

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 19<sup>th</sup> Street in accordance with the Assiniboine Gardens Secondary Plan Council adopted in 2020
- Rezoning the 1<sup>st</sup> 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

**BY LAW NO. 7304**

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

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

AND WHEREAS the Council of the City of Brandon, in By-law No. 7124, adopted a zoning by law that is generally consistent with the Brandon & Area Planning District Development Plan and any secondary plans in effect in the municipality;

AND WHEREAS it is deemed necessary and expedient to amend Zoning By-law No. 7124 to increase efficiency of land uses and processing development approvals;

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

1. That Part I of Schedule A of By-law No. 7124 be amended as follows:

- (a) Delete clause 2(j) the words “the other” and substituting therefor the words “all gender expressions”;

**[Updating terminology]**

(b) Subsection 6(b) be amended as follows:

- (1) Deleting the definition “Community resource centre” in its entirety;

**[Community resource centres can be classified as offices, removing duplication]**

- (2) Adding the following immediately after the definition of “Dwelling unit”:

“Electric vehicle charging station – equipment to transfer electrical power to a battery or other energy storage device in an electric vehicle. In accordance with the SAE J1772 standard, there are four levels of electric vehicle charging stations:

- 1) Level 1 – also known as slow charging, up to 120V AC
- 2) Level 2 – also known as medium charging, up to 240V AC
- 3) Levels 3 and 4 – also known as fast charging or DC fast charging, using DC equipment with higher power ratings”;

**[Accommodating new technology appearing in Brandon’s urban fabric]**

- (3) Amending the term “Sign, advertising” by deleting the word “advertising” and substituting therefor the words “on-premises” and re-ordering the term alphabetically;
- (4) Amending the term “Sign, electronic advertising” by deleting the word “advertising” and substituting therefor the words “off-premises”;
- (5) Amending the term “Sign, electronic identification” by deleting the word “identification” and substituting therefor the words “on-premises”;
- (6) Amending the term “Sign, identification” by deleting the word “identification” and substituting therefor the words “on-premises” and re-ordering the term alphabetically;
- (7) Deleting “Special needs housing” in its entirety and substituting

therefor:

“Special needs housing – the use of any dwelling unit to provide for one or more persons who require specific services to support them in maintaining their home and their personal well-being.”

**[Updating terminology]**

2. That Part II of Schedule A of By-law No. 7124 be amended as follows:

(a) Amend subsection 26(a) Table 4: Required Parking and Loading Spaces as follows:

- (1) Delete all references to “community resource centre”;
- (2) Amend minimum parking requirement for places of worship by deleting the words “one (1) for every 20 students of a residential school;”;

**[Removing duplicate requirements. Community resource centres are like offices. School parking requirements already exist.]**

(b) Amend subsection 31(a)(1) by deleting the word “identification” and substitute therefor the words “on-premises”;

**[Updating terminology]**

(c) Amend subsection 31(b) Table 7: Sign Requirements as follows:

- (1) Delete the word “Identification” and substitute therefor the words “On-premises”;

**[Updating terminology]**

- (2) In the neighbourhoods or subdivisions by adding the word: “public” immediately before the word “neighbourhoods” and by deleting the letter “R” and substituting therefor the word “All” immediately before the word “Zones”;
- (3) Add the following immediately after “On-premises sign for public neighbourhoods or subdivisions”:

<b>On-premises sign for private residential subdivisions or multiple-building developments</b>	<b>R and C Zones</b>	<b>Maximum 3.0m<sup>2</sup></b>	<b>Maximum 2.0m</b>	<b>Minimum 1.5m from site line</b>
--	----------------------	---------------------------------	---------------------	------------------------------------

**[Clarify between signs on public streets and private streets within private developments]**

- (4) Delete the word “Advertising” and substituting the words “Off-premises” immediately before sign, freestanding;
- (5) Delete the word “Advertising” and substituting the words “Off-premises” immediately before sign, and roof;
- (6) Delete in Notes to Table 7 the word “identification” and substituting therefor the words “on-premises”;

2. (d) Amend subsection 31(e) by deleting the word “identification” and substituting therefor the words “on-premises”;
- (e) Amend subsection 31(f) by deleting the word “identification” and substituting therefor the words “on-premises”;
- (f) Amend subsection 31(h) by deleting the word “identification” and substituting therefor the words “on-premises”, and delete the word “advertising” and substituting therefor the words “off-premises”;
- (g) Amend subsection 31(n) by deleting the word “advertising” and substituting therefor the words “off-premises”;
- (h) Amend subsection 32(a) and (b) by deleting the word “Identification” and substituting therefor the words “on-premises”;
- (i) Amend subsection 33, 33(a), 33(a)(1), 33(b), 33(c), 33(c)(2), 33(c)(3) and 33(d) by deleting the word “Identification” and substituting therefor the words “on-premises”;
- (j) Amend subsection 33(d)(3) by deleting the word “advertising” and substituting therefor the words “off-premises”;
- (k) Amend subsection 34(a), 34(b), 34(c), 34(d), 34(d)(1), 34(d)(2) and 34(e) by deleting the word “advertising” and substituting therefor the words “off-premises”;
- (l) Amend subsection 34(d)(2) by deleting the word “identification” and substituting therefor the words “on-premises”;

**[Updating terminology]**

- (m) Amend subsection 36(e) by adding the words “working on the property where the home-based business is located” immediately after the word “partner”;

**[Provide clarity on home-based business limitations]**

- (n) Add the following immediately after subsection 38:

**“38.1 ELECTRIC VEHICLE CHARGING STATIONS**

- (a) Levels 1 and 2 electric vehicle charging stations are permitted as accessory uses in all zones, and may be placed to charge electric vehicles parked in required parking spaces.
- (b) Levels 3 and 4 electric vehicle charging stations are permitted where automotive service stations are also permitted, either as an accessory use or as part of an automotive service station.
  - (1) Where installed as an accessory use, Levels 3 and 4 electric vehicle charging stations may be placed to charge electric vehicles parked in required parking spaces.”;

**[Accommodating new technology appearing in Brandon’s urban fabric]**

- (o) Adding the following immediately after subsection 39(d):

**“39 (e) Notwithstanding Subsection 39(a), where a corner or reverse**

corner site has a detached or semi-detached dwelling built prior to February 7, 1983, said dwelling's front entrance faces the corner or reverse corner side yard, and, if applicable, the driveway to the dwelling's required parking space is from the corner or reverse corner side yard, the maximum height of a fence in the site's required front yard, except within the required reverse corner side yard, shall be 1.8m, and the maximum height of a fence in the site's required corner or reverse corner side yard shall be 1.2m."

**[Provide flexibility for lawfully non-conforming corner and reverse corner sites where front entrances may face side yards]**

3. That Part III of Schedule A of By-law No. 7124 be amended as follows:

(a) Amend Subsection 51 Table 10: Residential Bulk and Siting Requirements as follows:

(1) Delete in Table 10 the "Accessory Use" category in its entirety and substitute therefor:

TABLE 10: RESIDENTIAL BULK AND SITING REQUIREMENTS <sup>(1)</sup>												
Accessory Uses <sup>(16)</sup>	N/A	N/A	7.6	1.2 <sup>(11)</sup> (17)(18)	3.0 <sup>(19)</sup> (20)	1.5 <sup>(21)</sup>	0.6 <sup>(20)</sup>	N/A	1.2	4.0	N/A	N/A

(2) Add in the Notes immediately after note 15 the following:

"(16) No accessory building or structure shall exceed the height and site coverage of the principle building on the same site.";

(3) Renumbering the Notes after the above addition;

(4) Delete note 22 in its entirety;

**[Clarify limitations on accessory buildings and structures relative to principal residential buildings]**

(b) Amend subsection 54 Table 11: Commercial Use Regulation, by deleting "community resource centre" and its associated use permissions in their entirety;

**[Community resource centres can be classified as offices, removing duplication]**

(c) Amend subsection 55 Table 12: Commercial Bulk and Siting Requirements as follows:

(1) Row house and multiple dwellings, and special needs housing, in CG Zones and All other uses in CG Zones maximum height, height(m) add "(10)" immediately after "14.0";

(2) Uses in CAR Zones maximum height, height(m) delete "11.0" and substituting therefor "14.0<sup>(10)</sup>" and in maximum height, storeys delete "2.5" and substituting therefor "3.0";

(3) Uses in CHW Zones maximum height, height(m) delete "11.0" and substituting therefor "14.0<sup>(10)</sup>" and in maximum height, storeys delete "2.5" and substituting therefor "3.0";

3. (c) (4) Delete in Table 10 the “Accessory Use” category in its entirety and substitute therefor:

Accessory uses	N/A	N/A	(11)(12)	(11)(12)	(11)(12)	1.5 <sup>(12)(13)</sup>	0.6 <sup>(12)(13)</sup>	18.0	2.4	(14)	N/A	N/A
----------------	-----	-----	----------	----------	----------	-------------------------	-------------------------	------	-----	------	-----	-----

- (5) Add in the Notes immediately after note 9 the following:

“(10) The maximum building height may be increased to 19.0m or 4.0 storeys, whichever is less, for sites with an area greater than 3,500.0m<sup>2</sup>.”;

- (6) Renumbering the Notes after the above addition;

**[Updating CAR and CHW Zone provisions to allow for more intense developments that may already be developed in the CG and RMD Zones]**

- (d) Amend subsection 56(c)(1) and 56(c)(2) by deleting the word “identification” and substituting therefor the words “on-premises”;
- (e) Amend subsection 56(c)(3) by adding the words “on-premises” immediately after the word “fascia”;

**[Updating terminology]**

- (f) Amend subsection 58 Table 13: Downtown Use Table by deleting “community resource centre” and its associated use permissions in their entirety;
- (g) Amend subsection 64 Table 17: Educational and Institutional Use by deleting “community resource centre” and its associated use permissions in their entirety.

**[Community resource centres can be classified as offices, removing duplication]**

4. That Schedule C of By-law No. 7124 be amended as follows:

- (a) Amend third bullet of subsection 3.1 by adding the following words “, parking areas,” immediately prior to the words “and greenspaces”;
- (b) Delete subsection 3.2(b) in its entirety and substitute therefor:

“3.2 (b) Common shared amenity spaces should be provided for larger multiple-dwelling developments (e.g. multiple building apartment complexes) that are proportionate in size to the scale of the development. These amenity spaces should be located centrally to the site or in a prominent location such as a street corner or principal building entrance (Figure 2).  
Private amenity spaces (e.g. balconies, covered decks) are encouraged for multiple dwelling developments with common entrances (e.g. 12-unit apartment building).  
Private amenity spaces (e.g. covered decks, porches, patios) should be provided for each dwelling unit in multiple-dwellings with at-grade private entrances (e.g. one-storey triplex).”;

- (c) Add the following immediately after subsection 3.3(g):

“3.3 h) Sites with vehicle access from a lane with less than 6.0m width should accommodate vehicle turning from the lane by lengthening the parking space or angling the access driveway relative to the

lane.”;

- 4. (d) Amend subsection 3.4(d) by adding the following words “, as well as to facilitate vehicle turning movements” immediately after the words “emergency access”;

**[Clarify applicability of site design standards]**

- (e) Add the following immediately after subsection 3.5(d):

“3.5 e) Public and semi-public spaces should be designed as accessible spaces in accordance with The Accessibility for Manitobans Act and its associated regulations.”;

**[Clarify provincial legislative connection regarding accessibility]**

- (f) Amend the third bullet in subsection 5.2(a) by adding the following words “and there is a significant difference in building height, size, or massing (minimum 2.0m)” immediately after the words “residential development.

**[Clarify buffer standards between less compatible uses]**

- 5. 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 a first time this                      day of                      A.D. 2021

Read a second time this                      day of                      A.D. 2021

Read a third time this                      day of                      A.D. 2021

**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 – 22<sup>nd</sup> Street;
- b. Lot 2, Plan 20889 BLTO, commonly known as 1525 – 26<sup>th</sup> Street;
- c. Lots 1/7, 34/40 and closed lane, Block 8, Plan 260 BLTO & Parcel A, Plan 53565 BLTO, commonly known as 620 – 34<sup>th</sup> 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 – 1<sup>st</sup> Street;
- j. Part Lots 21/24, Block 22, Plan 7 BLTO, commonly known as 1203 – 4<sup>th</sup> Street;
- k. Lots 21/24, Block 37, Plan 7 BLTO, commonly known as 1011 – 5<sup>th</sup> Street;
- l. Lots 1/2, Block 20, Plan 7 BLTO, commonly known as 1260 – 5<sup>th</sup> Street;
- m. Lots 20/22, Block 43, Plan 8 BLTO, commonly known as 943 – 7<sup>th</sup> Street;
- n. Lots 11/13, Block 45, Plan 16 BLTO, commonly known as 949 – 10<sup>th</sup> 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 – 6<sup>th</sup> Street;
- t. Lots 11/15, Block 28, Plan 2 BLTO, commonly known as 327 and 331 – 8<sup>th</sup> Street;
- u. Lots 19/26, Block 24, Plan 2 BLTO, commonly known as 315 and 339 – 12<sup>th</sup> Street;
- v. Lots 11/13, Block 12, Plan 2 BLTO, commonly known as 403 – 13<sup>th</sup> Street;
- w. Lots 1/4, Block 17, Plan 2 BLTO, commonly known as 451 – 18<sup>th</sup> 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 – 19<sup>th</sup> 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 19<sup>th</sup> Street North in accordance with the Assiniboine Gardens Secondary Plan, this stretch of 19<sup>th</sup> 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 1<sup>st</sup> 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.

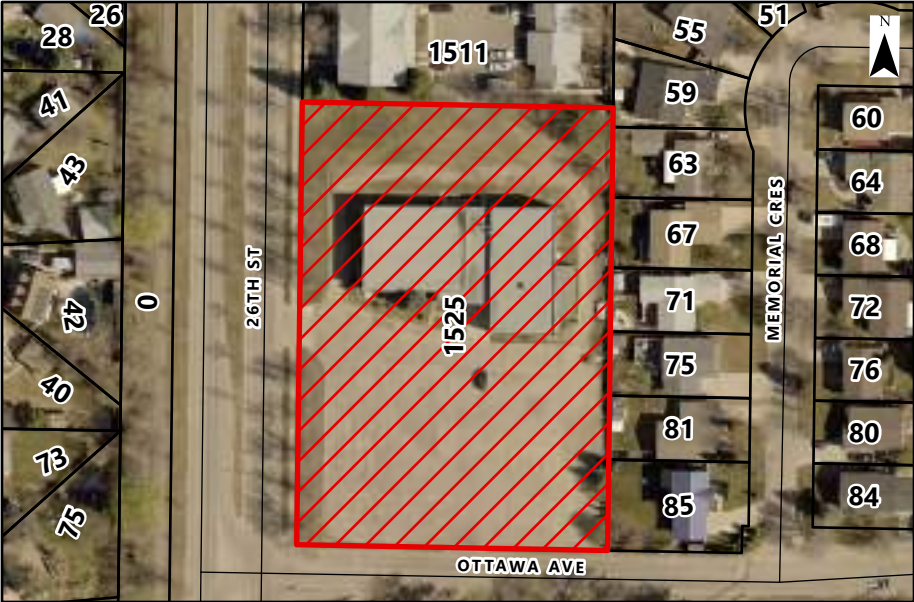
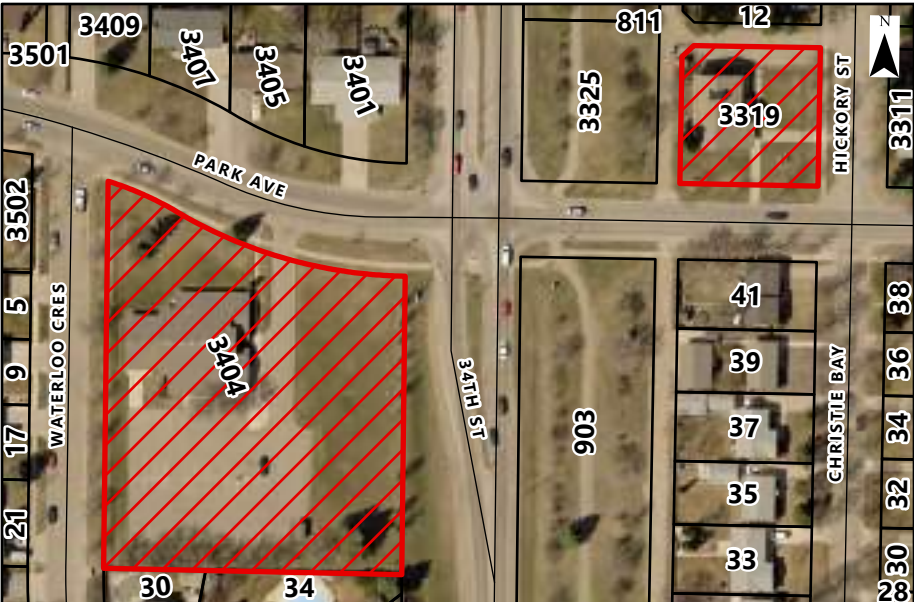
DONE AND PASSED by the Council of the City of Brandon duly assembled this     day of     A.D. 2021.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK


Read for a first time this	day of	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  
Amending Schedule B of By Law No. 7214**

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

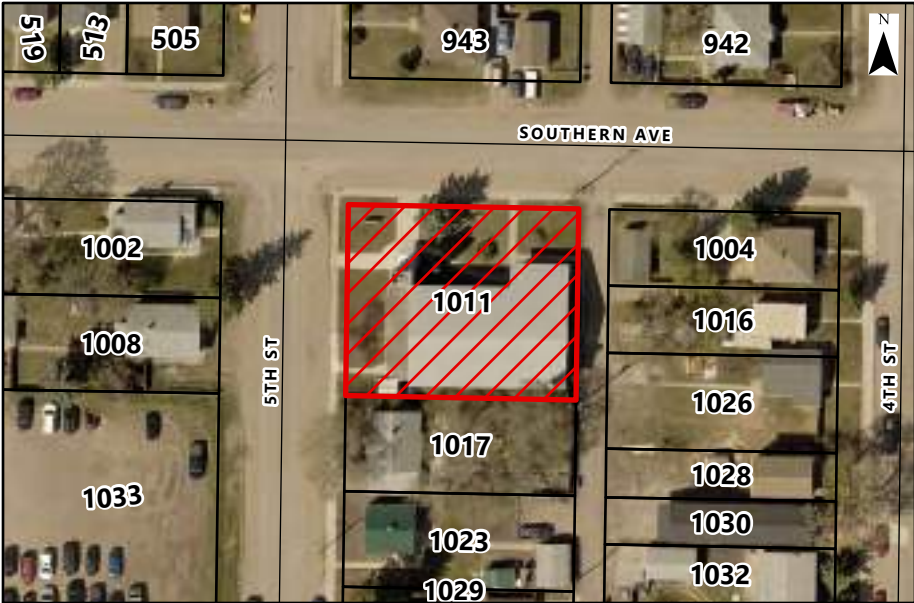
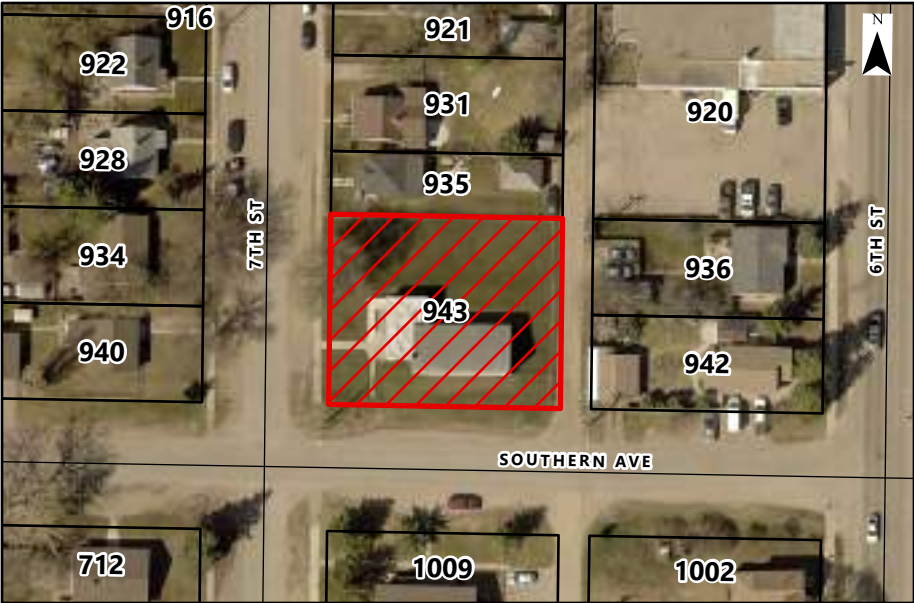
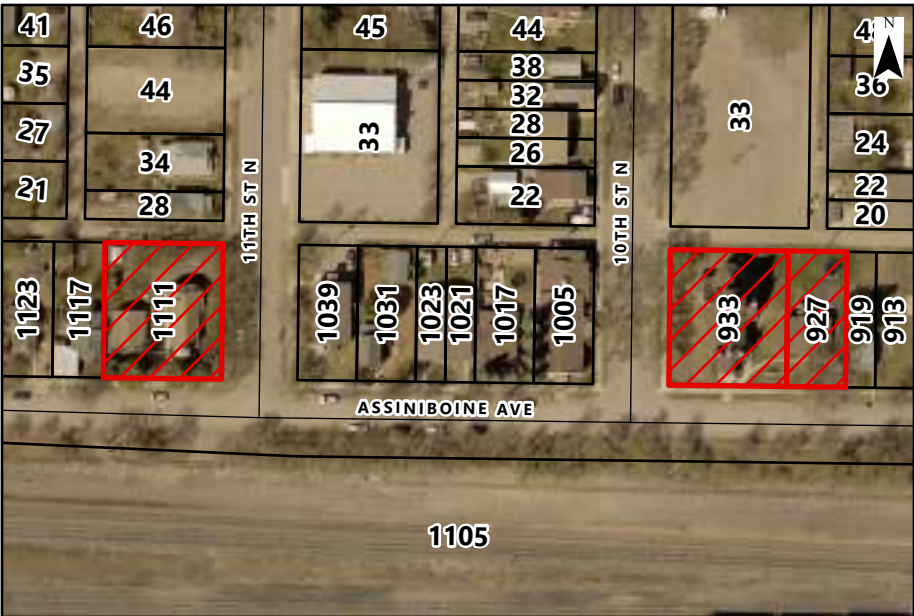
 Proposed properties to be rezoned from RSD to EI

EI - Educational & Institutional  
RSD - Residential Single Detached

Maps not to scale



# Schedule "A"



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

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

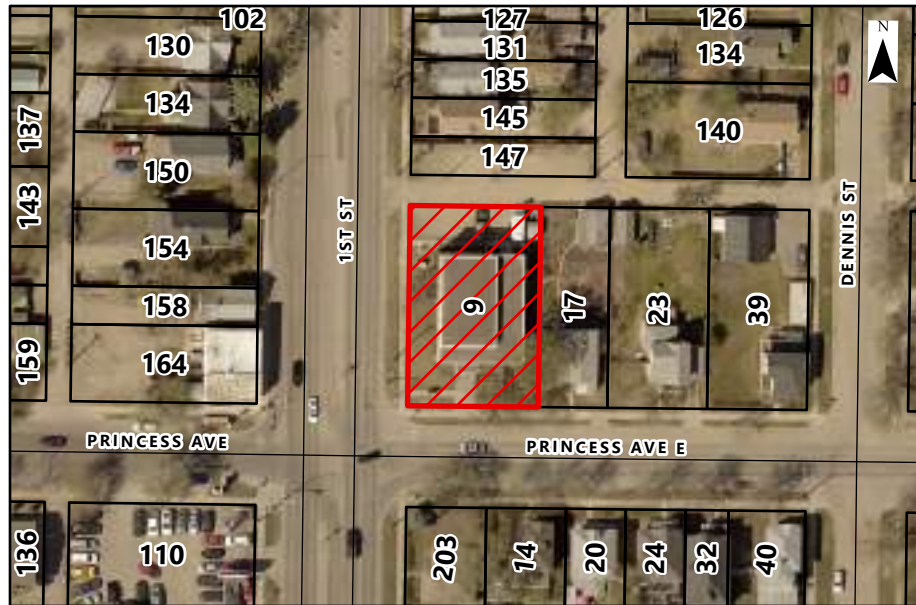
EI - Educational & Institutional  
RLD - Residential Low Density

Maps not to scale





# Schedule "A"



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

1. Part Lots 7/10, Block 24, Plan 4 BLTO - 9 Princess Ave E
2. Lots 11/12, Block 8, Plan 4 BLTO - 401 1st St
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

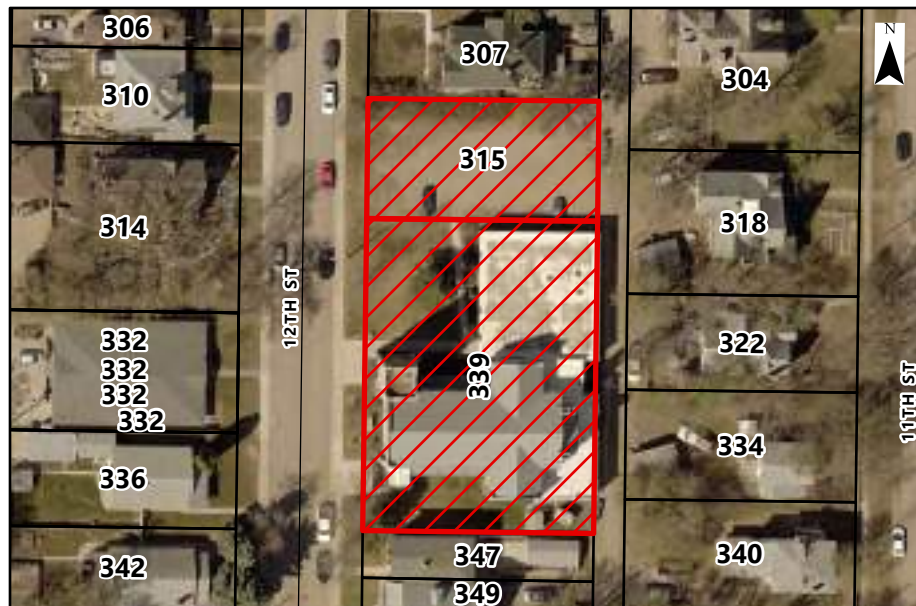
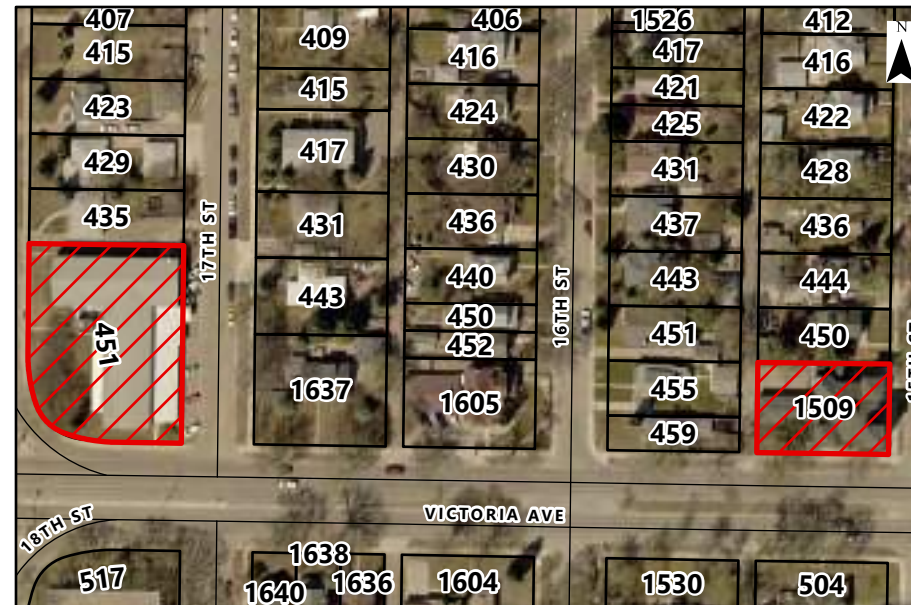
EI - Educational & Institutional  
RLD - Residential Low Density

Maps not to scale






# Schedule "A"



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

1. Part Lots 37/40, Block 54, Plan 2 BLTO - 1539 Princess Ave
2. Lots 1/4, Block 17, Plan 2 BLTO - 451 18th St
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

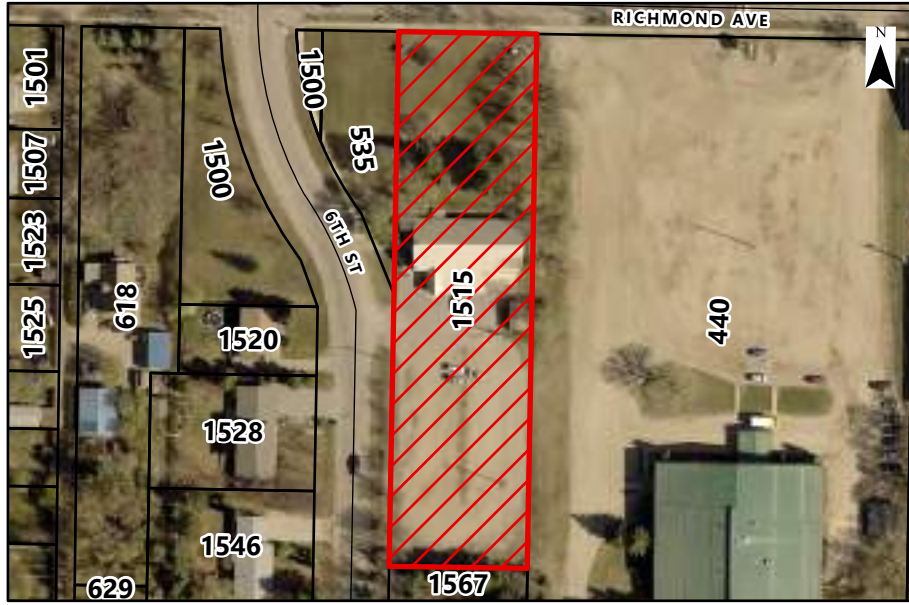
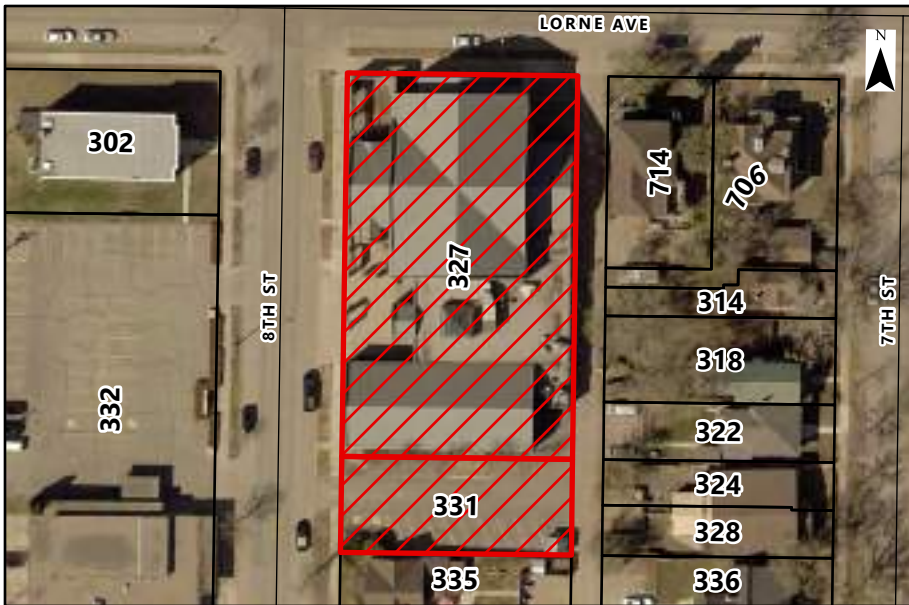
 Proposed properties to be rezoned from RMD to EI

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

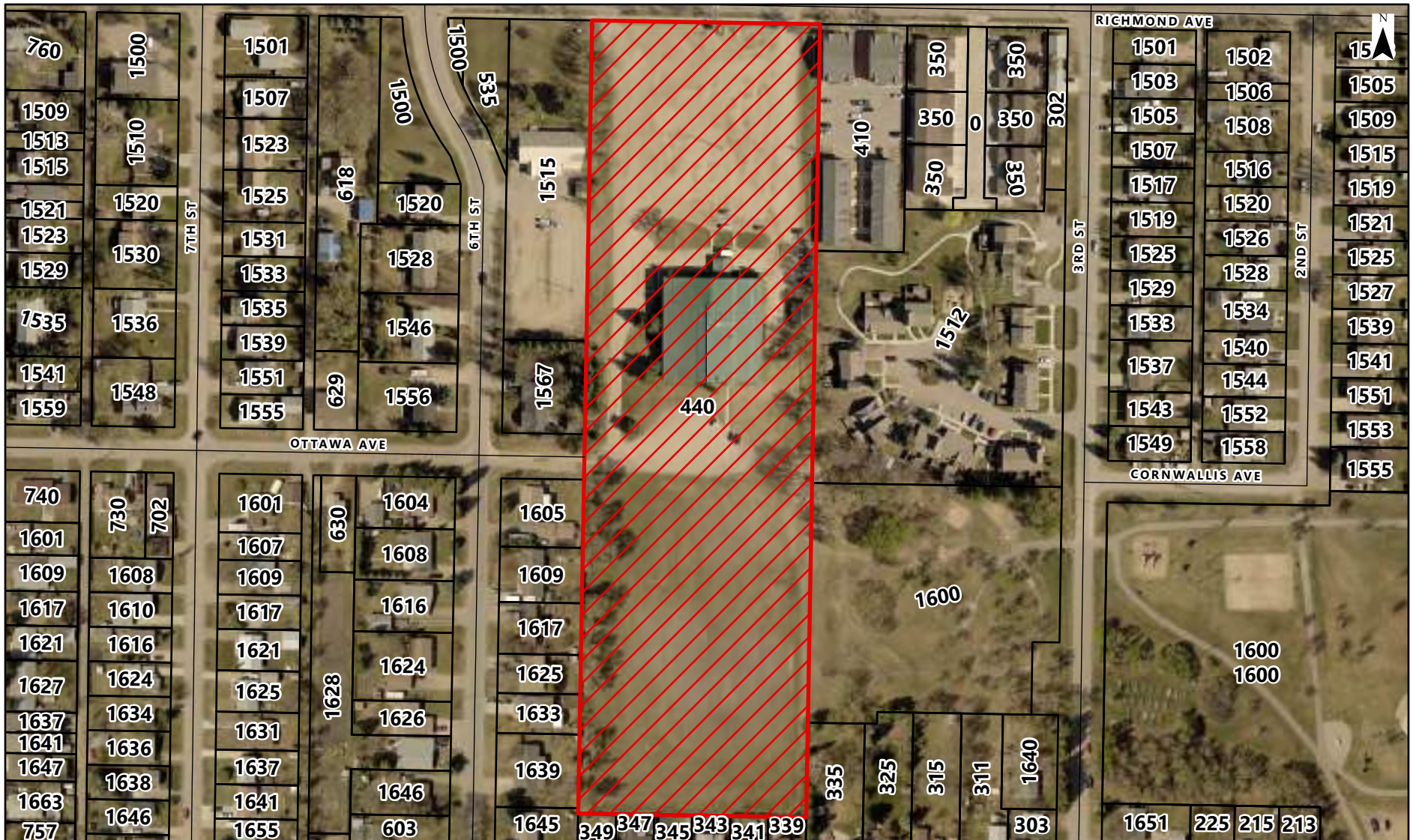
EI - Educational & Institutional  
RMD - Residential Moderate Density

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

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

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

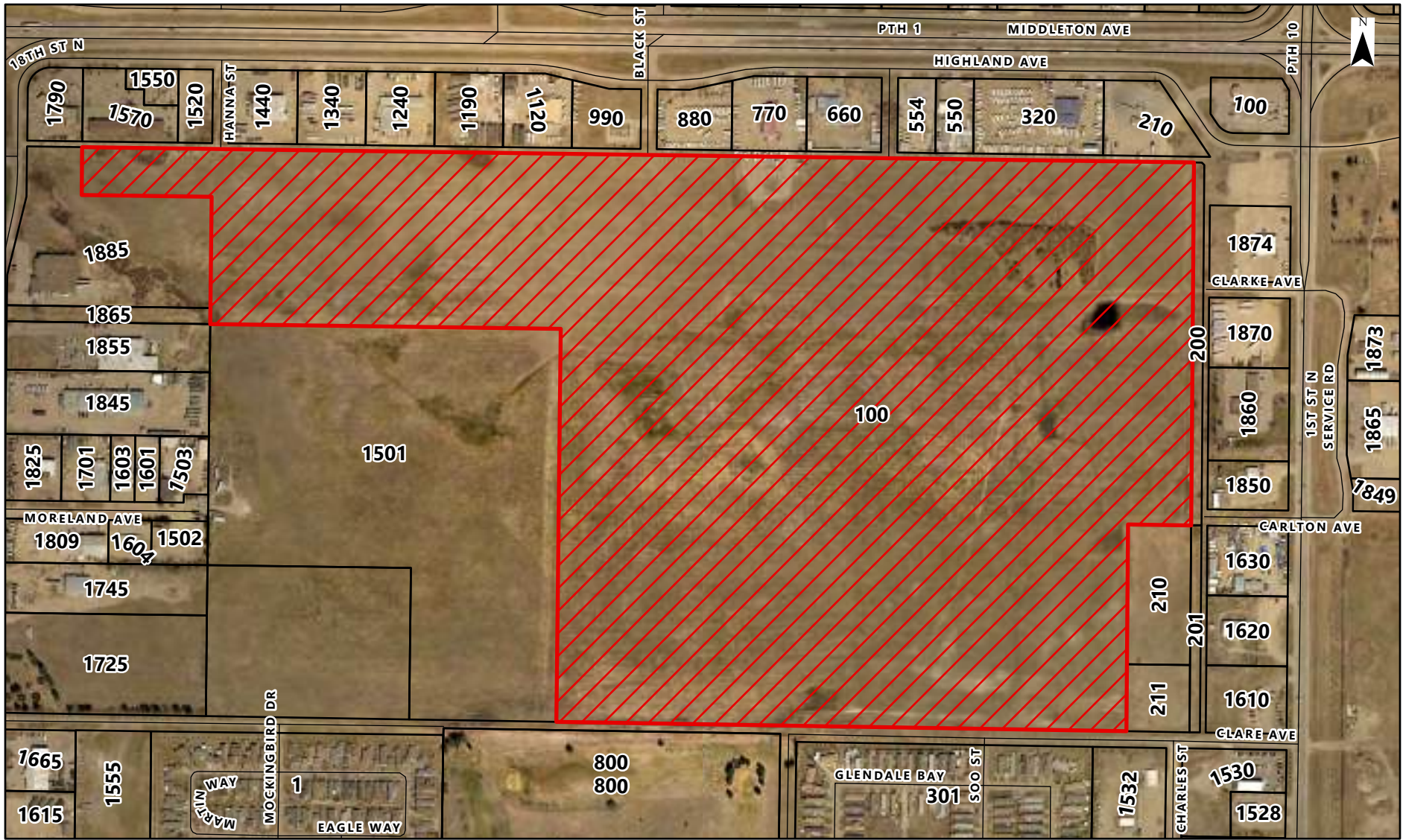
 Proposed properties to be rezoned from OS to CAR

CAR - Commercial Arterial  
OS - Open Space






# Schedule "A"



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

1. Parcel A, Plan 1745 BLTO - 100 Black St

 Proposed properties to be rezoned from RSD & CAR to DR

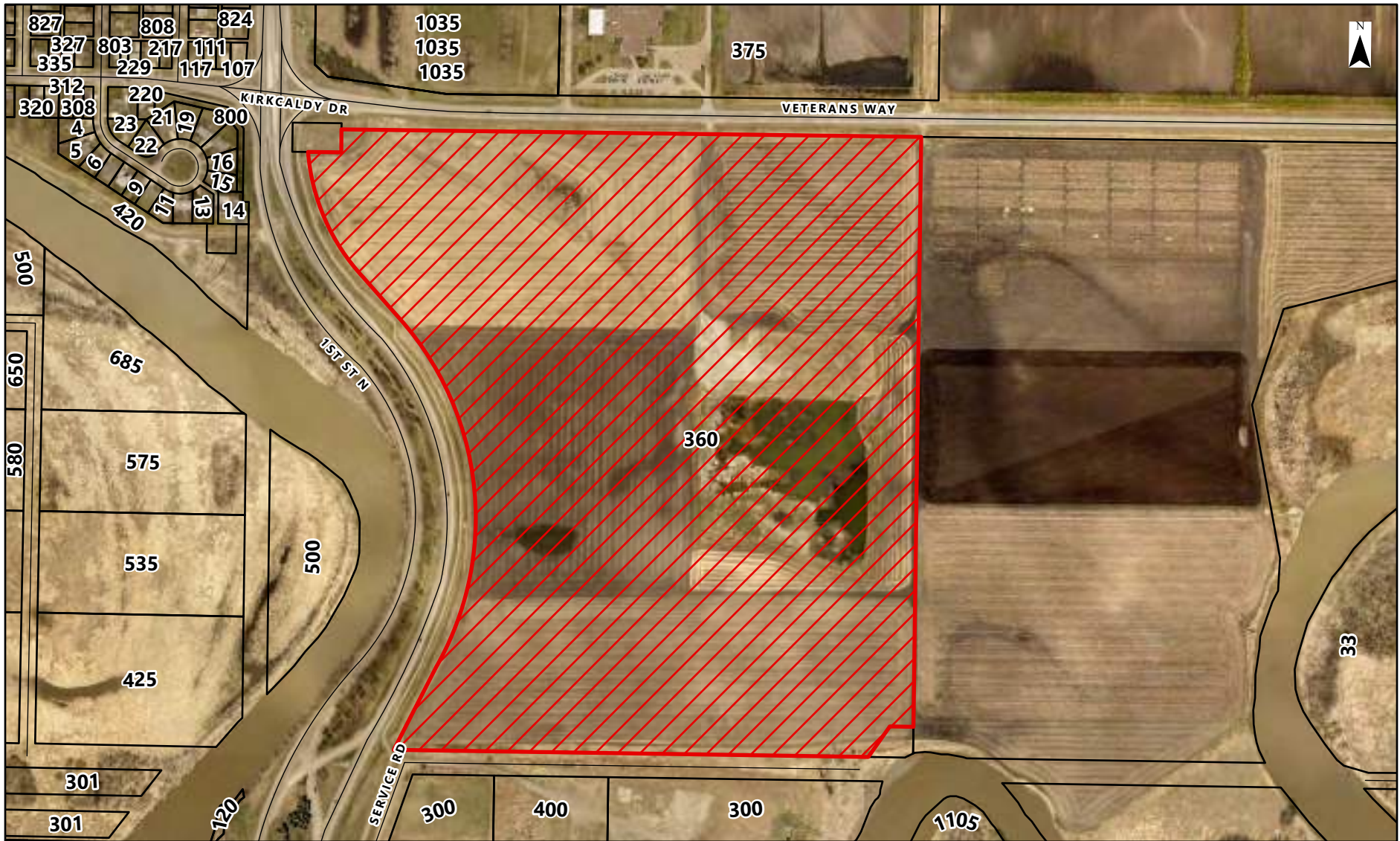
CAR - Commercial Arterial  
 DR - Development Reserve  
 RSD - Residential Single Detached

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



**Zoning By-law—List of Amendments (Change Comparison)—By-law No. 7304**

Section	Existing	Proposed
2(j)	Any reference to one gender in this by-law includes the other, and words in the singular include the plural.	Any reference to one gender in this by-law includes <b>all gender expressions</b> , and words in the singular include the plural.
6(b)	Community resource centre—an office or offices, meeting room, assembly area, or similar facility for the use of a not-for-profit organization or organizations. The use of the facility by the organization or organizations may include, but not be limited to, the daily operations of the organization, periodic meetings by the organization or other group, provision of a service, and the delivery of resource information to the community at large.	<b>Delete</b>
	<b>None—new</b>	<b>Electric vehicle charging station—equipment to transfer electrical power to a battery or other energy storage device in an electric vehicle. In accordance with the SAE J1772 standard, there are four levels of electric vehicle charging stations:</b> <b>(1) Level 1 – also known as slow charging, up to 120V AC</b> <b>(2) Level 2 – also known as medium charging, up to 240V AC</b> <b>(3) Levels 3 and 4 – also known as fast charging or DC fast charging, using DC equipment with higher power ratings</b>
	Sign, advertising—a sign directing attention to a business, commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same site where the sign is maintained, including a billboard sign.	Sign, <b>off-premises</b> —a sign directing attention to a business, commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same site where the sign is maintained, including a billboard sign.
	Sign, electronic advertising—an electronic sign used in the manner of an advertising sign.	Sign, electronic <b>off-premises</b> —an electronic sign used in the manner of an <b>off-premises</b> sign.
	Sign, electronic identification—an electronic sign used in the manner of an identification sign.	Sign, electronic <b>on-premises</b> —an electronic sign used in the manner of an <b>on-premises</b> sign.
	Sign, identification—a sign that identifies the business, institution, owner or resident, or the street address, on the same site where the sign is maintained.	Sign, <b>on-premises</b> —a sign that identifies the business, institution, owner or resident, or the street address, on the same site where the sign is maintained.

**Zoning By-law—List of Amendments (Change Comparison)—By-law No. 7304**

Section	Existing	Proposed				
	Special needs housing—the use of any dwelling unit, however named, which is advertised, announced or maintained for the express or implied purpose of providing lodging, meals, care, supervision, and other services for a transitional period to persons not related by blood, marriage, or adoption to the operator nor to each other, but does not include a personal care, retirement or convalescent home.	Special needs housing—the use of any dwelling unit to provide for one or more persons who require specific services to support them in maintaining their home and their personal well-being.				
26(a)	“Community resource centres” exist under “Uses”	<b>Delete “Community resource centres”</b>				
	Places of worship— One (1) for every 5 seats in the principal assembly area, 10 minimum; one (1) for every 20 students of a residential school; and one (1) for every three (3) employees	Places of worship— One (1) for every 5 seats in the principal assembly area, 10 minimum; <del>one (1) for every 20 students of a residential school;</del> and one (1) for every three (3) employees				
31(a)(1)	For detached, semi-detached and duplex dwellings, and mobile/modular homes, one (1) identification sign not exceeding 0.2m <sup>2</sup> in sign surface area that may indicate the name of the occupant and the civic address of the dwelling. On a corner site, one (1) identification sign facing each street, but not a lane, shall be permitted;	For detached, semi-detached and duplex dwellings, and mobile/modular homes, one (1) <b>on-premises</b> sign not exceeding 0.2m <sup>2</sup> in sign surface area that may indicate the name of the occupant and the civic address of the dwelling. On a corner site, one (1) <b>on-premises</b> sign facing each street, but not a lane, shall be permitted;				
31(b)	All references to “identification”	<b>Replace “identification” with “on-premises”</b>				
	All references to “advertising”	<b>Replace “advertising” with “off-premises”</b>				
	Identification sign for neighbourhoods or subdivisions	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Identification sign for <b>public</b> neighbourhoods or subdivisions</td> <td style="width: 16.5%;">R Zones</td> <td style="width: 16.5%;">Design approved by Council</td> </tr> </table>	Identification sign for <b>public</b> neighbourhoods or subdivisions	R Zones	Design approved by Council	
	Identification sign for <b>public</b> neighbourhoods or subdivisions	R Zones	Design approved by Council			
<b>None—new</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 16.5%;"><b>On-premises signs for private residential subdivision or multiple-building developments</b></td> <td style="width: 16.5%;"><b>R and C Zones</b></td> <td style="width: 16.5%;"><b>Maximum 3.0m<sup>2</sup></b></td> <td style="width: 16.5%;"><b>Maximum 2.0m</b></td> <td style="width: 16.5%;"><b>Minimum 1.5m from site line</b></td> </tr> </table>	<b>On-premises signs for private residential subdivision or multiple-building developments</b>	<b>R and C Zones</b>	<b>Maximum 3.0m<sup>2</sup></b>	<b>Maximum 2.0m</b>	<b>Minimum 1.5m from site line</b>
<b>On-premises signs for private residential subdivision or multiple-building developments</b>	<b>R and C Zones</b>	<b>Maximum 3.0m<sup>2</sup></b>	<b>Maximum 2.0m</b>	<b>Minimum 1.5m from site line</b>		
31(e)	Notwithstanding subsection 31(d), a building or site in a C (except for CR), I 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.	Notwithstanding subsection 31(d), a building or site in a C (except for CR), I 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 <b>on-premises</b> sign or a fascia <b>on-premises</b> sign.				

**Zoning By-law—List of Amendments (Change Comparison)—By-law No. 7304**

Section	Existing	Proposed
31(f)	Notwithstanding subsection 31(d), a building or site in an D 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, a fascia identification sign or a projecting sign.	Notwithstanding subsection 31(d), a building or site in an D 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 <b>on-premises</b> sign, a fascia <b>on-premises</b> sign or a projecting sign.
31(h)	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. (1) Where permitted, such signs shall not be located within 92.0m of the boundary of any R Zone. (2) 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. (3) Clause 31(h)(1) shall not apply to an electronic advertising sign that is not visible from any R Zone site within 92.0m of the electronic advertising sign.	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. (1) Where permitted, such signs shall not be located within 92.0m of the boundary of any R Zone. (2) Clause 31(h)(1) shall not apply to an electronic <b>on-premises</b> sign that is not visible from any R Zone site within 30.0m of the electronic <b>on-premises</b> sign. (3) Clause 31(h)(1) shall not apply to an electronic <b>off-premises</b> sign that is not visible from any R Zone site within 92.0m of the electronic <b>off-premises</b> sign.
31(n)	When a sign no longer directs persons to or advertises a business, owner, tenant, product or activity conducted, or product in existence or available on the site where the sign is displayed (or in existence on a separate site when indicated on an advertising sign), the owner shall promptly remove the sign face or letters within fourteen (14) days of such change.	When a sign no longer directs persons to or advertises a business, owner, tenant, product or activity conducted, or product in existence or available on the site where the sign is displayed (or in existence on a separate site when indicated on an <b>off-premises</b> sign), the owner shall promptly remove the sign face or letters within fourteen (14) days of such change.
32(a)	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.	Clause 31(h)(1) and subsections 33(b) and 33(d) shall not apply to electronic <b>on-premises</b> sign components displaying only fuel prices on the site of an automotive service station or only time and temperature.
32(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.	Where an electronic sign except for an electronic <b>on-premises</b> 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.

**Zoning By-law—List of Amendments (Change Comparison)—By-law No. 7304**

Section	Existing	Proposed
33	<p>33. ELECTRONIC IDENTIFICATION SIGNS</p> <p>(a) An electronic identification sign may be located only in the CG, CAR, CHW, D, I and EI Zones.</p> <p>(1) The electronic identification sign may display animation and frame effects, but flashing shall not be permitted.</p> <p>(b) Notwithstanding subsections 31(h) and 33(a), an electronic identification sign may be located on a site in the RMD or RHD Zone provided that the principal use of the site is not residential in nature.</p> <p>(1) Clauses 31(h)(1) and (2) shall still apply.</p> <p>(c) One (1) electronic identification sign may be located on a site.</p> <p>(1) The site shall have a minimum site frontage of 30.0m.</p> <p>(2) The electronic identification sign shall be at least 30.0m from another electronic identification sign.</p> <p>(3) No electronic identification sign shall be located on a site that already has an electronic advertising sign.</p> <p>(d) The maximum sign surface area of an electronic identification sign shall be 4.7m<sup>2</sup>.</p>	<p>33. ELECTRONIC <b>ON-PREMISES</b> SIGNS</p> <p>(a) An electronic <b>on-premises</b> sign may be located only in the CG, CAR, CHW, D, I and EI Zones.</p> <p>(1) The electronic <b>on-premises</b> sign may display animation and frame effects, but flashing shall not be permitted.</p> <p>(b) Notwithstanding subsections 31(h) and 33(a), an electronic <b>on-premises</b> sign may be located on a site in the RMD or RHD Zone provided that the principal use of the site is not residential in nature.</p> <p>(1) Clauses 31(h)(1) and (2) shall still apply.</p> <p>(c) One (1) electronic <b>on-premises</b> sign may be located on a site.</p> <p>(1) The site shall have a minimum site frontage of 30.0m.</p> <p>(2) The electronic <b>on-premises</b> sign shall be at least 30.0m from another electronic <b>on-premises</b> sign.</p> <p>(3) No electronic <b>on-premises</b> sign shall be located on a site that already has an electronic <b>off-premises</b> sign.</p> <p>(d) The maximum sign surface area of an electronic <b>on-premises</b> sign shall be 4.7m<sup>2</sup>.</p>



**Zoning By-law—List of Amendments (Change Comparison)—By-law No. 7304**

Section	Existing	Proposed
34	<p>34. ELECTRONIC ADVERTISING SIGNS</p> <p>(a) All electronic advertising signs shall require conditional use approval.</p> <p>(b) An electronic advertising sign may be located only where advertising signs are permitted in accordance with TABLE 7: SIGN REQUIREMENTS.</p> <p>(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.</p> <p>(d) 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>(e) The maximum sign surface area of an electronic advertising sign shall be 18.6m<sup>2</sup>.</p>	<p>34. ELECTRONIC <b>OFF-PREMISES</b> SIGNS</p> <p>(f) All electronic <b>off-premises</b> signs shall require conditional use approval.</p> <p>(g) An electronic <b>off-premises</b> sign may be located only where advertising signs are permitted in accordance with TABLE 7: SIGN REQUIREMENTS.</p> <p>(h) An electronic <b>off-premises</b> 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.</p> <p>(i) One (1) electronic <b>off-premises</b> sign may be located on a site.</p> <p>(3) The electronic <b>off-premises</b> sign shall be at least 92.0m from another electronic <b>off-premises</b> sign.</p> <p>(4) No electronic advertising sign shall be located on a site that already has an electronic <b>on-premises</b> sign.</p> <p>(j) The maximum sign surface area of an electronic <b>off-premises</b> sign shall be 18.6m<sup>2</sup>.</p>
36(e)	<p>A site with a home-based business may have no more than one (1) non-resident employee or non-resident business partner.</p>	<p>A site with a home-based business may have no more than one (1) non-resident employee or non-resident business partner <b>working on the property where the home-based business is located.</b></p>
38.1	<p><b>None—new</b></p>	<p><b>38.1 ELECTRIC VEHICLE CHARGING STATIONS</b></p> <p>(a) Levels 1 and 2 electric vehicle charging stations are permitted as accessory uses in all zones, and may be placed to charge electric vehicles parked in required parking spaces.</p> <p>(b) Levels 3 and 4 electric vehicle charging stations are permitted where automotive service stations are also permitted, either as an accessory use or as part of an automotive service station.</p> <p>(1) Where installed as an accessory use, Levels 3 and 4 electric vehicle charging stations may be placed to charge electric vehicles parked in required parking spaces.</p>

**Zoning By-law—List of Amendments (Change Comparison)—By-law No. 7304**

Section	Existing	Proposed
39(e)	<i>None—new</i>	Notwithstanding Subsection 39(a), where a corner or reverse corner site has a detached or semi-detached dwelling built prior to February 7, 1983, said dwelling’s front entrance faces the corner or reverse corner side yard, and, if applicable, the driveway to the dwelling’s required parking space is from the corner or reverse corner side yard, the maximum height of a fence in the site’s required front yard, except within the required reverse corner side yard, shall be 1.8m, and the maximum height of a fence in the site’s required corner or reverse corner side yard shall be 1.2m.
51 (Table 10)	Note 21: An accessory building or structure shall not exceed the height of the principal building or structure.	<b>Replace Note 21 with a new Note 16, placed next to “Accessory Uses” (renumbering subsequent notes): No accessory building or structure shall exceed the height and site coverage of the principle building on the same site.</b>
54, 58, and 64 (Tables 11, 13, and 17)	“Community resource centre” listed as a use	<b>Delete “Community resource centre” and its associated use permissions</b>
55 (Table 12)	Maximum height of 11.0m or 2.5 storeys, whichever is less, in the CAR and CHW Zones	<ul style="list-style-type: none"> <li>• <b>Maximum height of 14.0m or 3.0 storeys, whichever is less, in the CAR and CHW Zones</b></li> <li>• <b>New Note 10 to go with uses with maximum height of 14.0m or 3.0 storeys (renumbering subsequent notes): The maximum building height may be increased to 19.0m or 4.0 storeys, whichever is less, for sites with an area greater than 3,500.0m<sup>2</sup>.</b></li> </ul>
56(c)	Notwithstanding PART II: GENERAL PROVISIONS, DIVISION 4: SIGNAGE, each site shall contain no exterior signage, with the following exceptions: (1) One (1) freestanding identification sign with a maximum height of 1.5m and a maximum sign surface area of 2.0m <sup>2</sup> ; (2) One (1) fascia identification sign facing directly towards 18 <sup>th</sup> Street, located no higher than the building’s eaves, and with a maximum sign surface area of 3.0m <sup>2</sup> ; (3) For a corner site, one (1) additional fascia sign facing directly towards the street perpendicular to 18 <sup>th</sup> Street, located no higher than the building’s eaves, and with a maximum sign surface area of 2.0m <sup>2</sup> ; and (4) No more than 50% of a sign’s area may consist of removable copy.	Notwithstanding PART II: GENERAL PROVISIONS, DIVISION 4: SIGNAGE, each site shall contain no exterior signage, with the following exceptions: (1) One (1) freestanding <b>on-premises</b> sign with a maximum height of 1.5m and a maximum sign surface area of 2.0m <sup>2</sup> ; (2) One (1) fascia <b>on-premises</b> sign facing directly towards 18 <sup>th</sup> Street, located no higher than the building’s eaves, and with a maximum sign surface area of 3.0m <sup>2</sup> ; (3) For a corner site, one (1) additional fascia <b>on-premises</b> sign facing directly towards the street perpendicular to 18 <sup>th</sup> Street, located no higher than the building’s eaves, and with a maximum sign surface area of 2.0m <sup>2</sup> ; and (4) No more than 50% of a sign’s area may consist of removable copy.

**Urban & Landscape Design Standards—List of Amendments (Change Comparison)—By-law No. 7304**

Section	Existing	Proposed
3.2(b)	For large residential sites where private yards are not included, common amenity spaces should be provided. These amenity spaces should be located centrally to the site or in a prominent location such as a street corner or principal building entrance (Figure 2).	<b>Common shared amenity spaces should be provided for larger multiple-dwelling developments (e.g. multiple building apartment complexes) that are proportionate in size to the scale of the development. These amenity spaces should be located centrally to the site or in a prominent location such as a street corner or principal building entrance (Figure 2). Private amenity spaces (e.g. balconies, covered decks) are encouraged for multiple dwelling developments with common entrances (e.g. 12-unit apartment building). Private amenity spaces (e.g. covered decks, porches, patios) should be provided for each dwelling unit in multiple-dwellings with at-grade private entrances (e.g. one-storey triplex).</b>
3.3(h)	<b>None—new</b>	<b>Sites with vehicle access from a lane with less than 6.0m width should accommodate vehicle turning from the lane by lengthening the parking space or angling the access driveway relative to the lane.</b>
3.4(d)	Parking areas shall be designed to minimize vehicle obstructions to utility poles, fire hydrants, refuse enclosures and emergency access.	Parking areas shall be designed to minimize vehicle obstructions to utility poles, fire hydrants, refuse enclosures and emergency access, <b>as well as to facilitate vehicle turning movements.</b>
3.5(e)	<b>None—new</b>	<b>Public and semi-public spaces should be designed as accessible spaces in accordance with The Accessibility for Manitobans Act and its associated regulations.</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 (minimum 3.0m);</li> <li>• Residential sites and major arterial streets, provincial highways and railway corridors (minimum 9.0m); and</li> <li>• Row house and apartment dwellings where the site adjoins a low density residential development (minimum 3.0m).</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 (minimum 3.0m);</li> <li>• Residential sites and major arterial streets, provincial highways and railway corridors (minimum 9.0m); and</li> <li>• Row house and apartment dwellings where the site adjoins a low density residential development <b>and there is a significant difference in building height, size, or massing (minimum 2.0m).</b></li> </ul>

**Zoning Map—List of Amendments (Change Comparison)—By-Law No. 7305**

<b>Address</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
1412 – 22 <sup>nd</sup> Street, 1525 – 26 <sup>th</sup> Street, 620 – 34 <sup>th</sup> Street, 114 Ashgrove Boulevard, 159 Madison Crescent, 3319 & 3404 Park Avenue, 107 Queens Avenue East	RSD Zone	EI Zone <ul style="list-style-type: none"> <li>• Restore property rights for places of worship</li> </ul>
401 – 1 <sup>st</sup> Street, 1203 – 4 <sup>th</sup> Street, 1011 & 1260 – 5 <sup>th</sup> Street, 943 – 7 <sup>th</sup> Street, 949 – 10 <sup>th</sup> Street, 927/933 & 1111 Assiniboine Avenue, 9 Princess Avenue East, 361 Russell Street	RLD Zone	EI Zone <ul style="list-style-type: none"> <li>• Restore property rights for places of worship</li> </ul>
1515 – 6 <sup>th</sup> Street, 327/331 – 8 <sup>th</sup> Street, 315 & 339 – 12 <sup>th</sup> Street, 403 – 13 <sup>th</sup> Street, 451 – 18 <sup>th</sup> Street, 1539 Princess Avenue, 1509 & 3101 Victoria Avenue	RMD Zone	EI Zone <ul style="list-style-type: none"> <li>• Restore property rights for places of worship</li> </ul>
440 Richmond Avenue	RSD and RMD Zones	EI Zone <ul style="list-style-type: none"> <li>• Restore property rights for places of worship</li> </ul>
2218 Bell Avenue	PR Zone	RSD Zone <ul style="list-style-type: none"> <li>• House built with permit in 2017 despite incorrect zone</li> </ul>
100 Black Street	RSD and CAR Zones	DR Zone <ul style="list-style-type: none"> <li>• Minimize speculation of City-owned Black Property</li> </ul>
320, 340, 350, and 354 – 19 <sup>th</sup> Street North	OS Zone	CAR Zone <ul style="list-style-type: none"> <li>• In accordance with the Assiniboine Gardens Secondary Plan</li> </ul>
360 Veterans Way	“A” and OS Zones	PR Zone <ul style="list-style-type: none"> <li>• Future City sports field complex site</li> </ul>