

BY LAW NO. 7410

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 the City of Brandon will apply for federal government funding under the Canada Housing Infrastructure Fund on the premise the City will reduce regulatory barriers to enable the development of additional housing;

AND WHEREAS it is deemed necessary and expedient to amend Zoning By-law No. 7124 to enable four dwelling units as of right for the City of Brandon to be eligible for funding under the Canada Housing Infrastructure Fund;

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

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

- (a) deleting in Subsection 6(b) the definition “Site frontage” in its entirety and substituting the following therefor:**

Site frontage—all that portion of a site fronting on a street between side site lines. Where a measurement is required, it shall be the straight-line distance between the two points where the side site lines meet the front site line.

- (b) within Table 9: Residential Use Table under Section 50, for “Buildings with three or four dwelling units located on an interior site with no developed lane” under the RLD Zone, delete “C⁽¹⁾” and substitute therefor with “P⁽²⁾”;**

- (c) deleting Note 1 to Table 9: Residential Use Table under Section 50 in its entirety and substituting the following therefor:**

(1) Minimum 12.1m site width or site frontage required, whichever is the lesser, for buildings with three (3) dwelling units. Minimum 15.2m site width or site frontage required, whichever is the lesser, for buildings with four (4) dwelling units.

- (d) adding the following note immediately after Note 1 to Table 9: Residential Use Table under Section 50:**

(2) Minimum 15.2m site width or site frontage required, whichever is the lesser, for buildings with three (3) dwelling units. Minimum 22.8m site width or site frontage required, whichever is the lesser, for buildings with four (4) dwelling units.

2. This By-law will come into force when the City of Brandon executes a funding agreement with the federal government under the Canada Housing Infrastructure Fund or, if applicable, its successor.

3. This By-law will be repealed without coming into force two years after the date of this By-law’s adoption unless the City of Brandon executes a funding agreement with the federal government under the Canada Housing Infrastructure Fund or, if applicable, its successor.

DONE AND PASSED by the Council of the City of Brandon duly assembled this day of , A.D. 2025.

<hr/> MAYOR		<hr/> CITY CLERK
Read a first time this	day of	A.D. 2025
Read a second time this	day of	A.D. 2025
Read a third time this	day of	A.D. 2025