



## CITY COUNCIL REPORT

**TITLE:**

**BY-LAW NO. 7460 – PREVENT DEVELOPMENT OF ADDITIONAL DWELLING UNITS IN THE REAR OF SITES RETAIL**

**PRESENTER:**

Sonikile Tembo

**DEPARTMENT:**

Planning & Buildings

**ATTACHMENTS:**

**DATE:**

6/4/2026

**CLEARANCE / APPROVALS:**

Ryan Nickel          General Manager

Dave Wardrop        City Manager

**RECOMMENDATION(S):**

That By-law No. 7460 to amend Zoning By-law No. 7124 to prevent development of additional dwelling units in the rear of sites retaining existing residential buildings, be read a first time.

**BACKGROUND:**

Sonikile Tembo, on behalf of the City of Brandon ("City"), is applying to amend Zoning By-law No. 7124 ("Zoning By-law") to prevent adding units to the rear of sites retaining existing dwellings.

**ANALYSIS:**

The intent for buildings constructed to the rear of existing primary buildings is that these buildings are secondary to the primary building in size, height, and intensity. This is reflected in current zoning requirements for both accessory buildings and detached suites.

With the allowance of multiple primary buildings on one property, more flexible standards, and increased demolition costs, a couple development projects at 2314 Princess Avenue and 858 3<sup>rd</sup> Street have been constructed with multi-unit buildings to the rear of detached homes. Without specific development standards to consider this type of development concerns have been raised by both residents and staff on the appropriateness of building location, setbacks, size, height, and servicing with the intent of the City Plan and the context of the existing neighbourhood.

With completion of a full review of the current Zoning By-law still underway and not expected to be adopted until 2027, City administration is recommending to restrict this type of infill development until the Zoning By-law review is complete, allowing City administration time to further refine existing regulations if this type of infill development is still acceptable for consideration.

**LEGISLATIVE REQUIREMENTS:**

Following first reading of the by-law, the application will proceed to the public hearing process.

**STRATEGIC ALIGNMENT:**

This amendment is refining Council's Strategic Plan Strategy #4 to facilitate "development opportunities for residential, commercial, and industrial use types in both established (infill) and emerging (greenfield) areas" by balancing the needs of accommodating residential growth and ensuring development is consistent with the Brandon City Plan and within existing and planned infrastructure systems.

**COMMUNICATION STRATEGY:**

Notice will be provided for the public hearing as per The Planning Act, and the developed industry has been notified of the proposed change. No additional public engagement is planned.

**CONCLUSION:**

To give first reading to By-law No. 7460

**BY LAW NO. 7460**

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

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

**AND WHEREAS it is deemed necessary and expedient to amend Zoning By-law No. 7124 to prevent development of additional dwelling units in the rear of sites retaining existing residential buildings;**

**NOW THEREFORE the Council of the City of Brandon, in regular session duly assembled, enacts as follows:**

- 1. That Part II of Schedule A of By-law No. 7124 be amended as follows:**
  - (a) Adding the following immediately after Section 35 under Division 5: Other Uses in Residential Dwellings:**
    - 35.1 Additional Dwellings on Sites with Existing Dwellings**  
Where additional dwelling units are added to the rear of a site with an existing building with at least one dwelling unit, the additional dwelling units shall be limited to a secondary suite as permitted under Section 35.
- 2. 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.**

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MAYOR		CITY CLERK
Read a first time this	day of	A.D. 2026
Read a second time this	day of	A.D. 2026
Read a third time this	day of	A.D. 2026

June 3, 2026

RE: Letter of Intent—Zoning By-law Update to prevent development of additional dwelling units in the rear of sites retaining existing residential buildings (By-law No. 7460)

Brandon, MB

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On behalf of the City of Brandon (“the City”), I am applying to amend the Zoning By-law No. 7124 (“Zoning By-law”) to prevent additional dwelling units built in the rear of sites retaining existing buildings.

The Zoning By-law has always permitted multiple buildings on a site. This means if a site is wide enough, it could accommodate, for example, multiple four-plexes such as is currently built at 617 – 17<sup>th</sup> Street. After this development, the developer proposed additional units in the rear of sites with single detached housing. 2314 Princess Avenue was built with no land use applications as, with current wording in the Zoning By-law, the proposal is technically permitted. Administration received resident concerns about building placement and massing and conducted site visits of those built. Laneway housing and secondary suites are intended to be secondary to a principal dwelling. We determined that we need to include parameters that prevent additional dwelling units in the rear of sites, limiting additional units to secondary suites if existing buildings with dwellings are retained.

The amendment proposed will not change that multiple buildings with multiple units are permitted on a site, rather it will ensure when existing dwellings are retained, additional units are restricted to only secondary suites.

We are currently reviewing the Zoning Bylaw to bring it into alignment with the City Plan, with the project anticipated to be complete by Summer 2026 and adopted in 2027. As part of this process, we hope to review the scenarios and provide parameters for when such additional units could work such as when the height and building separation is appropriate, or when the site is a corner site.

We have informed the development industry of this proposed change and continue to work closely with them as we appreciate demolition cost is one of the constraints that come with trying to provide more housing.

Thank you for your consideration.

Sincerely,  
Sonikile Tembo, RPP

Principal Planner

