

TITLE: BY-LAW NO. 7460 – LANEWAY HOUSING ZONING UPDATE TO AMEND ZONING BY-LAW NO. 7124		
MEETING DATE: September 16, 2026		Page 1 of 2
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7460 B. Application related documents	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Andrew Mok, RPP MCIP, A/Principal Planner	

RECOMMENDATIONS:

That the Planning Commission recommend City Council to approve By-law No. 7460 (Z-07-26) to amend the Zoning By-law No. 7124, as amended, to prevent development of additional dwelling units in the rear of sites retaining existing residential buildings.

BACKGROUND:

Request

Sonikile Tembo, on behalf of the City of Brandon (“City”), is applying to amend the Zoning By-law No. 7124, as amended (“Zoning By-law”), to prevent adding dwelling units to the rear of sites retaining existing dwellings.

History

City Council adopted the current Zoning By-law No. 7124 in 2016, and, on advice of City administration, has adopted amendments periodically to respond to evolving policy direction, changing community needs, and emerging development practices. Recent infill development proposals involving additional residential buildings located behind existing dwellings have identified a need to clarify the Zoning By-law’s intent and regulations pending completion of the current Zoning By-law review.

ANALYSIS:

The intent for buildings constructed to the rear of existing principal residential buildings is that these buildings are secondary to the principal buildings in size, height, and intensity. This is reflected in current zoning requirements for both accessory buildings and detached suites.

With the allowance of multiple primary buildings on one property, more flexible standards, and increased demolition costs, several development projects, such as at 2314 Princess

Avenue and 858 – 3rd Street, have been constructed with multi-unit buildings to the rear of detached dwellings. Without specific standards to consider this type of development, both residents and staff have raised concerns on the appropriateness of building location, setbacks, size and building massing, height, and servicing based on the intent of the City Plan and the context of the existing neighbourhoods.

With completion of a full review of the current Zoning By-law still underway and not expected to be adopted until 2027, City administration is recommending ~~to restrict~~restricting this type of infill development until the Zoning By-law review is complete, allowing City administration time to further refine existing regulations if this type of infill development is still acceptable for consideration.

Commenting Agencies

No concerns or major comments received

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 168 of The Planning Act, notice of the public hearing was posted in front of the Planning & Buildings Department and advertised in the Brandon Sun on September 3, 2026 and September 10, 2026.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant conducted stakeholder outreach through telephone and email communications with developers. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.