

TITLE: CONDITIONAL USE; BY-LAW NO. 7458 TO REZONE PROPERTY LOCATED AT 850 – 19TH STREET OWNER: TRAVIS TAYLOR AND MARY RIPLEY APPLICANT: TRAVIS TAYLOR CONSTRUCTION (TRAVIS TAYLOR)		
MEETING DATE: August 5, 2026		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7458 B. Application related documents C. Map, air photo & drawings D. Public outreach report E. 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. 7458 (Z-03-26) to rezone 850 – 19th Street (Lots 24/26, Block 31, Plan 720 BLTO) from RLD Residential Low Density to CN Commercial Neighbourhood.

Conditional Use

That Conditional Use Application C-01-26 to allow for an office use in the CN Commercial Neighbourhood Zone be approved at 850 – 19th Street (Lots 24/26, Block 31, Plan 720 BLTO) in accordance with the attached letter of intent “Attachment A” and site plan “Attachment C-3”, subject to the owner or successor entering into a development agreement with the City of Brandon with condition set out in Attachment “E” of this report.

BACKGROUND:

Request

The applicant, Travis Taylor of Travis Taylor Construction, on behalf of the property owners Travis Taylor and Mary Ripley, is applying to rezone property located at 850 – 19th Street from RLD Residential Low Density to CN Commercial Neighbourhood. The rezoning will allow for an office use in the existing building. The applicant also concurrently applied for conditional use for said use in the CN Zone.

Development Context

The subject site currently has a single detached dwelling with a garage and is located one property northwest of the intersection of Park Avenue and 19th Street. Surrounding uses include low density residential to the north, east, and west, and commercial development to the southeast and south as well as further east. 19th Street and the back lane provide access to the site.

History

The subject property has historically been developed and used for residential purposes.

ANALYSIS:

The applicant is proposing to utilize the existing building for office use. The proposed office use is considered a lower-intensity commercial use (administrative office) and is located directly north and west of existing commercial properties. The proposal does not involve the construction of a new building or significant alterations to the site.

Rezoning***Consistency with the Brandon City Plan***

- 7.1(4) Commercial and Institutional General Policies (b), (c), and (d)—support the development of conveniently located commercial uses that serve both Brandon and surrounding communities, compatible with nearby residential developments and ideally within walking distance of residential areas
- 7.1(4)(Neighbourhood Commercial)(b) – supports conversion of residences for small-scale commercial use such as administrative offices

Consistency with the Zoning By-law

- The proposed use requires conditional use, as requested, under the CN Commercial Neighbourhood Zone
- The proposed development generally meets the bulk and siting requirements under the CN Zone

Conditional Use

Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:

1. *Will be compatible with the general nature of the surrounding area;*

The proposed office use is considered compatible with the surrounding area due to the scale and nature of the operation. The applicant is proposing to utilize the existing building for administrative office use, which is a low-intensity commercial use that is generally consistent with the intent of the CN Commercial Neighbourhood Zone.

The proposal does not involve significant alterations to the existing site, which helps maintain the established character of the neighborhood. The Brandon City Plan generally encourages neighbourhood commercial uses on corner sites to minimize impacts on surrounding residential areas. While the subject property is not a corner lot, it is immediately adjacent to an existing commercially zoned corner property. As a result, the proposal represents a logical extension of the existing commercial area rather than an isolated commercial use within a residential neighbourhood, while maintaining a compatible transition through the continued use of the existing building.

The office is expected to accommodate approximately four employees and operate primarily during regular business hours. Given the limited scale of the operation (homecare administrative office), the use is not expected to introduce activity levels that would be inconsistent with the surrounding area. While each rezoning and conditional use application is reviewed on its own merits, approval of this application does not automatically establish a precedent for similar requests. Future applications or changes in use would continue to be evaluated based on their individual circumstances, including intensity, location, surrounding land uses, site access, parking availability, and potential impacts on neighbouring properties.

2. *Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;*

The proposed office use is not expected to create significant impacts on neighbouring properties or residents due to the low-intensity nature. While introducing a commercial use may result in some increase in traffic, visitor activity, and parking demand, the administrative nature of the office and limited number of employees are expected to result in minimal activity.

Parking and other site requirements will be reviewed through the development permit process to ensure compliance with the Zoning By-law and that adequate on-site parking is provided.

The proposed use will also be subject to a development agreement to limit the intensity of the use to what has been proposed in this application. Any future intensification of the use may require additional City Council approval and public consultation.

3. *Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law*

Analysis already addressed under “Rezoning” above in this report.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

A development agreement is required as part of conditional use approval with the condition that:

- That the approval is tied to the proposed use intensity and any intensification may require the Developer to obtain further Brandon City Council approval

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 June 23, 2026 and June 30, 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, the applicant mailed and hand delivered notification letters to properties within 100m of the site. The applicant received two letters of objection expressing concerns regarding the housing shortage in Brandon and that approving this rezoning could set a precedent for similar developments in the neighbourhood. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.