

BY-LAW NO. 7305

BEING A BY-LAW of the City of Brandon to amend Zoning By-law No. 7124.

WHEREAS Section 80(1) of The Planning Act provides that a zoning by-law may be amended;

AND WHEREAS it is expedient for the City of Brandon to rezone some of its own properties in accordance with approved plans and development schemes;

AND WHEREAS it is expedient to restore property rights for some properties in light of historical zoning or newer secondary plans;

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

1. The lands described as the following:
 - a. Lots 1/2, Plan 1594 BLTO, commonly known as 1412 – 22nd Street;
 - b. Lot 2, Plan 20889 BLTO, commonly known as 1525 – 26th Street;
 - c. Lots 1/7, 34/40 and closed lane, Block 8, Plan 260 BLTO & Parcel A, Plan 53565 BLTO, commonly known as 620 – 34th Street;
 - d. Lots 12/16, Block 6, Plan 939 BLTO, commonly known as 114 Ashgrove Boulevard;
 - e. Lots 184/187, Plan 952 BLTO, commonly known as 159 Madison Crescent;
 - f. Lots 1/2, Block 2, Plan 1416 BLTO, commonly known as 3319 Park Avenue;
 - g. Block 1, Plan 1820 BLTO, commonly known as 3404 Park Avenue; and
 - h. Part Lots 154/163 and closed lane, Plan 952 BLTO, commonly known as 107 Queens Avenue East;

and identified on the maps attached hereto as Schedule “A” are hereby reclassified:

FROM: RSD Residential Single Detached

TO: EI Educational and Institutional

And, the lands described as the following:

- i. Lots 11/12, Block 8, Plan 4 BLTO, commonly known as 401 – 1st Street;
- j. Part Lots 21/24, Block 22, Plan 7 BLTO, commonly known as 1203 – 4th Street;
- k. Lots 21/24, Block 37, Plan 7 BLTO, commonly known as 1011 – 5th Street;
- l. Lots 1/2, Block 20, Plan 7 BLTO, commonly known as 1260 – 5th Street;
- m. Lots 20/22, Block 43, Plan 8 BLTO, commonly known as 943 – 7th Street;
- n. Lots 11/13, Block 45, Plan 16 BLTO, commonly known as 949 – 10th Street;
- o. Lots 5/10, Block 91, Plan 2 BLTO, commonly known as 927 and 933 Assiniboine Avenue;
- p. Part Lots 1/4, Block 89, Plan 2 BLTO, commonly known as 1111 Assiniboine Avenue;
- q. Part Lots 7/10, Block 24, Plan 4 BLTO, commonly known as 9 Princess Avenue East; and
- r. Lots 19/20, Block 11, Plan 4 BLTO, commonly known as 361 Russell Street;

and identified on the maps attached hereto as Schedule “A” are hereby reclassified:

FROM: RLD Residential Low Density

TO: EI Educational and Institutional

And, the lands described as the following:

- ~~s. Part Block 12, Plan 49 BLTO, commonly known as 1515 – 6th Street;~~
- t. Lots 11/15, Block 28, Plan 2 BLTO, commonly known as 327 and 331 – 8th Street;
- u. Lots 19/26, Block 24, Plan 2 BLTO, commonly known as 315 and 339 – 12th Street;
- v. Lots 11/13, Block 12, Plan 2 BLTO, commonly known as 403 – 13th Street;
- w. Lots 1/4, Block 17, Plan 2 BLTO, commonly known as 451 – 18th Street;
- x. Part Lots 37/40, Block 54, Plan 2 BLTO, commonly known as 1539 Princess Avenue;
- y. Lots 1/2, Block 15, Plan 2 BLTO, commonly known as 1509 Victoria Avenue; and
- z. Part Lots 25/28 and closed lane, Block 19, Plan 899 BLTO, commonly known as 3101 Victoria Avenue;

and identified on the maps attached hereto as Schedule “A” are hereby reclassified:

FROM: RMD Residential Moderate Density

TO: EI Educational and Institutional

And, the land described as the following: Part Block 13, Plan 49 BLTO, commonly known as 440 Richmond Avenue, and identified on the maps attached hereto as Schedule “A” is hereby reclassified:

FROM: RSD Residential Single Detached and RMD Residential Moderate Density

TO: EI Educational and Institutional

[Section 1 involves places of worship located in residential zones]

2. The land described as the following: Lot 35, Plan 48868 BLTO, commonly known as 2218 Bell Avenue, and identified on the maps attached hereto as Schedule “A” is hereby reclassified:

FROM: PR Parks and Recreation
TO: RSD Residential Single Detached

[Section 2 involves a residential property with an incorrect zone]

3. The land described as the following: Lots 6/19, Block 2, Plan 229 BLTO, commonly known as 320, 340, 350, and 354 – 19th Street North, and identified on the maps attached hereto as Schedule “A” is hereby reclassified:

FROM: OS Open Space
TO: CAR Commercial Arterial

[Section 3 involves lands on the west side of the 300-block of 19th Street North in accordance with the Assiniboine Gardens Secondary Plan, this stretch of 19th Street North is developed to a full City standard and can accommodate development]

4. The land described as the following: Parcel A, Plan 1745 BLTO, commonly known as 100 Black Street, and identified on the maps attached hereto as Schedule “A” is hereby reclassified:

FROM: RSD Residential Single Detached and CAR Commercial Arterial
TO: DR Development Reserve

[Section 4 involves the City-owned Black Property, downzoning to mitigate property speculation, as the City will not be ready to develop this site for at least the medium term]

5. The land described as the following: Parcel A, Plan 47796 BLTO, commonly known as 360 Veterans Way, and identified on the maps attached hereto as Schedule “A” is hereby reclassified:

FROM: “A” Agricultural and OS Open Space
TO: PR Parks and Recreation

[Section 5 involves the City-owned lands southeast of the 1st Street North/Veterans Way intersection, the future site of the City’s outdoor sports field complex]

6. Schedule B, being part of By-law No. 7124, is hereby amended in accordance with Sections 1 through 5 of this by-law.
7. This by-law shall come into full force and take effect on the day following its passage.

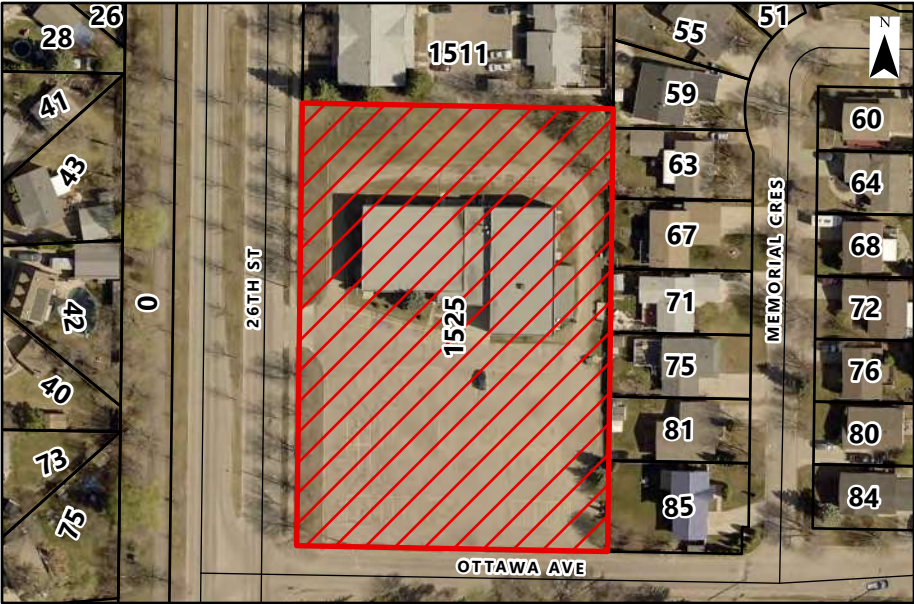
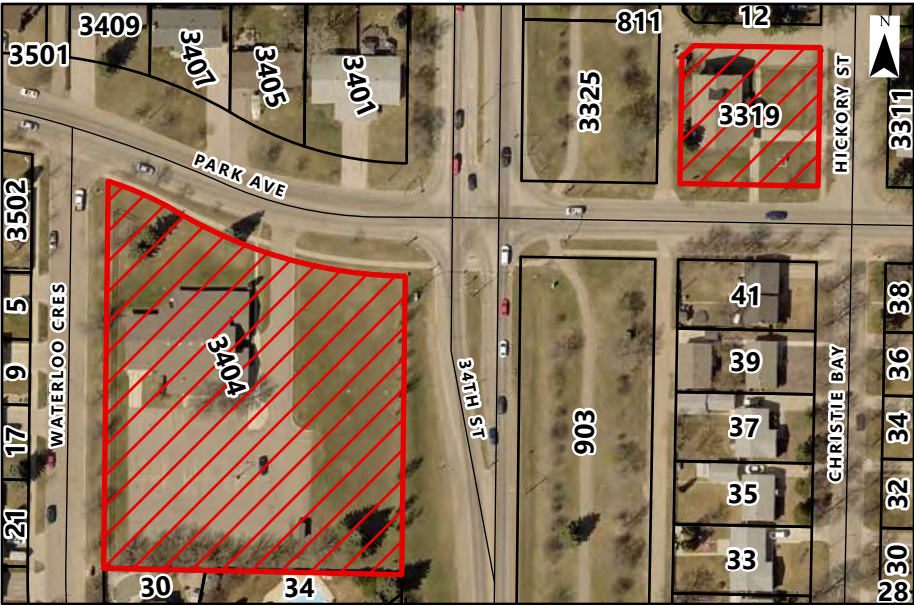
DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2021.

MAYOR

CITY CLERK


Read for a first time this 7th day of June A.D. 2021
Read for a second time this day of A.D. 2021
Read for a third time this day of A.D. 2021

Schedule "A"



**Rezoning Application Z-06-21 By Law No. 7305
Amending Schedule B of By Law No. 7214**

1. Block 1, Plan 1820 BLTO - 3404 Park Ave
2. Lots 1/2, Block 2, Plan 1416 BLTO - 3319 Park Ave
3. Lots 1/7, 34/40 & closed lane, Block 8, Plan 260 BLTO & Parcel A, Plan 53565 BLTO - 620 34th St
4. Lot 2, Plan 20889 BLTO - 1525 26th St
5. Lots 12/16, Block 6, Plan 939 BLTO - 114 Ashgrove Blvd.

 Proposed properties to be rezoned from RSD to EI

EI - Educational & Institutional
RSD - Residential Single Detached


Maps not to scale

Schedule "A"



**Rezoning Application Z-06-21 By Law No. 7305
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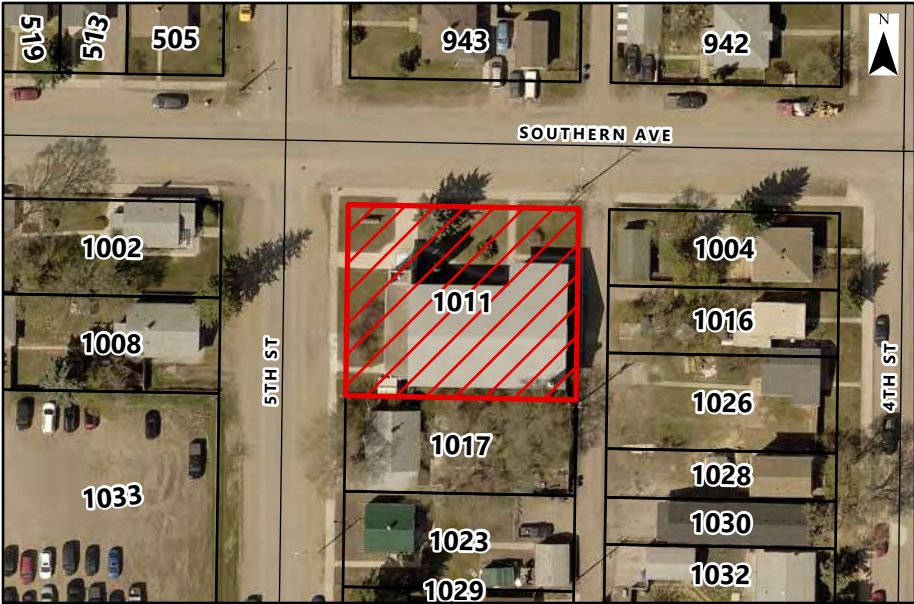
1. Lots 184/187, Plan 952 BLTO - 159 Madison Crescent
2. Lots 154/163 and closed lane, Plan 952 BLTO - 107 Queens Ave E
3. Lots 1/2, Plan 1594 BLTO -1412 22nd St

 Proposed properties to be rezoned from RSD to EI

EI - Educational & Institutional
RSD - Residential Single Detached

Maps not to scale

Schedule "A"



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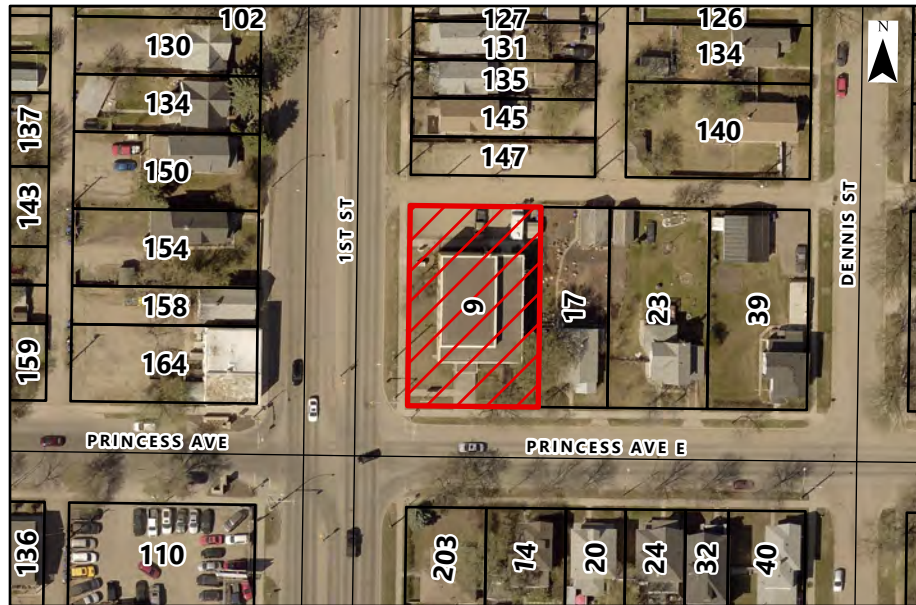
1. Part Lots 1/4, Block 89, Plan 2 BLTO - 1111 Assiniboine Ave
2. Lots 5/10, Block 91, Plan 2 BLTO - 927 & 933 Assiniboine Ave
3. Lots 11/13, Block 45, Plan 16 BLTO - 949 10th St
4. Lots 20/22, Block 43, Plan 8 BLTO - 943 7th St
5. Lots 21/24, Block 37, Plan 7 BLTO 1011 5th St

 Proposed properties to be rezoned from RLD to EI

EI - Educational & Institutional
RLD - Residential Low Density

Maps not to scale

Schedule "A"



Rezoning Application Z-06-21 By Law No. 7305 Amending Schedule B of By Law No. 7214

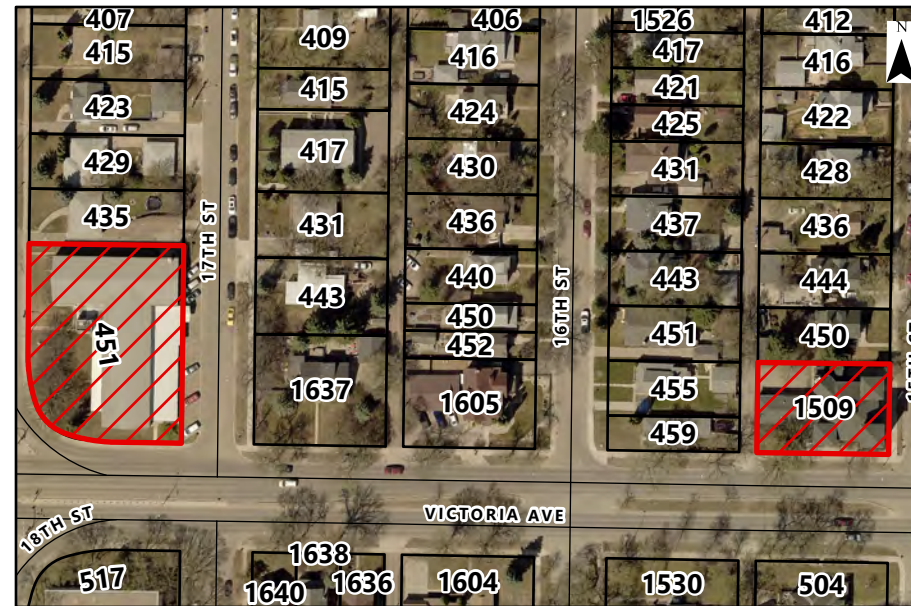
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3. Lots 19/20, Block 11, Plan 4 BLTO - 361 Russell St
4. Lots 1/2, Block 20, Plan 7 BLTO - 1260 5th St
5. Part Lots 21/24, Block 22, Plan 7 BLTO - 1203 4th St

 Proposed properties to be rezoned from RLD to EI

EI - Educational & Institutional
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Schedule "A"



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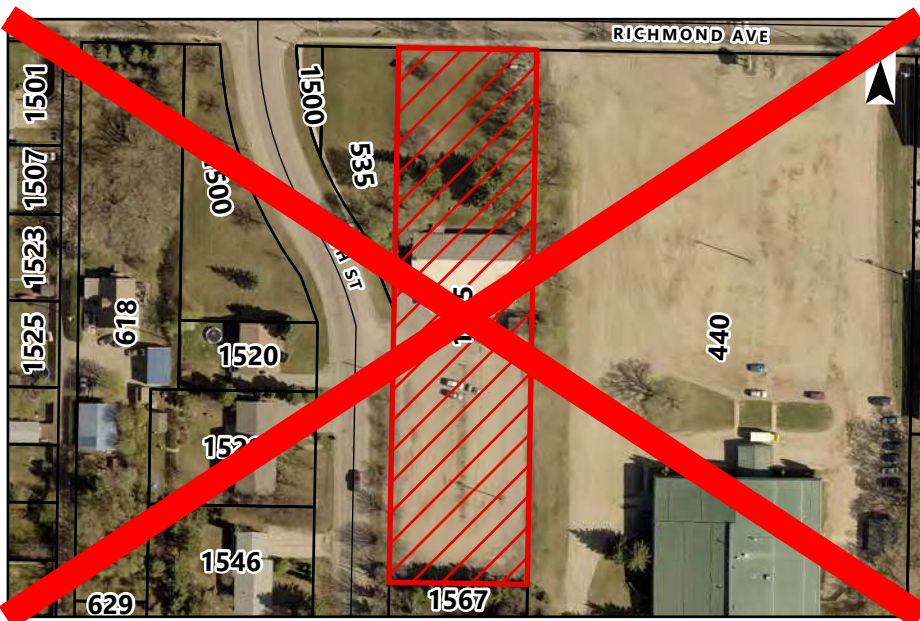
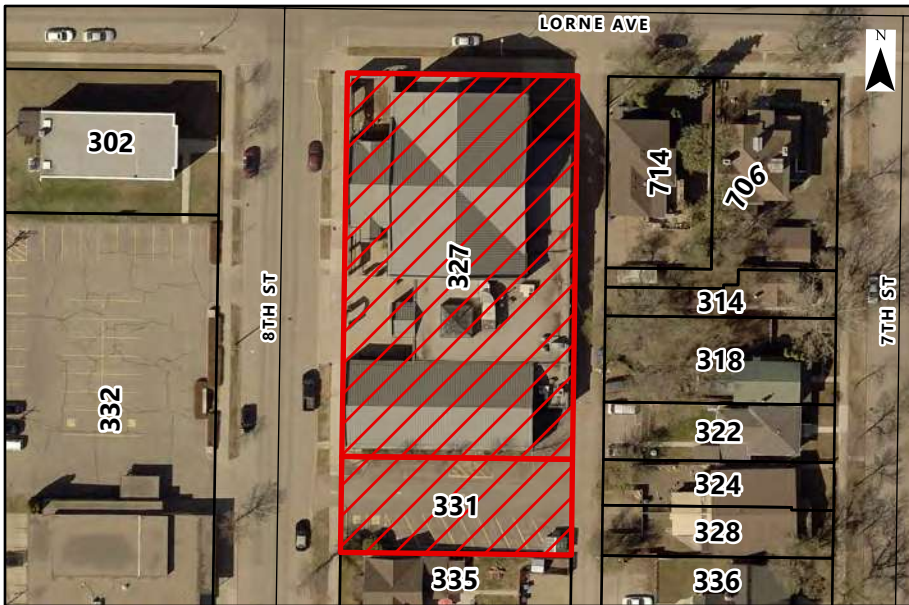
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3. Lots 1/2, Block 15, Plan 2 BLTO - 1509 Victoria Ave
4. Lots 19/26, Block 24, Plan 2 BLTO - 315 & 339 12th St
5. Lots 11/13, Block 12, Plan 2 BLTO - 403 13th St

 Proposed properties to be rezoned from RMD to EI

EI - Educational & Institutional
RMD - Residential Moderate Density


Maps not to scale

Schedule "A"



**Rezoning Application Z-06-21 By Law No. 7305
Amending Schedule B of By Law No. 7214**

1. Lots 11/15, Block 28, Plan 2 BLTO - 327 & 331 8th St
2. Part Lots 25/28, and closed lane, Block 19, Plan 899 BLTO - 3101 Victoria Ave
- ~~3. Part Block 12, Plan 49 BLTO - 1515 6th St~~

 Proposed properties to be rezoned from RMD to EI

EI - Educational & Institutional
RMD - Residential Moderate Density


Maps not to scale

Schedule "A"



Rezoning Application Z-06-21 By Law No. 7305
Amending Schedule B of By Law No. 7214

1. Part Block 13, Plan 49 BLTO - 440 Richmond Ave

 Proposed properties to be rezoned from RSD & RMD to EI

EI - Educational & Institutional
 RSD - Residential Single Detached
 RMD - Residential Moderate Density

Maps not to scale




Schedule "A"



Maps not to scale

Rezoning Application Z-06-21 By Law No. 7305
Amending Schedule B of By Law No. 7214

1. Lots 35, Plan 48868 BLTO - 2218 Bell Ave

 Proposed properties to be rezoned from PR to RSD

PR - Parks & Recreation

RSD - Residential Single Detached


Schedule "A"



Maps not to scale

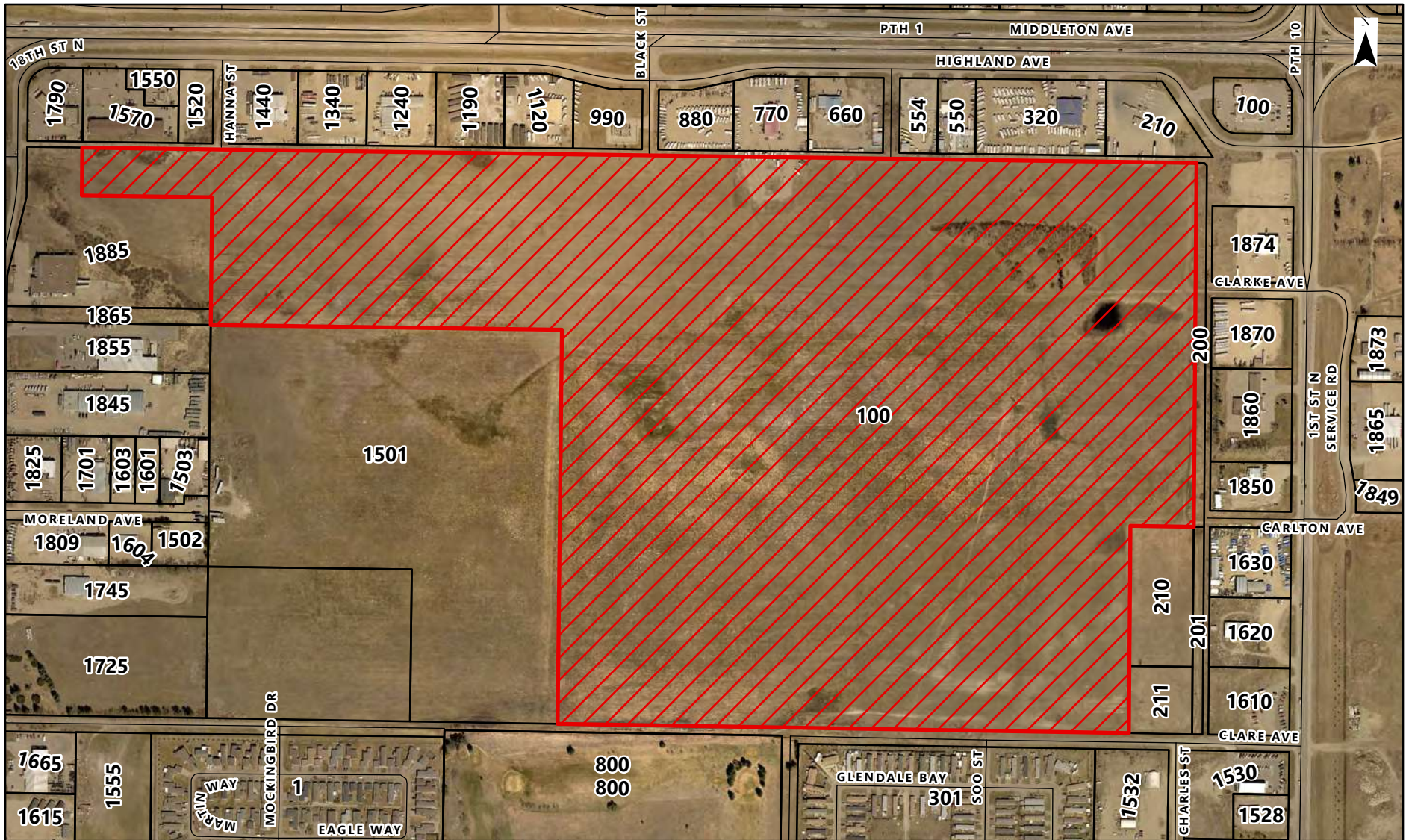
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Amending Schedule B of By Law No. 7214**

1. Lots 6/19, Block 2 , Plan 229 BLTO - 320, 340, 350
& 354 19th St N

 Proposed properties to be rezoned
from OS to CAR


CAR - Commercial Arterial
OS - Open Space

Schedule "A"



**Rezoning Application Z-06-21 By Law No. 7305
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1. Parcel A, Plan 1745 BLTO - 100 Black St

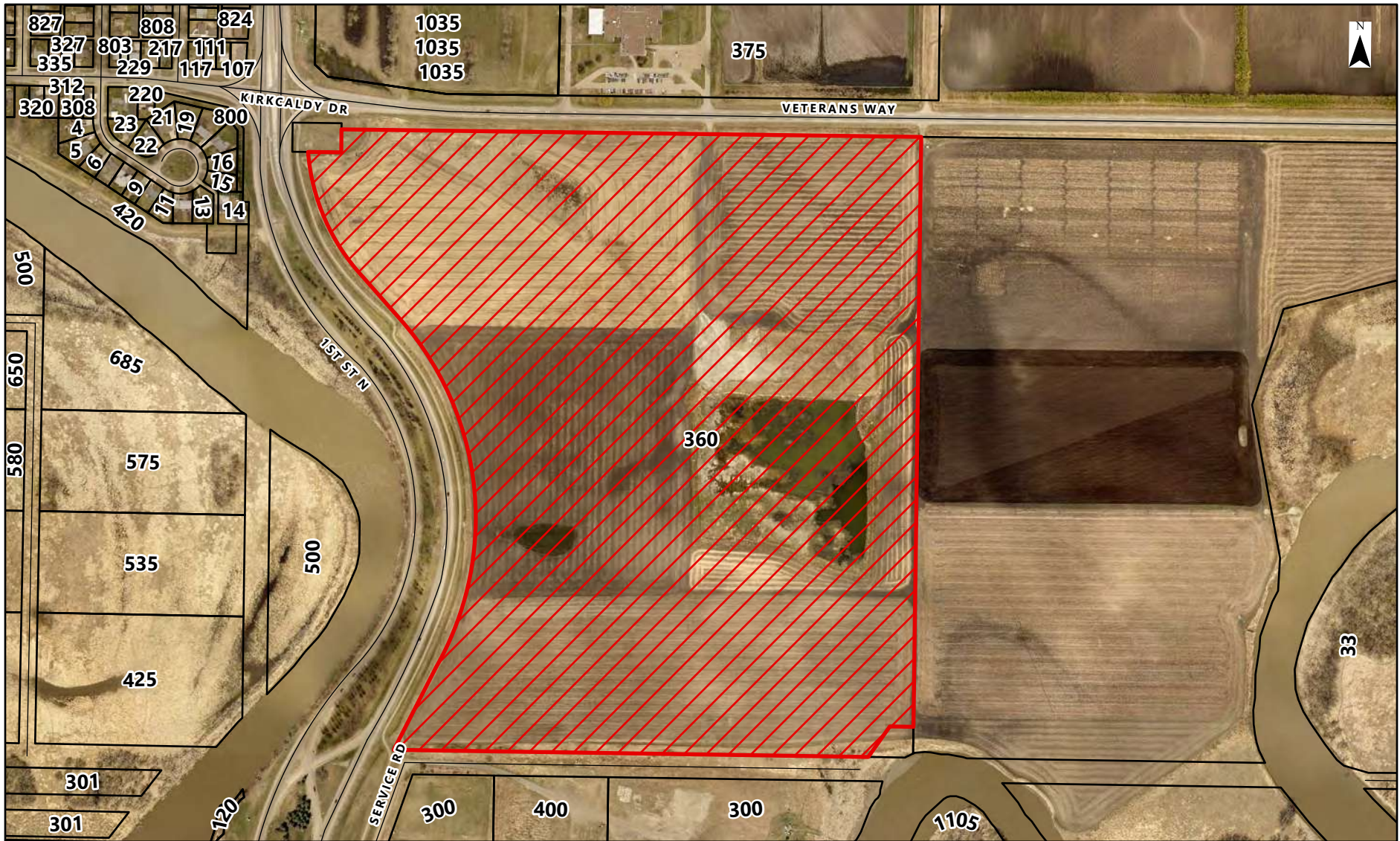
 Proposed properties to be rezoned from RSD & CAR to DR

CAR - Commercial Arterial
DR - Development Reserve
RSD - Residential Single Detached

Maps not to scale




Schedule "A"



Maps not to scale

Rezoning Application Z-06-21 By Law No. 7305
Amending Schedule B of By Law No. 7214

1. Parcel A, Plan 47796 BLTO - 360 Veterans Way

 Proposed properties to be rezoned from A & OS to PR

A - Agriculture
OS - Open Space
PR - Parks & Recreation