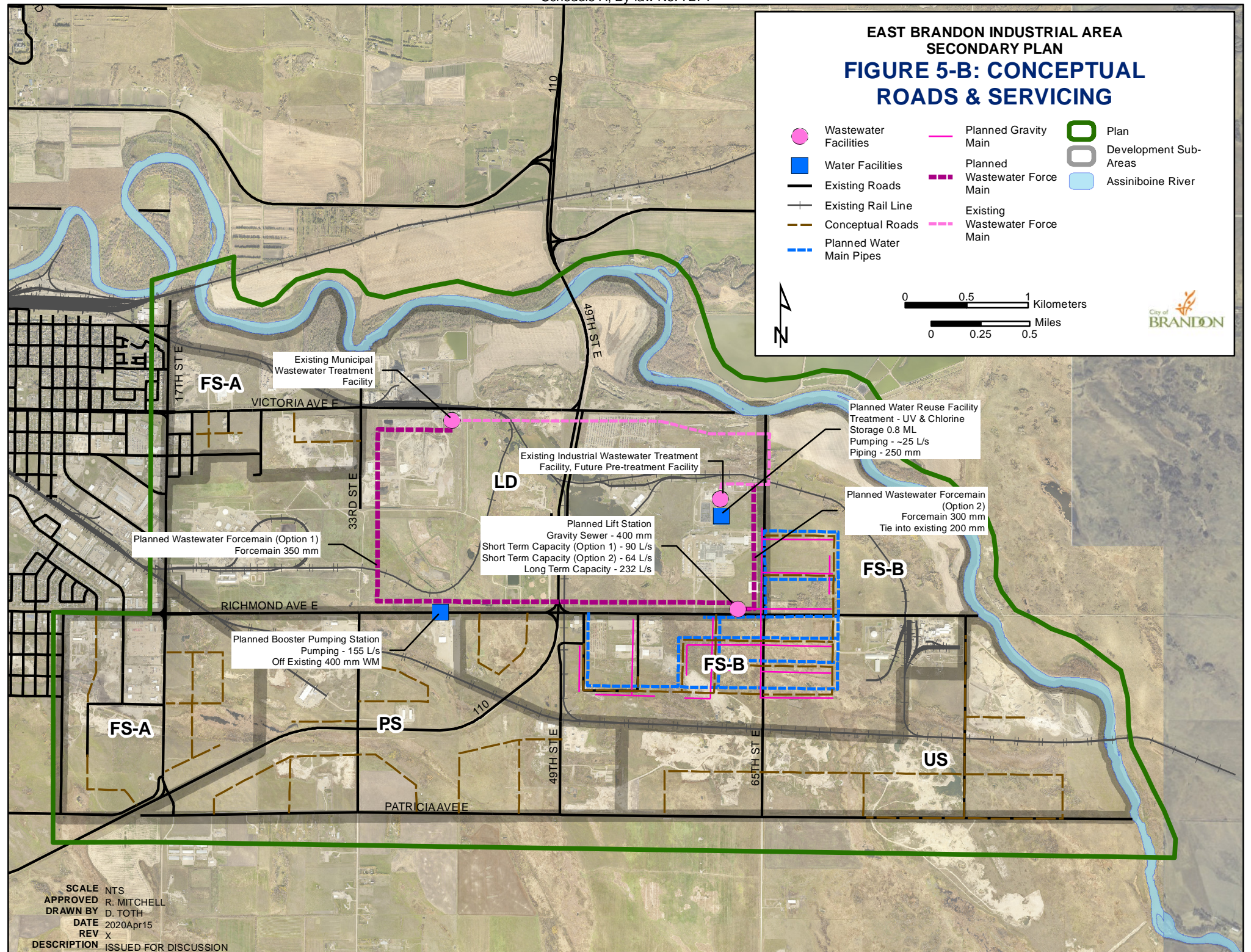
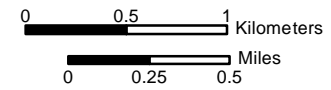
Read for a first time this day of A.D. 2020

Read for a second time this day of A.D. 2020

Read for a third time this day of A.D. 2020

EAST BRANDON INDUSTRIAL AREA SECONDARY PLAN FIGURE 5-B: CONCEPTUAL ROADS & SERVICING

- | | | | | | |
|---|--------------------------|---|--------------------------------|---|-----------------------|
|  | Wastewater Facilities |  | Planned Gravity Main |  | Plan |
|  | Water Facilities |  | Planned Wastewater Force Main |  | Development Sub-Areas |
|  | Existing Roads |  | Existing Wastewater Force Main |  | Assiniboine River |
|  | Existing Rail Line | | | | |
|  | Conceptual Roads | | | | |
|  | Planned Water Main Pipes | | | | |



Existing Municipal Wastewater Treatment Facility

Planned Wastewater Forcemain (Option 1)
Forcemain 350 mm

Planned Booster Pumping Station
Pumping - 155 L/s
Off Existing 400 mm WM

Existing Industrial Wastewater Treatment Facility, Future Pre-treatment Facility

Planned Lift Station
Gravity Sewer - 400 mm
Short Term Capacity (Option 1) - 90 L/s
Short Term Capacity (Option 2) - 64 L/s
Long Term Capacity - 232 L/s

Planned Water Reuse Facility
Treatment - UV & Chlorine
Storage 0.8 ML
Pumping - ~25 L/s
Piping - 250 mm

Planned Wastewater Forcemain (Option 2)
Forcemain 300 mm
Tie into existing 200 mm

SCALE NTS
APPROVED R. MITCHELL
DRAWN BY D. TOTH
DATE 2020Apr15
REV X
DESCRIPTION ISSUED FOR DISCUSSION