

December 12, 2022

RE: Letter of Intent—Southwest Brandon Secondary Plan By-law Update
(By-law No. 7343)

Brandon, MB

On behalf of the City of Brandon (“the City”), I am applying to amend the Southwest Brandon Secondary Plan By-law No. 7124 by updating both text and maps. There are two purposes to update the Secondary Plan this time:

- Incorporating the lands southwest of the 18th Street/Patricia Avenue intersection, annexed in 2018, into the Secondary Plan area to better guide development
 - This requires creation of the “Commercial” land use designation, which is new for this Secondary Plan
- Updating infrastructure policies in light of ongoing work determining servicing needs to adequately support development in the south Brandon area, such as the 2018 annexed lands and the Southeast Brandon Secondary Plan area
 - One significant challenge the City faces is that infrastructure upgrades must be phased to ultimately accommodate development at full buildout of the Secondary Plan area

Due to the scale of the changes to both the text and maps, such as incorporating the 2018 annexed lands and an overhaul of infrastructure policies, the City is proposing a full replacement of the Secondary Plan. The “SWBSP Change Comparison” Word document provides a guide on what we are adding to, removing from, or modifying in the Secondary Plan.

Thank you.

Sincerely,



Andrew Mok, BES RPP MCIP
Senior Planner