



## CITY COUNCIL REPORT

**TITLE:**

**BY-LAW NO. 7455 TO REZONE PROPERTY LOCATED AT PART OF 1900 – 34TH STREET**

**PRESENTER:**

Emmanuel Owusu Ansah

**DEPARTMENT:**

Planning & Buildings

**ATTACHMENTS:**

**DATE:**

5/22/2026

**CLEARANCE / APPROVALS:**

Ryan Nickel            General Manager

Dave Wardrop        City Manager

**RECOMMENDATION(S):**

That By-law No. 7455 to rezone properties located at part of 1900 – 34<sup>th</sup> Street (Part SE 1/4 Of Section 9-10-19 WPM) from under the RM of Cornwallis Zoning By-law No. 1558/09/99, AG80 Agricultural General 80 to RLD Residential Low Density be read a first time.

**BACKGROUND:**

***Request***

The applicant, John Burgess of Waverly Developments, is applying to rezone lands located at part of 1900 – 34<sup>th</sup> Street from AG80 Agricultural General 80 Zone under R.M. of Cornwallis Zoning By-law No. 1558/09/99 to RLD Residential Low Density. Approval of this application, along with an associated subdivision application, will allow for development of 43 lots along public roads.

***Development Context***

The site is currently undeveloped, and is located in the Brookwood South neighbourhood, previously known simply as Brookwood. Uses surrounding the quarter-section include lower 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 ("Neighbourhood Plan") 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 detached dwelling lots, and another to enable the development of 49 detached dwellings along a new public road.

**ANALYSIS:**

Approval of this application, along with an associated subdivision application, will allow for the development of 43 lots to enable construction of detached dwellings.

The proposed development is within and generally consistent with provisions associated with the "General Urban" area under the Brandon City Plan, and is consistent with the Southwest Brandon Secondary Plan and Brookwood South Neighbourhood Plan.

**LEGISLATIVE REQUIREMENTS:**

Once City Council gives the first reading of By-law No. 7455, upon receiving the requested information, the application will proceed to the public hearing processes. City Council will address the associated subdivision application after the joint public hearing involving this rezoning application.

**STRATEGIC ALIGNMENT:**

Proposal consistent with implementing Strategy #4, facilitating development opportunities in emerging (greenfield) areas.

**CONCLUSION:**

That By-law No. 7455 be given first reading.

**BY-LAW NO. 7455**

**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: SE ¼ 9-10-19 WPM commonly known as 1900 – 34<sup>th</sup> Street, and identified on the map attached hereto as Schedule “A” is hereby reclassified:  
  
FROM: AG Agricultural General Zone  
TO: RLD Residential Low Density Zone
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 will come into force when the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-26-753 is registered in the Brandon Land Titles Office.
4. This By-law will be repealed without coming into force three years after the date of this By-law’s adoption unless the City of Brandon Planning & Buildings Department Receives written confirmation that the plan for Subdivision Application 4500-26-753 is registered in the Brandon Land Titles Office, or the applicant applies for an extension of time before the expiration of the three-year period to register Subdivision Application 4500-26-753 and Council approves the extension.

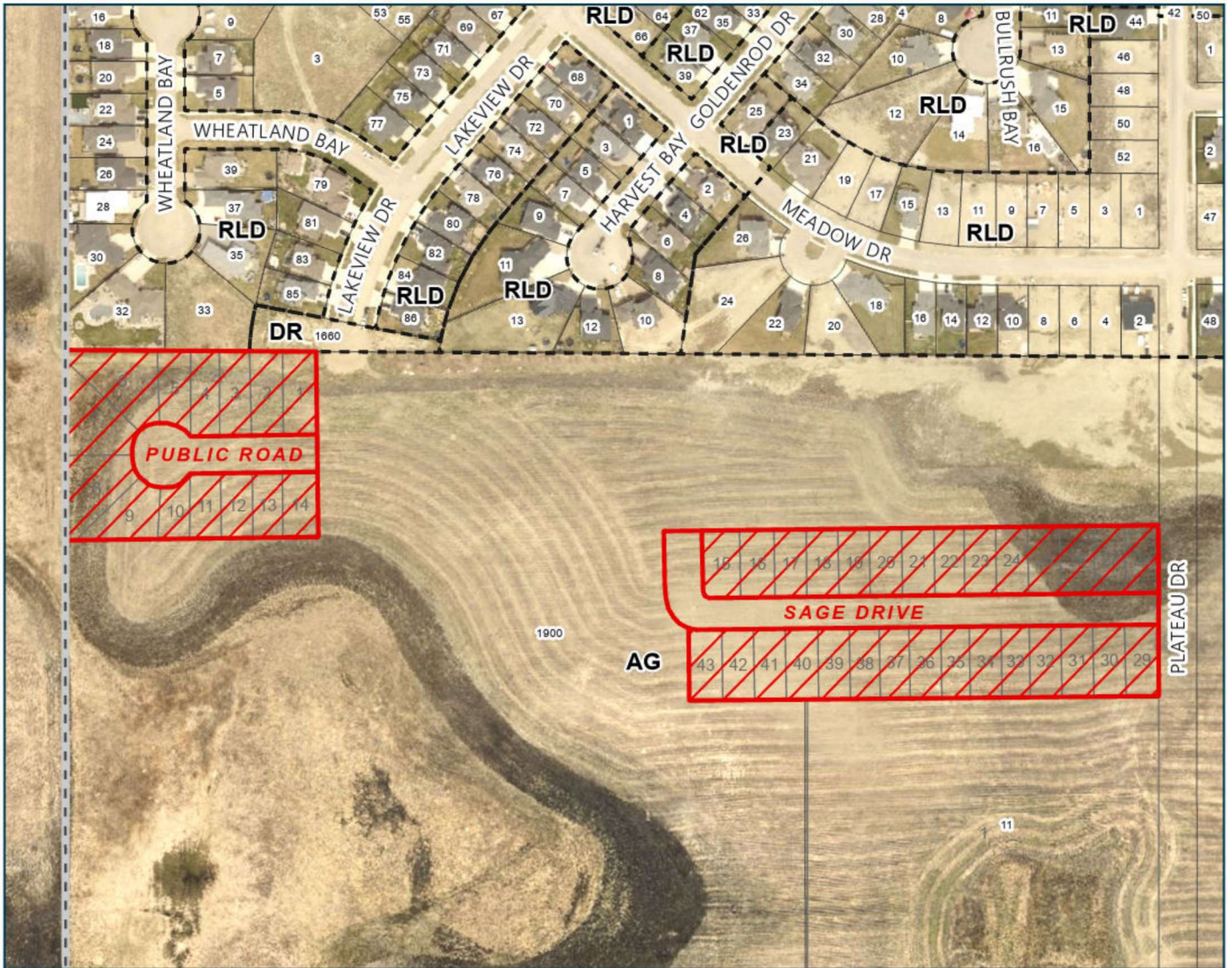
**DONE AND PASSED** by the Council of the City of Brandon duly assembled this    day of    A.D. 2026.

\_\_\_\_\_  
MAYOR

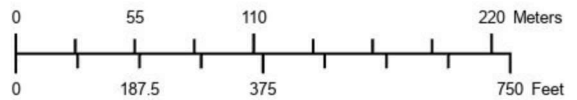
\_\_\_\_\_  
CITY CLERK

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-04-26  
 Amending Schedule "A" By-Law No. 7124  
 1900 34th Street  
 Pt. SE 1/4 9-10-19 WPM  
 See Attached Titles



## LEGEND

 Proposed Lots to be Subdivided and Rezoned from AG80 to RLD

AG - Agricultural General  
 DR - Development Reserve  
 RLD - Residential Low Density

Planning & Building  
 Department



Date Created: 04/16/2026  
 Revised:

# WAVERLY DEVELOPMENTS LTD.

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April 10, 2026

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

Dear Sirs:

**RE: Waverly Developments Ltd.  
Application for Approval of Subdivision/Application for Zoning Amendment  
Application for Conditional Approval - Part SE 1/4 9-10-19WPM (1900 34<sup>th</sup> Street)  
Letter of Intent - Sage Drive/Cul de Sac**

Further in this matter please be advised that the intent of the owner/applicant for the subdivision and re-zoning is to subdivide the property and create 43 single family residential lots.

In support of said application, the applicant is applying to have the subject property rezoned to RLD (Residential Low Density). This subdivision is an extension of the Brookwood development.

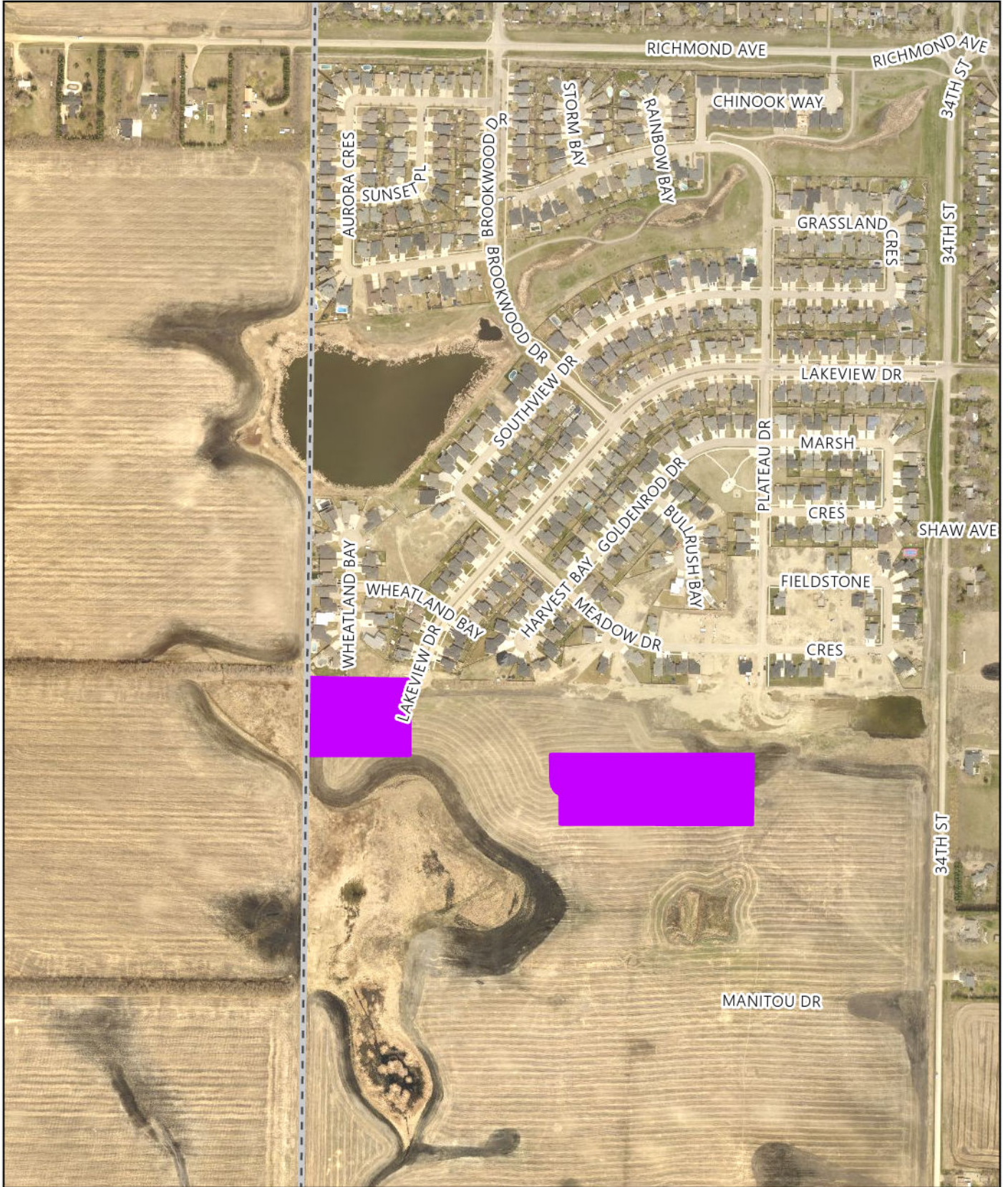
The land usage in all directions surrounding this area is either residential or is proposed to be residential development along with a school located to the south of the properties.

Yours truly,  
WAVERLY DEVELOPMENTS LTD.  
PER:

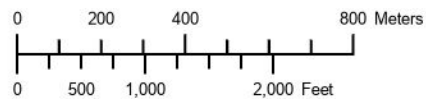
  
JOHN W. BURGESS  
JWB/ms

3000G VICTORIA AVENUE, BRANDON, MANITOBA R7B 3Y3  
TELEPHONE 204-725-7070 FAX 204-727-5995

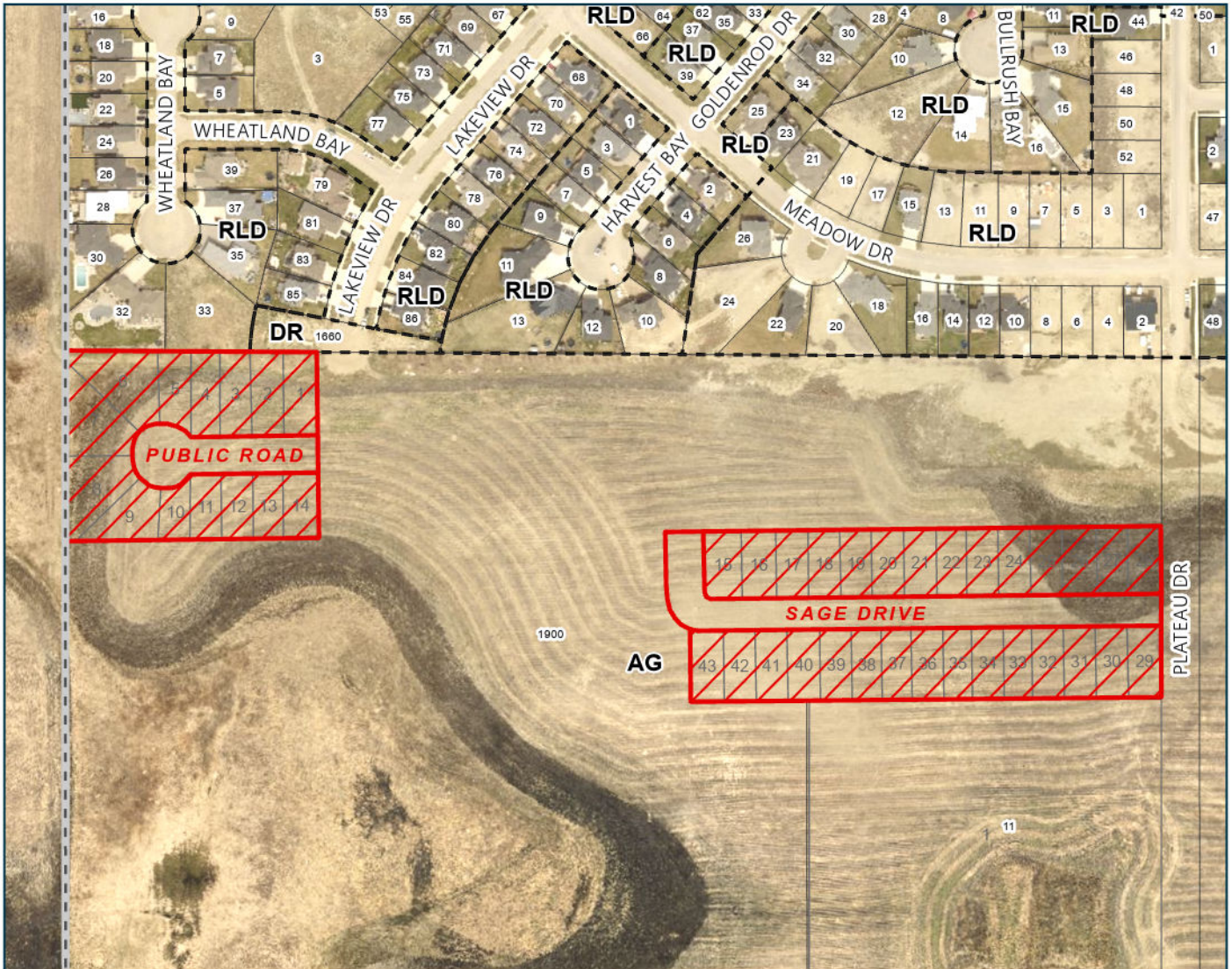
# Rezoning and Subdivision Application - 1900 34th St



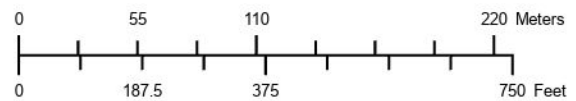
Created: 04/16/2026  
Revised:




# Rezoning and Subdivision Application



Rezoning Application Z-04-26  
 Amending Schedule "A" By-Law No. 7124  
 1900 34th Street  
 Pt. SE 1/4 9-10-19 WPM  
 See Attached Titles



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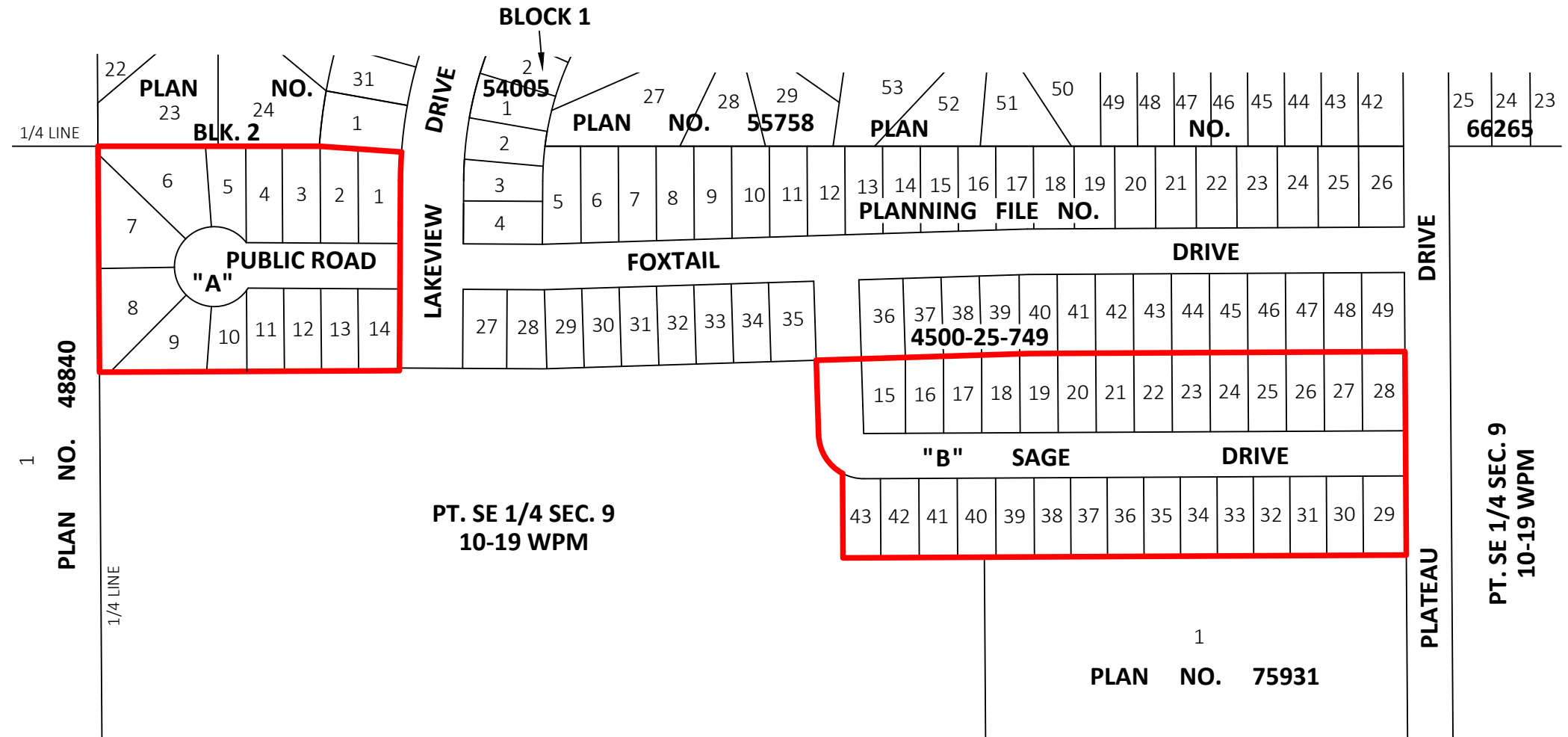
Date Created: 04/16/2026  
 Revised:

# SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

OF PART OF  
**SE 1/4 SEC. 9, TWP. 10, RGE. 19 WPM**  
 BEING PART OF TITLE NO. 3389609/2  
 CITY OF BRANDON, MANITOBA  
 SCALE: 1 : 2500


AREA TABLE		
Lot ID	Feet <sup>2</sup>	Metre <sup>2</sup>
1	8278.66	769.113
2	7645.59	710.299
3	7739.21	718.996
4	7407.22	688.153
5	6697.08	622.179
6	13372.34	1242.331
7	12651.04	1175.320
8	12517.46	1162.910
9	9493.27	876.052
10	5499.02	510.876
11	6540.95	607.674
12	6476.99	601.732
13	6445.70	598.826
14	7151.79	664.423
15	6819.43	633.545
16	6143.26	570.728
17	6223.60	578.191
18	6321.12	587.252
19	6342.10	589.200
20	6353.07	590.219
21	6353.56	590.265
22	6354.05	590.311
23	6354.54	590.357
24	6355.04	590.402
25	6355.53	590.448

AREA TABLE		
Lot ID	Feet <sup>2</sup>	Metre <sup>2</sup>
26	6356.02	590.494
27	6356.02	590.540
28	7168.18	665.945
29	7162.35	665.404
30	6111.22	567.751
31	6100.31	566.737
32	6100.13	566.721
33	6054.40	562.472
34	6145.34	570.921
35	6099.61	566.673
36	6099.44	566.656
37	6099.26	566.640
38	6099.09	566.624
39	6409.23	595.437
40	6409.04	595.419
41	6408.85	595.401
42	6408.65	595.383
43	6396.75	594.277
Public Road	24778.40	2301.988
Sage Drive	62093.83	5768.705
<b>Total</b>	<b>388747.62</b>	<b>36109.979</b>



**ASSOCIATION OF MANITOBA LAND SURVEYORS**  
 PERMIT  
 GeoVerra  
 Manitoba Land Surveying Ltd.  
 No. 2020-16

Dated at Brandon, Manitoba  
 this 8th day of April, 2026.

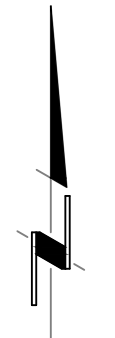
  
 Timothy W. Longstaff  
 Manitoba Land Surveyor  
 Authorized to practice under the "Land Surveyors Act" of Manitoba

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**NOTES:**

Survey Date: May 2nd, 2022 and November 13, 2025  
 This map has been prepared for subdivision application purposes only. This is not a final survey.  
 All distances are in metres and may be converted to feet by multiplying by 3.28084  
 Plans referred to are of record in the Brandon Land Titles Office  
 Land affected by this proposal is shown bordered thus - - - - -  
 Survey monuments found on the ground are described and shown thus - - - - - ○



METRIC

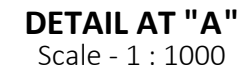
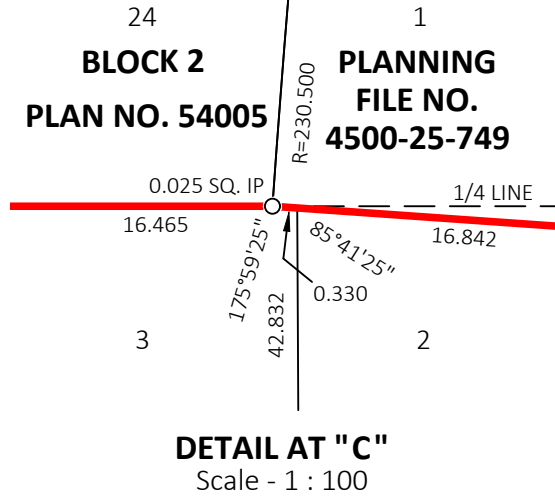
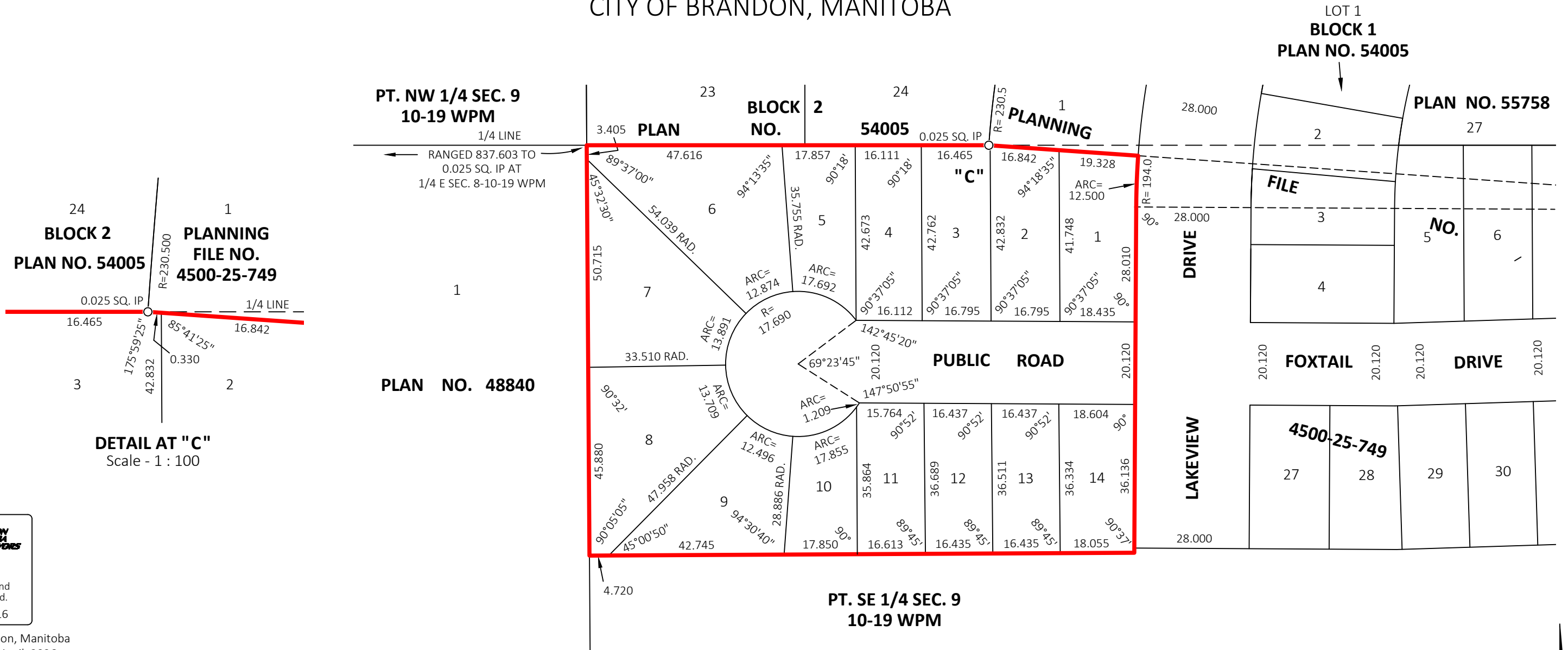
 **GeoVerra**  
 Manitoba Land Surveying Ltd.  
 Toll Free: 1-800-465-6233  
 www.geoverra.com

Revision: ISSUED	
Field Book: 558/2-3, 563/134-137, 564/138-139	
Plan Date: March 27, 2026	Initials: CJ - CM - FG
Project No.: 26-00783-001	
File: 26-00783-001-SAM_RO	

REV.  
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 CITY OF BRANDON, MANITOBA



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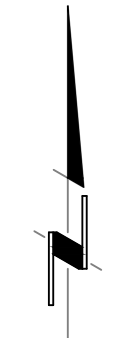
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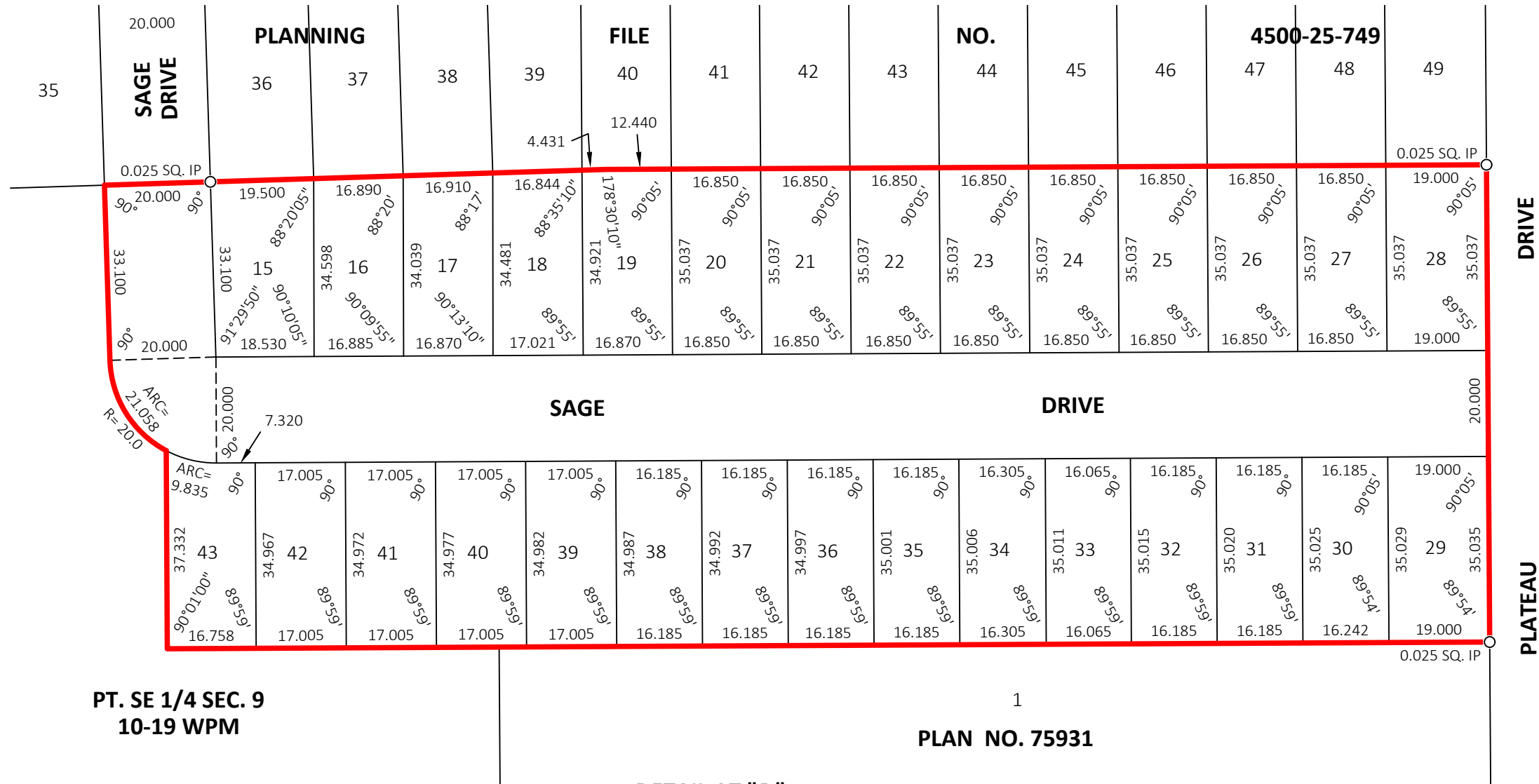


METRIC

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	Plan Date: March 27, 2026	Initials: CJ - CM - FG	
	Project No.: 26-00783-001		
		File: 26-00783-001-SAM_RO	Page 2 of 3

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**PT. SE 1/4 SEC. 9  
 10-19 WPM**

1  
**PLAN NO. 75931**

**DETAIL AT "B"**  
 Scale - 1 : 1000

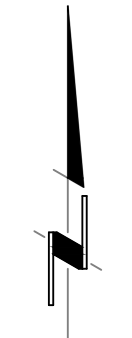
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