

May 17, 2021

RE: Letter of Intent—Zoning By-law Update

Text and Map Amendments (By-laws No. 7304 and 7305)

Brandon, MB

On behalf of the City of Brandon (“the City”), I am applying to amend the Zoning By-law No. 7124 by updating both text and maps. This is part of the City’s periodic efforts to improve efficiency and customer service by simplifying or clarifying regulations. Text amendments include but are not limited to

- Eliminating duplicate regulations
- Making definitions and terms more consistent with industry standards
- Providing flexibility for lawful non-conforming low-density residential corner sites for fencing locations
- Increasing consistency of building height limitations across higher-intensity commercial zones
- Updating Urban & Landscaping Design Standards provisions to reduce ambiguity

Mapping changes include but are not limited to

- Restoring property rights for places of worship in residential zones by rezoning them into the EI Zone
- Rezoning the 300-block of 19th Street in accordance with the Assiniboine Gardens Secondary Plan Council adopted in 2020
- Rezoning the 1st Street North/Veterans Way lands in anticipation of future development of the City’s outdoor sports field complex

Thank you.

Sincerely,



Andrew Mok, BES RPP MCIP
Senior Planner