

TITLE: SUBDIVISION; BY-LAW NO. 7459 TO REZONE PART OF PROPERTY LOCATED AT 1955 – 34TH STREET OWNER: BELLAFIELD HOLDINGS LTD. APPLICANT: VBJ DEVELOPMENTS LTD. (STEVE MCMILLAN)		
MEETING DATE: August 5, 2026		Page 1 of 6
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7459 B. Application related documents C. Map, air photo & drawings D. Development Review Group report	
PRESENTER: Andrew Mok, BES RPP MCIP	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

Rezoning

1. That the Planning Commission recommend City Council amend By-law No. 7459 (Z-06-26) to rezone part of 1955 – 34th Street (Pt. SW¼ 10-10-19 WPM; Pt. Parcels 2 and 4, Plan 1731 BLTO) from AG80 Agricultural General Zone under the RM of Cornwallis Zoning By-law No. 1558/09/99 to RLD Residential Low Density and OS Open Space by replacing Schedule “A” with Schedule “A” as attached within “Attachment A” of this report.
2. That the Planning Commission recommend City Council approve By-law No. 7459 as amended.

Subdivision

That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-26-756) (Pt. SW¼ 10-10-19 WPM; Pt. Parcels 2 and 4, Plan 1731 BLTO) to create forty-six (46) lots, public roads, and public reserve in the RLD Residential Low Density and OS Open Space Zones in accordance with the subdivision application map “Attachments C-3 through C-5”, subject to the owner or successor:

1. Widening the McCrimmon Drive right-of-way between Chipperfield Drive and the eastern edge of this subdivision from 22.0m to 25.0m by narrowing Proposed Lots 25, 26, and 46;
2. Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision with conditions as set out under Attachment D of this report;
3. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement

and Plan of Easement to the satisfaction of Manitoba Hydro, BellMTS, and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan subdivision;

4. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for naming of the proposed streets and addressing of the proposed lots to the satisfaction of City of Brandon Real Estate Administration; and
5. Completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch.

Street Naming

That the proposed street names submitted by VBJ Developments Ltd. for the development of the area known as Bellafield at 1955 – 34th Street located south of Maryland Avenue and east of 34th Street in the SW¼ 10-10-19 WPM be approved and added to the Street Names Registry.

BACKGROUND:

Request

The applicant, Steve McMillan of VBJ Developments Ltd., on behalf of the property owner, Bellafield Holdings Ltd., is applying for the following to enable low-density residential development on lands located at part of 1955 – 34th Street:

- Rezoning from, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) to RLD Residential Low Density and OS Open Space
- Subdividing to create 46 lots, public roads, and public reserve
- Proposing new street names for the new public roads in this subdivision

Regarding the street names, the applicant requests that, for this stage of the development, the theme of past alumni of the Brandon Wheat Kings be continued by suggesting the following names for the streets, Propp Place and McCrimmon Drive (Attachment C-2), as per the attached request and biographies (Attachments B-3 through B-6).

Development Context

The 6.1ha (15.1a) site is currently undeveloped and is located southwest of the currently developed portions of Bellafield Neighbourhood. Uses surrounding the site include low-density residential to the north and west, and undeveloped lands to the south and east. Chipperfield Drive and Ferraro Drive currently provide access to the site.

History

The site was part of lands annexed from the RM of Cornwallis into the City in 2012, resulting in the site inheriting the pre-existing zoning under the old RM of Cornwallis Zoning By-law. City Council adopted the Bellafield Neighbourhood Plan in 2014, and development of the neighbourhood proceeded under four different sets of rezoning and subdivision applications to date.

ANALYSIS:

Approval of the rezoning and subdivision applications (Attachment C-2 through C-4) will not only enable development of 46 detached-dwelling lots, public roads, and public reserve, it will enable connection of this neighbourhood to 34th Street for the first time at the future intersection with Manitou Drive, the new street leading to a new school site in neighbouring Brookwood South, for which a separate road opening is currently occurring. Though parts of the site are within three different phases of development under the Bellafield Neighbourhood Plan, namely Phase 1, mostly developed by now, Phase 2, only partially developed, and Phase 5, currently undeveloped, development in this area has merit considering construction of a new domestic sewer lift station on Patricia Avenue west of 34th Street, along with the new school across 34th Street.

Regarding the street names, the proposal meets the conditions within the Street Names Policy & Procedure.

Consistency with the Brandon City Plan

- 6.2(1)(c)—proposed development contiguous to existing developed areas and connecting to existing adjacent transportation and servicing networks for more efficient development
- 7.1(3)Residential General Policies(a)—proposed residential development within General Urban Area as shown in Map 3: Urban Structure
- 7.1(3)Residential Development(a) and (d)—small scale housing by way of detached dwellings proposed to front on local streets

Consistency with the Southwest Brandon Secondary Plan

- 2.2.1.1 and 2.2.2.2—detached dwelling development proposed in Residential Low Density area as shown in Map A: Southwest Brandon Land Use Plan
- 2.2.2.3—subdivision proposes mix of typical and larger lot sizes compared to existing detached dwelling lots in the neighbourhood
- 3.4.4—development of the 34th Street lift station enables development within the site

- 4.5.2—with Map B identifying McCrimmon Drive as a collector street, pursuant to the City of Brandon Municipal Design Standards the McCrimmon Drive right-of-way must be at least 25.0m wide
 - Planning & Buildings recommends modifying the subdivision layout as a condition of subdivision to ensure McCrimmon Drive east of Chipperfield Drive (Attachment C-5) is at least 25.0m wide, which will result in a slight narrowing of three proposed lots
 - McCrimmon Drive west of Chipperfield Drive may remain 22.0m wide due to the proposed 3.0m Open Space Zone buffer to prevent residential through sites (site having street frontages on both front and rear site lines), still totaling 25.0m in width

Consistency with the Bellafield Neighbourhood Plan

- Proposed development generally consistent with Bellafield Neighbourhood Plan through proposal of low-density residential development
- That said, update required to the Bellafield Neighbourhood Plan to reflect changes to phasing of development, street layout, and potential corresponding effects regarding infrastructure network and delivery

Consistency with the Zoning By-law

- Current AG80 Zone a carryover from annexation of the site from the RM of Cornwallis in 2012, rezoning required to enable development
- Proposed development complies regarding bulk and siting requirements with both RLD Zone for proposed detached dwelling lots and OS Zone for proposed public reserve buffer

Commenting Agencies

All comments have been addressed and conditions of approval summarized below.

City of Brandon

- Updated servicing study for the Bellafield Neighbourhood Plan in accordance with the Neighbourhood Plan required as a condition of subdivision
 - Necessary to ensure City administration has current information for the buildout of the infrastructure networks in this area
- Development agreement required as a condition of subdivision, with key conditions in the development agreement as follows:
 - Updated Bellafield Neighbourhood Plan
 - Development charges totaling \$195,427.43 representing charges for 3.91 net hectares of development

- Construction of all streets in the subdivision
- Installation of traffic calming measures at intersections in accordance with the Southwest Brandon Secondary Plan Traffic Impact Study
- Contribution towards boulevard trees
- Applicant to confirm addressing of lots and proposed street names as a condition of subdivision

Manitoba Historic Resources Branch

- Manitoba Historic Resources Branch notes a heritage resources pre-impact assessment may be required for the site

Brandon School Division

- Brandon School Division will require \$13,041.00 as cash-in-lieu of land dedication for school purposes

Utilities

- Manitoba Hydro, BellMTS, and Westman Communications Group will require joint utility easements

Canada Post

- Canada Post requires installation of a community mailbox to support additional residents in this subdivision

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with and exceeding minimum requirements under Subsection 168(2) 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 July 22, 2026 and July 29, 2026. Further, in accordance with and exceeding minimum requirements under Subsections 168(4) and 169(3) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, public outreach is not required as the proposed development is generally consistent with the Bellafield Neighbourhood Plan. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.