



Planning & Buildings Department
638 Princess Avenue. Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Variance to Zoning By-law No. 7124

Name of Property Owner: Brandon University
Name of Applicant: Deanna Smid, Associate Professor, Brandon University
Civic Address of Property: 270 18th Street, Brandon, MB
Legal Description of Property: Lots 1 to 40 Block 40 Plan 15 BLTO In SE 1/4 22-10-19 WPM

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request(s):

Our request is to vary the provisions of Section 64 of the City of Brandon Zoning By-law (No. 7124) in order to permit beekeeping at Brandon University for a maximum of five years (as per the maximum allowable under the Planning Act, Section 97(2)).

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: Deanna Smid Date: March 16, 2022
Address: 1629 Lorne Ave Postal Code: R7A0V9
Phone No.: (Primary) 204-730-7422 (Secondary) 204-727-9678
Email Address: smidd@brandonu.ca

Signature of Owner: A Lamont Date: March 16, 2022
Address: 270 18th Street Postal Code: R7A 6A9
Phone No.: (Primary) 204-727-9707 (Secondary)
Email Address: lamont@brandonu.ca

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Planning File No.: CityView No.:
Date Application Received: Payment Date: Receipt No.: Amount: \$

Variance - Application

REV 12/2018



Planning & Buildings Department
638 Princess Avenue, Brandon MB, R7A 0P3
T: 204.729.2110 F: 204.728.2406
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Letter of Authorization

Date: March 16, 2022

To: City of Brandon
Planning & Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

RE: 270 18th Street (address or legal description of application)

I (We) hereby give authorization to:

Deanna Smid (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

Scott Lamont, VP, Brandon University

March 21, 2022

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Letter of Intent

To: Bernice Leyeza
Community Planner, Planning & Buildings Department, City of Brandon

From: Deanna Smid, Associate Professor
Brandon University

Date: March 14, 2022

Re: Brandon University—Variance Application
270 18th Street
Lots 1 to 40 Block 40 Plan 15 BLTO
In SE 1/4 22-10-19 WPM

1.0 Introduction

Brandon University, recognizing the global decline in honeybee populations, and cognizant of the necessity of food security in the City of Brandon, proposes to place a limited number of beehives on the roof of one of the campus buildings during the spring and summer months. This pilot project has been approved by Brandon University administration, and has received financial support from the Brandon Neighbourhood Renewal Corporation and Prairie Mountain Health (“Healthy Together Now”).

After consultation with the City of Brandon’s Planning & Buildings Department, it was determined that the best way forward to allow for beekeeping at Brandon University was through a variance application, as described in section 4.0 of this letter of intent.



2.0 Description and Rationale of Proposed Operation

Brandon University's 2022-2027 Strategic Plan¹ calls for "vibrant and engaged campus spaces" that can be used and enjoyed by students, faculty and staff, and members of the surrounding community. Moreover, the Strategic Plan recognizes that "[Brandon University is] called upon to always act in environmentally, financially, and morally sustainable ways." To further those ends, Brandon University proposes to host honeybees and their hives at Brandon University. The hives (up to a maximum of four hives, together with a nucleus hive), will be set up, maintained, and removed by a beekeeper registered with the province of Manitoba. The hives will be installed at the end of May, and removed in mid- to late August to return to their apiary. In the summer of 2022 we hope to begin with two hives only, and in subsequent years four hives (together with a nucleus hive) will be the maximum number we install.

Since 2006, when Colony Collapse Disorder was first reported, the plight of the declining honeybee has been a national and international crisis.² Hosting hives at Brandon University will add to the number of hives in Manitoba, and will give honeybees a new area in which to forage. The biodiversity within the City of Brandon (from personal and community gardens), is also incredibly helpful to honeybees, giving them a plethora of different food sources.

A third of all crops require insect pollination, and bees are the most common pollinator. Honeybees at Brandon University will therefore help homeowners and community members who require pollination for their fruit and vegetable gardens. Indeed, since the beginning of the COVID-19 pandemic, people have been planting vegetable gardens in far greater numbers.³ Brandon University also has its own vegetable gardens (Green Futures BU and Incredible Edibles) that will benefit from consistent pollination.

¹ <https://www.brandonu.ca/strategic-plan/>

² Jennifer Marshman, Alison Blay-Palmer, Karen Landman, "Anthropocene Crisis: Climate Change, Pollinators, and Food Security," environments 6.2.22 (2019).

³ Lisa Mullins, Sylvain Charlebois, Janet Music, and Erica Finch, "Home Food Gardening in Response to the Covid-19 Pandemic," Agri-Food Analytics Lab, Dalhousie University, 7 October 2020.



Because of their role in pollination, honeybees encourage flower growth and development, aid in developing strong trees, and assist in fruit formation. The seeds and nuts grown on such trees and plants then provide food for a multitude of other creatures, and the trees and plants also offer shelter for insects, birds, and other animals.

One beehive can produce 100 pounds of honey each year. Such honey is attractive to consumers because of the increased demand for local, organic products. The honey produced by the bees at Brandon University can be used by Food Services on campus and it can be sold at farmer's markets. The honey can also bolster the BUSU food bank.

Hosting honeybees at Brandon University will help to raise awareness for the vital role of honeybees in pollination and biodiversity, and will also draw attention to the decline in global honeybee populations.

Having hives at Brandon University will provide an opportunity for students, faculty, and staff to see bee hives and to learn more about the benefits of urban beekeeping. Since the honeybees would be on campus in the spring and summer months, viewing the hives (from a distance) may also be an appropriate activity for Mini U, or for the participants of the Enviro Expo.

Becoming a host of urban honeybees fits well with Brandon University's recently published Strategic Plan. In particular, as described above, hosting honeybees can help build resiliency and sustainability on multiple levels. It also provides many and diverse opportunities for engagement with students, staff/faculty, and the community.

The roof of Harvest Hall is an ideal location for a small number of hives, as has been confirmed by Brandon University's Physical Plant. The roof is accessible via an interior ladder and access hatch, and the hives and necessary supplies can be lifted on to and off of the roof by a boom lift. Because the roof is flat, it is safe to walk on it, and the hives can be located far from the edges of the roof. Access to the hives will be limited to authorized personnel. The exhaust fans on the roof should not bother the bees, and bees also cannot get into the building through the fans. The roof is low enough that the bees should not have difficulty leaving the hive to forage, but it is high enough that the hives should be safe from vandalism or



tampering. Moreover, the roof of Harvest Hall is completely visible from the Solarium on the second floor of the John E. Robbins Library, which means that members of the Brandon University and Brandon community will be able to view the hives.

The hives will be installed, maintained, and removed by a beekeeper registered with the provincial apiarist. Brandon University will also comply with all requirements set forth in the Manitoba Bee Act.⁴

3.0 Zoning Review and Jurisdictional Scan Highlights

After a review of by-laws from other Canadian and Manitoban cities, it was determined that urban beekeeping is certainly not without precedent and support. Beekeeping is currently permitted in such cities as Winnipeg, Vancouver, Calgary, Edmonton, Saskatoon, and Toronto, for instance. Moreover, in 2016 the University of Regina installed bee hives on the roof of one of their campus buildings.⁵ The City of Winnipeg only recently amended their by-laws to allow beekeeping in downtown areas (2016) and then in all areas of the city (2017). The City's Planning, Property & Development website⁶ calls urban beekeeping "important" for the following reasons: bee population; pollination; biodiversity; local food production; and interest and education. The City of Winnipeg's guidelines for urban beekeeping require that all beekeepers register with the provincial apiarist and comply with the Manitoba Bee Act. They limit the maximum number of hives to four hives plus one nucleus hive on zoning lots greater than 6000 square feet. Hives must be set back 20 feet from any property line, and fences are required unless the hives are located on rooftops at least 8 feet above grade.

Brandon University has used the recommendations and requirements of the City of Winnipeg's by-laws to determine the maximum number of hives: Brandon University's zoning lot is greater than 6000 square feet, so we have limited our number of hives to four plus one nucleus hive. The location of the hives (on

4 <https://web2.gov.mb.ca/laws/statutes/ccsm/b015e.php>

5 <https://www.cbc.ca/news/canada/saskatchewan/bee-colony-uofr-sask-1.3687891>;

<https://www.uregina.ca/external/communications/feature-stories/current/2016/06-09.html>

6 <https://winnipeg.ca/ppd/CityPlanning/Beekeeping/>



the roof of Harvest Hall) places them approximately 380 feet from the nearest property line, and the roof of Harvest Hall is more than 8 feet above grade.

4.0 Variance Application Request

Brandon University is located on a lot zoned Division 5: Educational and Institutional, according to City of Brandon Zoning By-law No. 7124. Beekeeping, a low intensity agricultural activity, is not listed on the Educational or Institutional Use Table described in Section 64 of the City of Brandon Zoning By-law.

The proposed operation will potentially enhance the area around Brandon University:

- Increased pollination from honeybees will increase biodiversity and help gardens flourish.
- Community members will be able to view the hives from a safe distance.
- Honeybees are not aggressive when foraging, and they are not attracted to food and drink.
- Honeybee swarms are docile and can be relocated by a beekeeper.
- Honeybees are not active during the hours the City of Brandon performs mosquito fogging, and thus will not be harmed by mosquito mitigation efforts.
- Honeybee hives at Brandon University will not increase the number of bees in the City of Brandon by a noticeable amount. The City is already home to countless native bees such as bumblebees, mason bees, and leafcutter bees. Those with severe allergies to bee stings should continue to take precautions when outdoors.
- The beehives are a temporary installation at Brandon University, although “permanent” in the sense that they will return to the university every spring and summer.

Therefore, our request is to vary the provisions of Section 64 of the City of Brandon Zoning By-law (No. 7124) in order to permit urban beekeeping at Brandon University to continue indefinitely, or as per the maximum allowable time under the Planning Act.

If you have any questions or require additional information, please contact the undersigned at 204- 730-7422 or smidd@brandonu.ca. We thank you for your consideration in this matter, and we look forward to meeting with City of Brandon representatives on this file.



Sincerely,

Deanna Smid

Deanna Smid, Associate Professor
Department of English, Drama & Creative Writing
Brandon University
270 - 18th Street
Brandon, MB Canada R7A 6A9

Variance Application

Brandon University

270 18th Street

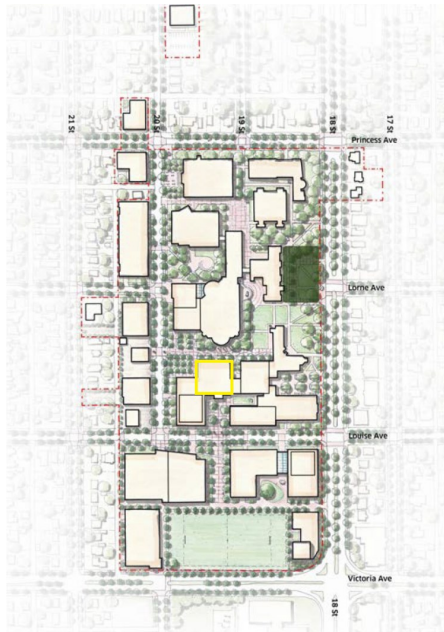
Lots 1 to 40 Block 40 Plan 15 BLTO

In SE 1/4 22-10-19 WPM

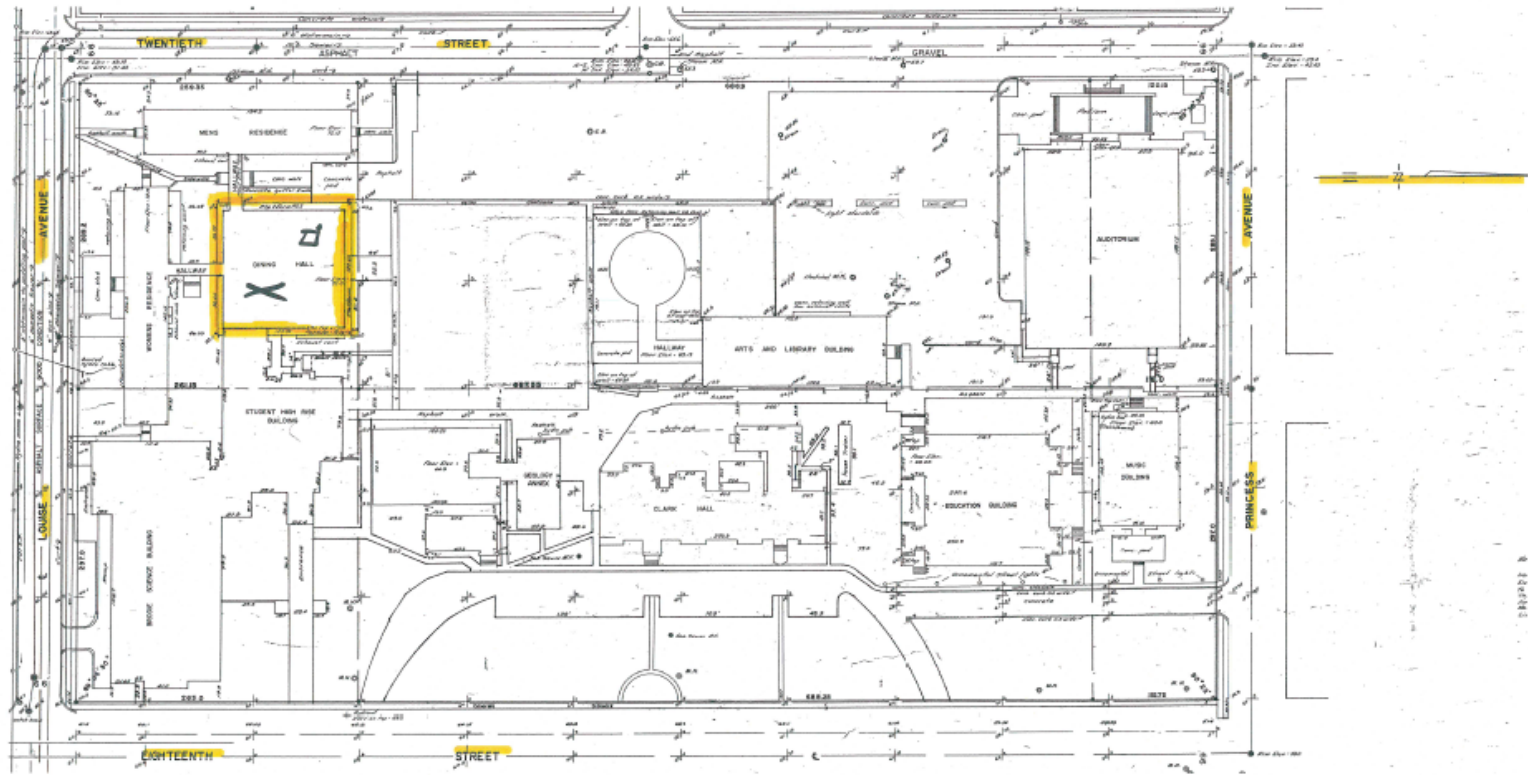
March 16, 2022



Location Plan: Not to scale



Location Plan: Not to scale



Detailed site plan

□ Access hatch to roof of Harvest Hall

X Proposed location of bee hives

Variance Application

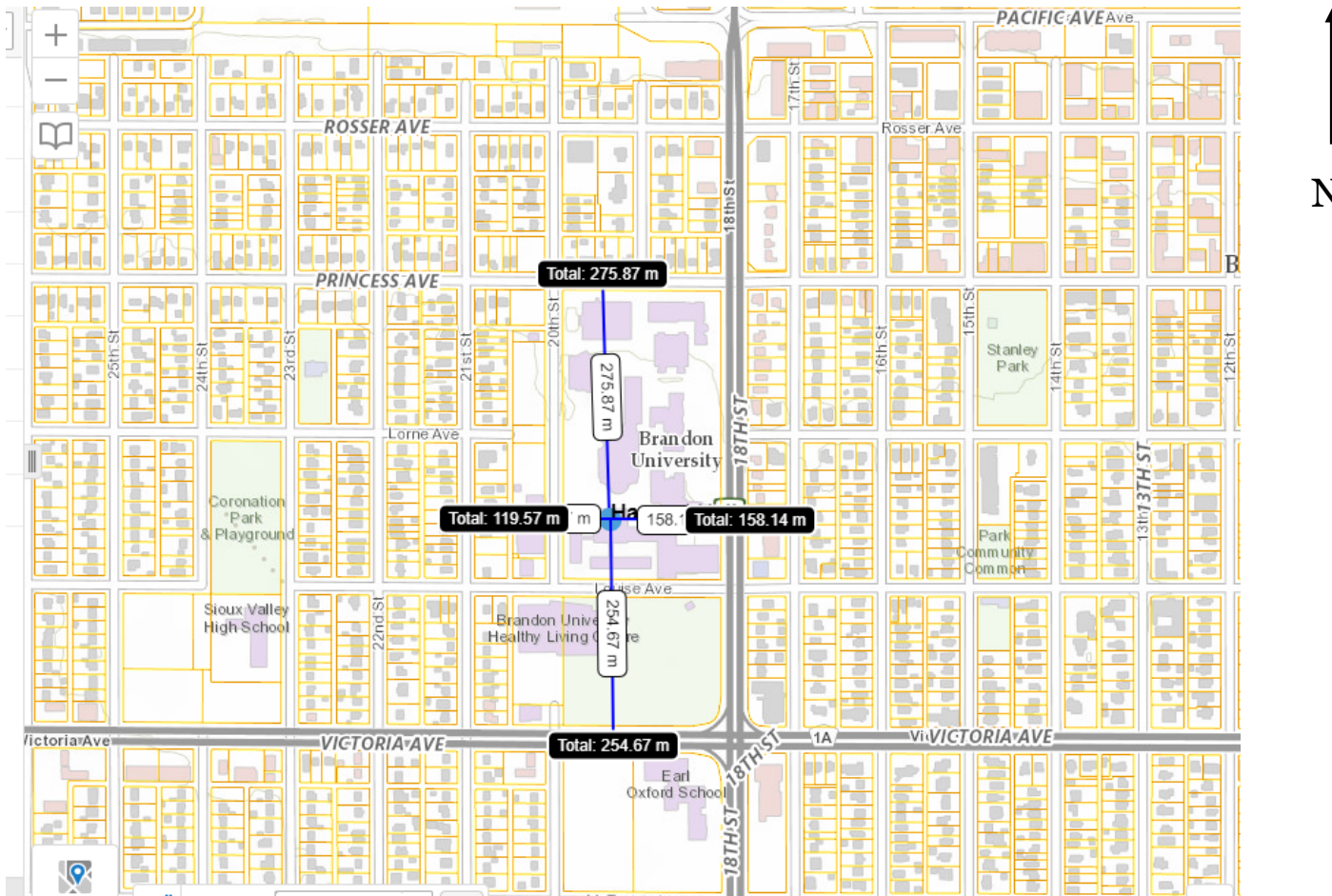
Brandon University

270 18th Street

Lots 1 to 40 Block 40 Plan 15 BLTO

In SE 1/4 22-10-19 WPM

March 16, 2022



Distance from the site of the proposed beehives to the nearest residential and school properties.