

January 9, 2025

RE: Letter of Intent—Zoning By-law Update to be eligible for Canada Housing
Infrastructure Fund Initiative (By-law No. 7410)

Brandon, MB

On behalf of the City of Brandon (“the City”), I am applying to amend the Zoning By-law No. 7124 (“Zoning By-law”) to permit buildings with three or four dwelling units located on an interior site with no developed lane. Minimum 15.2m site width for buildings with three (3) dwelling units, and minimum 22.8m site width required for buildings with four (4) dwelling units.

In 2024, a new zoning bylaw was adopted as part of Housing Accelerator Fund initiatives, to accelerate residential development across the City. This change permitted four dwelling unit buildings on lots with a back lane and minimum 50ft (15.2m) site width. Without a back lane, a conditional use application is required.

Four units as-of-right (4AOR) was not a requirement of smaller municipalities to apply for the Housing Accelerator Fund (HAF). In late 2024, the federal government introduced the Canada Housing Infrastructure Fund (CHIF) to accelerate the construction and upgrading of housing-enabling drinking water, wastewater, stormwater and solid-waste infrastructure. Four units as-of-right is a requirement for communities with population greater than 30,000.

To be eligible to apply for CHIF, the Planning and Buildings department is submitting this application to be considered as four units as-of-right (4AOR), while putting the necessary measures in place to ensure context sensitive and appropriate infill development.

Thank you for your consideration.

Sincerely,

Sonikile Tembo, RPP
Principal Planner