

TITLE: SUBDIVISION; BY-LAW NO. 7455 TO REZONE PROPERTY LOCATED AT 1900 – 34TH STREET OWNER/APPLICANT: WAVERLY DEVELOPMENTS (JOHN BURGESS)		
MEETING DATE: August 5, 2026		Page 1 of 4
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7455 B. Application related documents C. Map, air photo & drawings D. Development Review Group report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

Rezoning

That the Planning Commission recommend City Council approve By-law No. 7455 (Z-04-26) to rezone 1900 – 34th Street (Part SE ¼ 9-10-19WPM) from AG80 Agricultural General 80 under the R.M. of Cornwallis Zoning By-law No. 1558/09/99 to RLD Residential Low Density.

Subdivision

That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-26-753) 1900 – 34th Street (Part SE ¼ 9-10-19 WPM) to create 43 lots and a public road in the RLD Residential Low Density Zone in accordance with the subdivision map “Attachment C-3 to C-5”, subject to:

1. The owner or successor entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with conditions as set out in “Attachment D” of this report;
2. The owner or successor 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 of subdivision;
3. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for the naming of the new street in the northwest corner of this subdivision and addressing of proposed lots to the satisfaction of City of Brandon Real Estate Administration; and

4. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archeological consultant to the satisfaction of Manitoba Historic Resources Branch

BACKGROUND:***Request***

The applicant, John Burgess of Waverly Developments, is applying to rezone and subdivide lands located at part of 1900 – 34th Street from, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, AG80 Agricultural General 80 to RLD Residential Low Density. Approval of these applications will allow for the development of 43 lots along new public roads.

Development Context

The subject site is currently undeveloped, and is located in the Brookwood South neighbourhood. Uses surrounding the quarter-section include low density residential developments to the north and east, a recreational facility to the south, and agricultural lands to the west. Foxtail and Plateau Drives provide access to the site.

History

In 2012, the City annexed the quarter-section in which the site is located, along with the quarter-section immediately to the east where Bellafield Neighbourhood is under development. Council adopted the Brookwood South Neighbourhood Plan (BSNP) in 2018. Since then, two rezoning and subdivision applications have been approved within this quarter-section: one to facilitate the development of a new public school and ten lots, and another to enable the development of 49 detached dwellings along Foxtail Drive.

ANALYSIS:

Approval of these applications will allow for the development of 43 lots to enable construction of detached dwellings and new roads to connect existing streets.

Consistency with the Brandon City Plan

- 4.1(2)(a)—Though the applicant is primarily marketing the proposed lots for detached dwelling development, the proposed RLD Zone and the sizes of the proposed lots can enable some additional forms of low-density housing, such as duplex dwellings and detached secondary suites
- 4.1(8)(b)—The applicant is currently working with Manitoba Historic Resources Branch to confirm if a heritage resources impact assessment is required

- 5.1(2)(d) and (e), 5.2(1)(d), 5.3(1)—Currently adopted Southwest Brandon Secondary Plan and BSNP identify new multi-use trails along several streets, and proposed layout in this subdivision application allows for connectivity to future phases of development in the Brookwood South neighbourhood
- 6.2(1)(c)—proposed development contiguous to existing Brookwood North neighbourhood, and connects the two recently approved Brookwood South developments, namely Foxtail Drive and Manitou Place, the latter which includes a new school site
- 7.1(1), 7.1(3) Residential General Policies(a)—site located within “General Urban Area” as set out in Map 3: Urban Structure, which allows for residential development

Consistency with the Southwest Brandon Secondary Plan (SWBSP)

- Section 2.2 — The proposal is consistent with the SWBSP, as the proposed RLD-zoned lots are located within the Residential Low Density designation.

Brookwood South Neighbourhood Plan (BSNP)

- Council adopted the current version of the BSNP in 2018
- City requires an updated Brookwood South Neighbourhood Plan (BSNP), including all supporting servicing and traffic engineering studies to ensure consistency with the SWBSP and all applicable laws, by-laws, and regulations
 - That said, proposed development still generally consistent with BSNP and therefore can proceed, and required update to be a condition of the development agreement

Consistency with the Zoning By-law

- Proposed lots comply with bulk and siting requirements in the RLD Zone

Commenting Agencies

All comments have been addressed and conditions summarized below.

City of Brandon

- Development agreement required with conditions as set out in “Attachment D” of this report
- Applicant to provide new street name for “Public Road” identified in the northwest corner of the site, and addressing of new lots also required

Utilities

- Joint use easements required with Manitoba Hydro, BellMTS, and Westman Communications Group

Manitoba Historic Resources Branch (HRB)

- HRB advises that a heritage resources impact assessment may be required
 - City can deem the condition of subdivision approval met if HRB confirms they do not require a heritage resources impact assessment

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 23, 2026 and July 30, 2026. Further, in accordance with and exceeding minimum requirements under Subsection 168(4) 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 rezoning and subdivision applications are consistent with an approved secondary plan and neighbourhood plan, in this case the SWBSP and the current version of the BSNP respectively. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.