



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7458 TO REZONE PROPERTY LOCATED AT 850 – 19TH STREET

PRESENTER:

Emmanuel Owusu Ansah

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

4/24/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That By-law No. 7458 to rezone property located at 850 – 19th Street (Lots 24/26, Block 31, Plan 720 BLTO) from RLD Residential Low Density to CN Commercial Neighbourhood be read a first time.

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.

Development Context

The subject site currently has a single detached dwelling with an accessory garage and is located one block northwest of the intersection of Park Avenue and 19th Street. Surrounding uses include low-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 proposed office is a lower intensity commercial use (administrative office) with the property located

directly north and west of existing commercial properties. The proposed office will be located within the existing detached dwelling and minimal site changes are proposed.

The City plan identifies neighbourhood commercial as, "small-scale retail uses and services that primarily service the local neighbourhood and meet residents' daily needs, such as convenience stores and personal services". The City Plan also states that the City may support the conversion of residences for small scale commercial uses.

LEGISLATIVE REQUIREMENTS:

Once City Council gives the first reading of By-law No. 7458, the application will proceed to the public hearing processes.

STRATEGIC ALIGNMENT:

The proposal aligns with Council's Strategic Plan (Strategy #4), which supports small-scale commercial use within an established neighbourhood and making efficient use of existing built form and infrastructure.

CONCLUSION:

That By-law No. 7458 be given first reading

BY-LAW NO. 7458

BEING A BY-LAW of the City of Brandon to amend Zoning By-law No. 7124.

WHEREAS Section 80(1) of The Planning Act provides that a zoning by-law may be amended;

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

- 1. The land described as the following: Lots 24/26, Block 31, Plan 720 BLTO, commonly known as 850 – 19th Street, and identified on the map attached hereto as Schedule “A” is hereby reclassified:

FROM: RLD Residential Low Density
TO: CN Commercial Neighbourhood**
- 2. Schedule B, Map 3, being part of By-law No. 7124, is hereby amended in accordance with Section 1 of this by-law.**
- 3. This by-law shall come into full force and take effect on the day following its passage.**

DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2026.

MAYOR

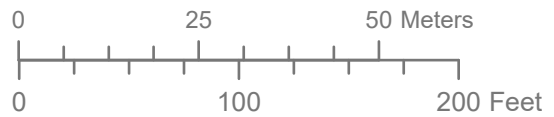
CITY CLERK

Read for a first time this	day of	A.D. 2026
Read for a second time this	day of	A.D. 2026
Read for a third time this	day of	A.D. 2026

Schedule A



Rezoning Application Z-03-26, By-law No. 7458
 Amending Schedule 'B" By Law No. 7124
 850 19th Street
 LOTS 24, 25 AND 26, BLOCK 31 PLAN 720 BLTO
 IN NE 1/4 15-10-19 WPM



LEGEND

 Proposed Rezoned Lot from RLD to CN

RLD - Residential Low Density
 CAR - Commercial Arterial
 CG - Commercial General
 IR - Industrial Restricted

**Planning & Buildings
 Department**



Map Created: 04/07/2026
 Revised:

Crosswinds Connection Inc.

28 March 2026

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon, MB R7A 0P3

Re: Zoning By-law Amendment - Letter of Intent
850-19th Street - Lot 24/26 - Block 31- Plan 720

I am applying on behalf of Crosswinds Connection Inc. (Crosswinds) to rezone 850-19th Street in Brandon, Manitoba from RLD to CN in order to allow for operation of an administrative office.

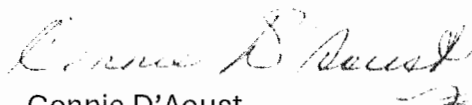
The property is currently zoned residential in the City Plan and the proposed rezoning would permit Crosswinds to use the property as office space for employees. Development of this property would not include making significant changes or additions to the existing structures.

The properties to the south and east of 850-19th are zoned CAR and are occupied by commercial businesses. The properties to the north and west are zoned RLD and are composed of single detached homes. Crosswinds is a small, not-for-profit agency with an accordingly low number of administrative office staff.

As Crosswinds does not propose to alter the exterior of the property and the administrative office is low traffic with regular business hours, the proposed rezoning would fit into the surrounding area without disruption.

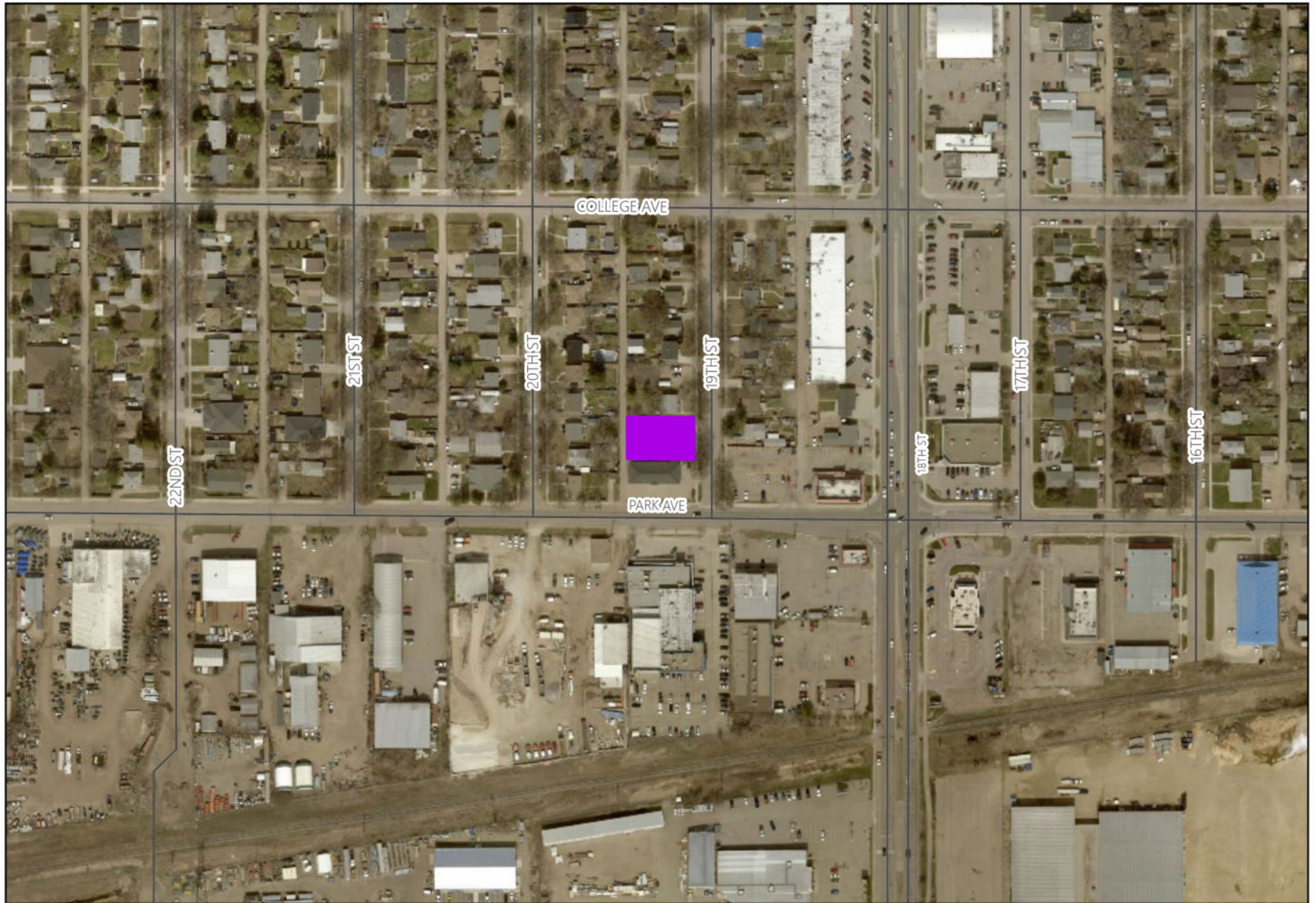
Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,



Connie D'Aoust
Executive Director

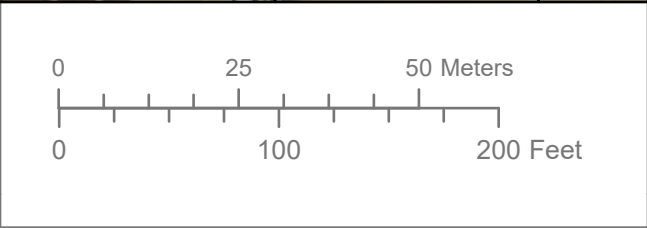
Rezoning and Conditional Use Applications (Z-03-26) (C-01-26)




Rezoning and Conditional Use (Z-03-26) (C-01-26)



Rezoning Application Z-03-26, By-law No. 7458
 Amending Schedule 'B" By Law No. 7124
 Conditional Use Application C-01-26
 850 19th Street
 LOTS 24, 25 AND 26, BLOCK 31 PLAN 720 BLTO
 IN NE 1/4 15-10-19 WPM



LEGEND

 Proposed Rezoned Lot from RLD to CN and Conditional Use


RLD - Residential Low Density

CAR - Commercial Arterial

CG - Commercial General

IR - Industrial Restricted

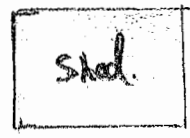
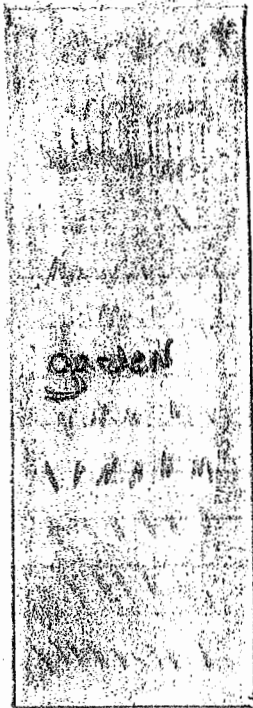
Planning & Buildings Department




Map Created: 04/07/2026
 Revised:

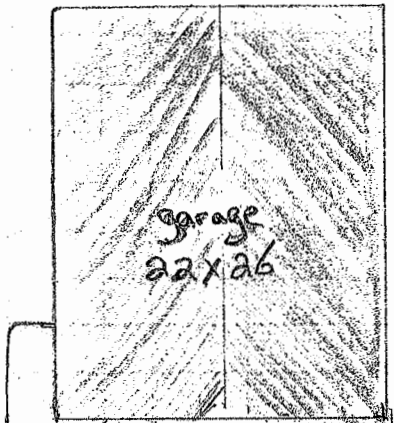
Back lane

gate



-  Apple Tree.
-  Cedar Tree.
-  Spruce Tree.

Chawlink Fence.

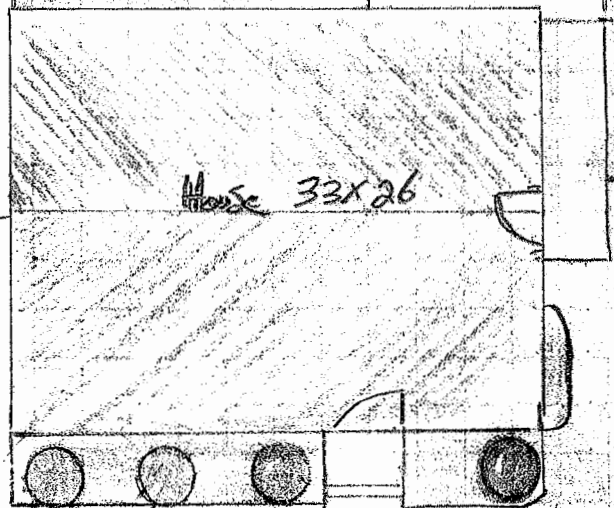


concrete Apron

Flower beds.

lime Stone

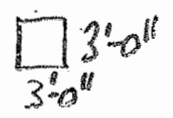
Covered Deck 20x12



Brick Driveway 14x78'

grass.

Scale
1" = 3'-0"



Sidewalk 45 FT



850 19th St
Brandon N
R7B 1K9

19th Street
4 FT