



## CITY COUNCIL REPORT

**TITLE:**

**BY-LAW NO. 7459 TO REZONE PART OF 1955 - 34TH STREET**

**PRESENTER:**

Andrew Mok

**DEPARTMENT:**

Planning & Buildings

**ATTACHMENTS:**

**DATE:**

5/29/2026

**CLEARANCE / APPROVALS:**

Ryan Nickel          General Manager

Dave Wardrop        City Manager

**RECOMMENDATION(S):**

That By-law No. 7459 to rezone part of property located at 1955 - 34th Street (SW¼ 10-10-19 WPM exc. Plans 1618, 1744, 1731, 58163, 64985, 67620 and 70555 BLTO and Ely 33' Perpendicular, Parcel 2, Plan 1731 BLTO exc. Sly 240', and Parcel 4, Plan 1731 BLTO exc. Sly 600' and Nly 120') from AG80 Agricultural General under the RM of Cornwallis Zoning By-law No. 1558/09/99 to RLD Residential Low Density and OS Open Space be read a first time.

**BACKGROUND:**

***Request***

The applicant, Steve McMillan of VBJ Developments Ltd., on behalf of the property owner, Bellafield Holdings Ltd., is applying to rezone lands located at part of 1955 - 34th Street from, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) to RLD Residential Low Density and OS Open Space. Approval of this application, along with an associated subdivision application, will allow for development of 46 lots, public roads, and public reserve.

***Development Context***

The 6.1ha (15.1a) site is currently undeveloped, and is located southwest of the currently developed portions of Bellafield Neighbourhood. Uses surrounding the site include low-density residential to the north and west, and undeveloped lands to the south and east. Chipperfield Drive and Ferraro Drive provide access to the site.

***History***

The site was part of lands annexed from the RM of Cornwallis into the City in 2012, resulting in the site inheriting the pre-existing zoning under the old RM of Cornwallis Zoning By-law. City Council adopted the Bellafield Neighbourhood Plan in 2014, and development of the neighbourhood so far proceeded under four different sets of rezoning and subdivision applications to date.

**ANALYSIS:**

Approval of this rezoning and associated subdivision applications will not only enable development of 46 lots, public roads, and public reserve, it will enable connection of this neighbourhood to 34th Street for the first time at the future intersection with Manitou Drive, the new street leading to a new school site in neighbouring Brookwood South. Though parts of the site are within Phase 1, mostly developed by now, Phase 2, only partially developed, and Phase 5, currently undeveloped, development in this area has merit in light of construction of a new domestic sewer lift station on Patricia Avenue west of 34th Street.

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, which calls for low-density residential development in this area.

**LEGISLATIVE REQUIREMENTS:**

The application is being circulated to internal and external agencies. Once City Council gives first reading of By-law No. 7459, upon receiving all required information, the application will proceed to the public hearing process. City Council will address the associated subdivision application after the joint public hearing involving this rezoning and the subdivision application.

**STRATEGIC ALIGNMENT:**

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

**FINANCIAL IMPACT:**

**CONCLUSION:**

That Council grant first reading to this by-law.

**BY-LAW NO. 7459**

**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: SW¼ 10-10-19 WPM exc. Plans 1618, 1744, 1731, 58163, 64985, 67620 and 70555 BLTO and Ely 33' Perpendicular, Parcel 2, Plan 1731 BLTO exc. Sly 240', and Parcel 4, Plan 1731 BLTO exc. Sly 600' and Nly 120', commonly known as 1955 – 34<sup>th</sup> Street, and identified on the map attached hereto as Schedule "A" is hereby reclassified:  
  
FROM: AG80 Agricultural General under the RM of Cornwallis Zoning By-law No. 1558/09/99  
TO: RLD Residential Low Density and OS Open Space**
- 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 4500-26-756 is registered in the Brandon Land Titles**
- 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 4500-26-756 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 4500-26-756 and Council approves the extension.**

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

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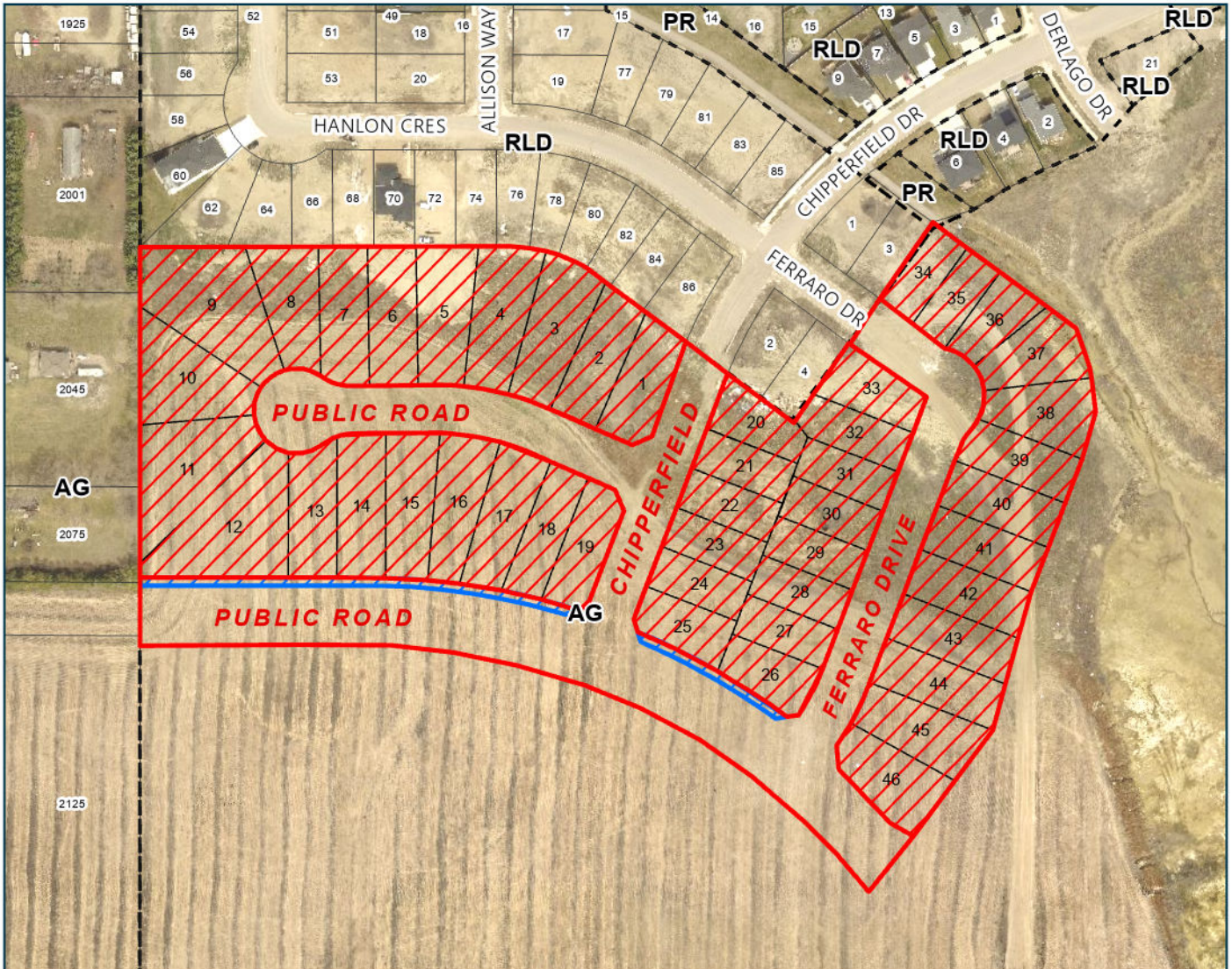
**MAYOR**

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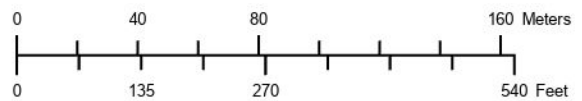
**CITY CLERK**

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-06-26, By-law No. 7459  
 Amending Schedule "B" By Law No. 7124  
 Subdivision Application 4500-26-756  
 1955 34th Street  
 SW ¼ 10-10-19 WPM



## LEGEND

-  Proposed Lots to be Subdivided and Rezoned from AG80 to RLD
-  Proposed Lots to be Rezoned from AG80 to Open Space
- AG - Agricultural General
- RLD - Residential Low Density
- OS - Open Space

Planning & Building  
 Department



Date Created: 05/28/2026  
 Revised:

## LETTER OF INTENT – ZONING AMENDMENT AND SUBDIVISION APPLICATION

Date: May 4, 2026

City of Brandon Development Services  
638 Princess Avenue  
Brandon, MB R7A 0P3

### Introduction

VBJ Developments, on behalf of the owner, Bellafield Holdings Ltd. submits this Letter of Intent for applications for a Zoning By-law amendment and subdivision approval for lands legally described as Part of SW ¼ Section 10-10-19 WPM, Title No. 3210092/2, City of Brandon, Manitoba.

The proposal seeks to rezone the lands from Agricultural (AG80) to Residential Low Density (RLD) and subdivide the property to facilitate the creation of a 46 lots for single detached housing together with associated public roads and public reserve lands.

The subject lands form part of the Bellafield Neighbourhood Area and represents the next logical phase of residential development within Southwest Brandon, due to the recent completion of the SW Lift Station Project.

### Proposed Development

The proposed subdivision consists of forty six single detached residential lots arranged around a public road network extending Chipperfield Drive and Ferraro Drive and incorporating a new local roadway connection to 34<sup>th</sup> Street and the proposed new traffic circle intersection to be constructed in 2027. The plan includes public reserve lands intended to support neighbourhood connectivity, future pedestrian movement, and connections to future community amenities.

The subdivision has been designed using a modified curvilinear street pattern intended to create an attractive residential environment while reducing vehicle speeds and improving neighbourhood character.

### Lot Size and Market Rationale

The proposed subdivision includes a range of lot sizes intended to provide additional housing choice and respond to evolving market demand within Brandon. While the subdivision includes conventional urban residential lots, several larger lots have also been incorporated throughout the development.

There has been increasing interest in larger lots close to Brandon that provide additional yard area and outdoor living opportunities for families. While these lots are not intended to function as acreage properties, they provide a housing option that bridges the gap between standard city lots and country residential properties.

The larger lots represent a modest increase over traditional urban lot dimensions while remaining within a fully serviced urban neighbourhood. This expands market choice while maintaining an efficient urban development pattern and low-density residential character.

### Consistency with City Plan

The proposal aligns with the City Plan by supporting orderly urban expansion, increasing housing opportunities, creating connected neighbourhoods, and facilitating logical expansion of municipal infrastructure. The proposal also supports neighbourhood connectivity and open space objectives through reserve areas and future pedestrian linkages.

### Consistency with Southwest Brandon Secondary Plan

The Southwest Brandon Secondary Plan identifies single detached dwellings as a predominant housing form in Residential Low Density areas and encourages a variety of parcel sizes and housing forms.

The proposal advances these objectives by providing detached residential development, a range of lot configurations and parcel sizes, and neighbourhood integration.

### Consistency with Bellafield Neighbourhood Plan

The Bellafield Neighbourhood Plan was intended to implement the Southwest Brandon Secondary Plan and establish a framework for future residential growth.

While earlier neighbourhood planning referenced Residential Single Family Zoning, the City has since amended the zoning bylaw removing this zoning designation. Despite terminology changes, the proposal continues the original planning intent through development of a detached low-density neighbourhood.

### Summary

The proposed subdivision and rezoning represent a logical and orderly continuation of the Bellafield development and are consistent with applicable policy documents.

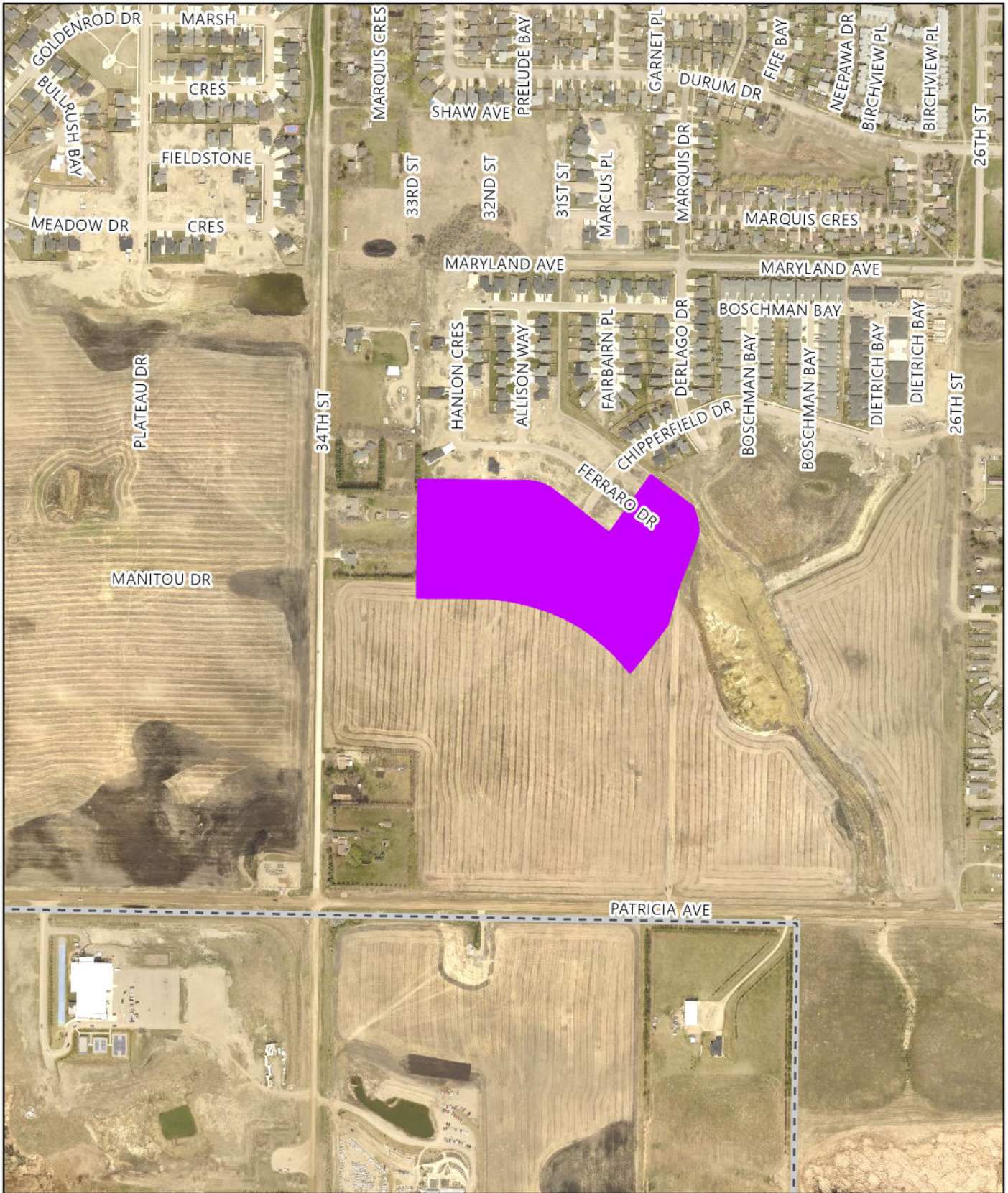
The proposal implements the City's growth strategy, contributes neighbourhood connectivity and open space opportunities, supports future growth, and maintains consistency with the long term planning vision for Southwest Brandon.

Respectfully submitted,

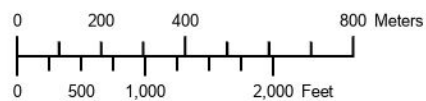


Steve McMillan, RPP, MCIP, BSc  
VP of Planning & Land Development  
VBJ Developments Ltd.  
c/o Bellafield Developments

# Rezoning and Subdivision Application - 1955 34th St



Created: 05/25/2026  
Revised:



# PROVISIONAL SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

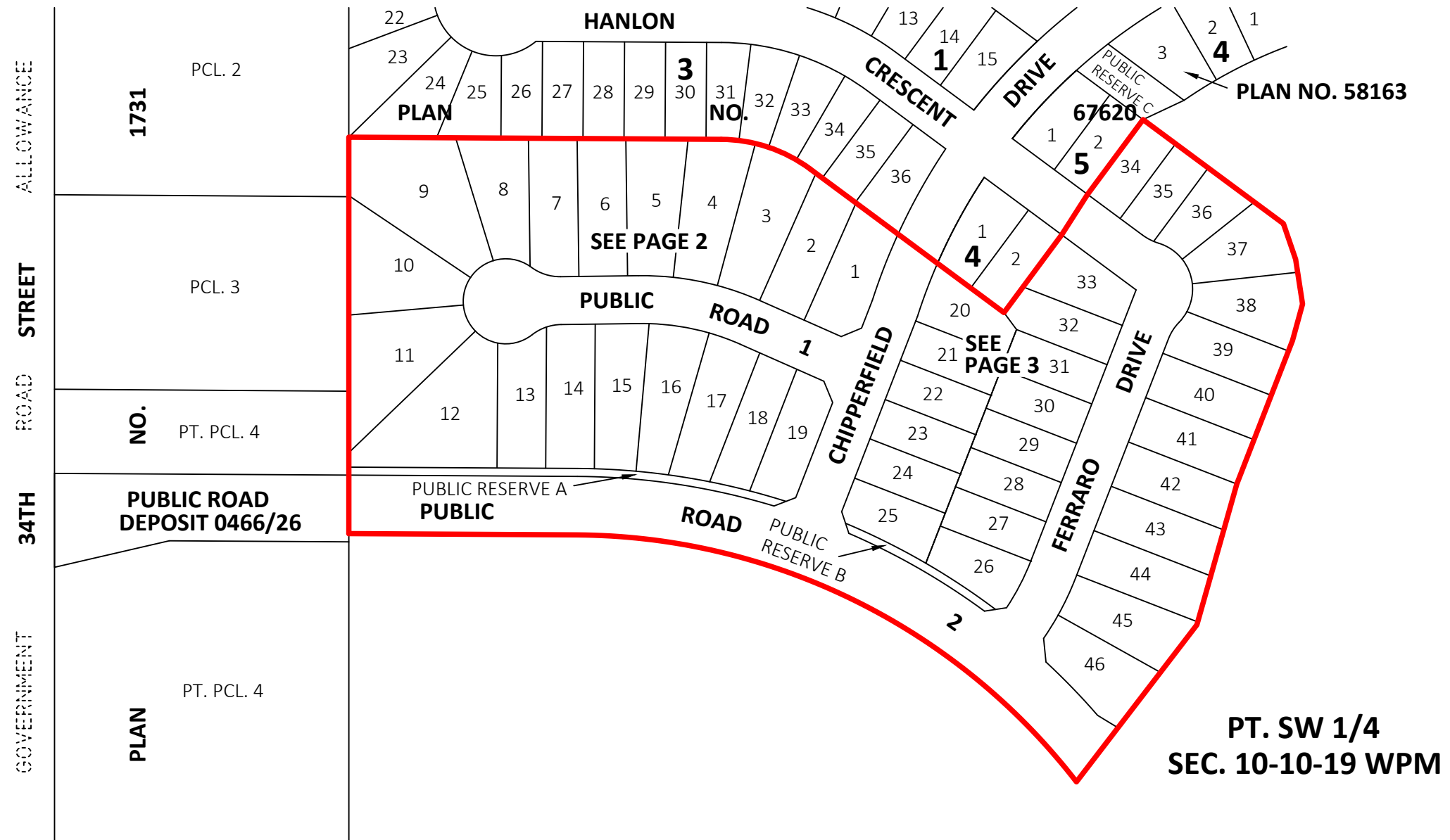
OF PART OF

**SW 1/4 SEC. 10, TWP. 10, RGE. 19 WPM**

BEING PART OF TITLE NO. 3210092/2

CITY OF BRANDON, MANITOBA

SCALE: 1:2000



Dated at Brandon, Manitoba  
this 21st day of April, 2026.

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

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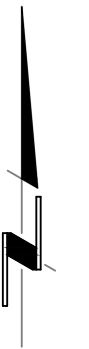


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**NOTES:**

Survey Date: March 9th and 10th and August 27th, 2020  
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  
Land affected by this proposal is shown bordered thus -----  
Survey monuments found on the ground are described and shown thus -----○



METRIC

Attachment C-2



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

Revision: ISSUED		REV. 0
Field Book: 501/140-141	Initials: PM - CM - FG	
Plan Date: April 16, 2026	Project No.: 26-00929-001	Page 1
File: 26-00929-001-SAM_ROG		

# PROVISIONAL SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

OF PART OF

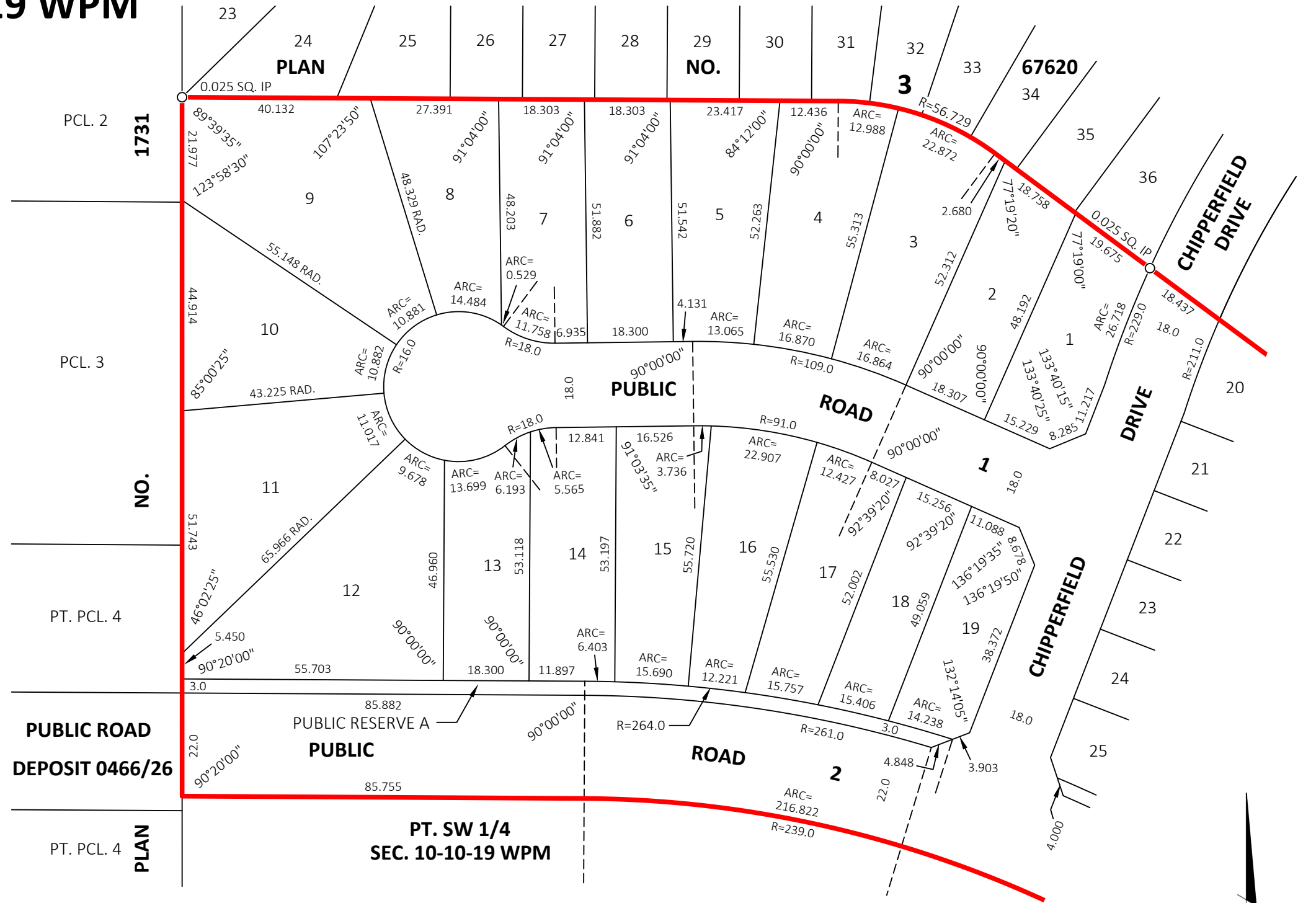
## SW 1/4 SEC. 10, TWP. 10, RGE. 19 WPM

BEING PART OF TITLE NO. 3210092/2

CITY OF BRANDON, MANITOBA

SCALE: 1:1000

AREA TABLE		
Lot ID	Feet <sup>2</sup>	Metre <sup>2</sup>
1	9722.62	903.261
2	9900.45	919.782
3	12344.92	1146.881
4	12220.98	1135.367
5	11278.71	1047.826
6	10186.44	946.352
7	10096.88	938.031
8	10214.84	948.989
9	19300.11	1793.039
10	13324.75	1237.910
11	15541.27	1443.832
12	18889.57	1754.898
13	9618.02	893.544
14	10649.33	989.356
15	10626.77	987.259
16	10548.61	979.998
17	10439.23	969.836
18	8276.65	768.926
19	8559.91	795.241
PUBLIC RESERVE A	5272.09	489.793
PUBLIC ROAD 1	31991.90	2972.144
PUBLIC ROAD 2	42862.03	3982.013
CHIPPERFIELD DRIVE	21515.45	1998.850



Dated at Brandon, Manitoba  
this 21st day of April, 2026.

Timothy W. Longstaff  
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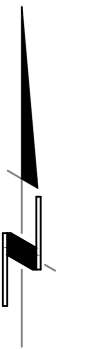
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METRIC



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# PROVISIONAL SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

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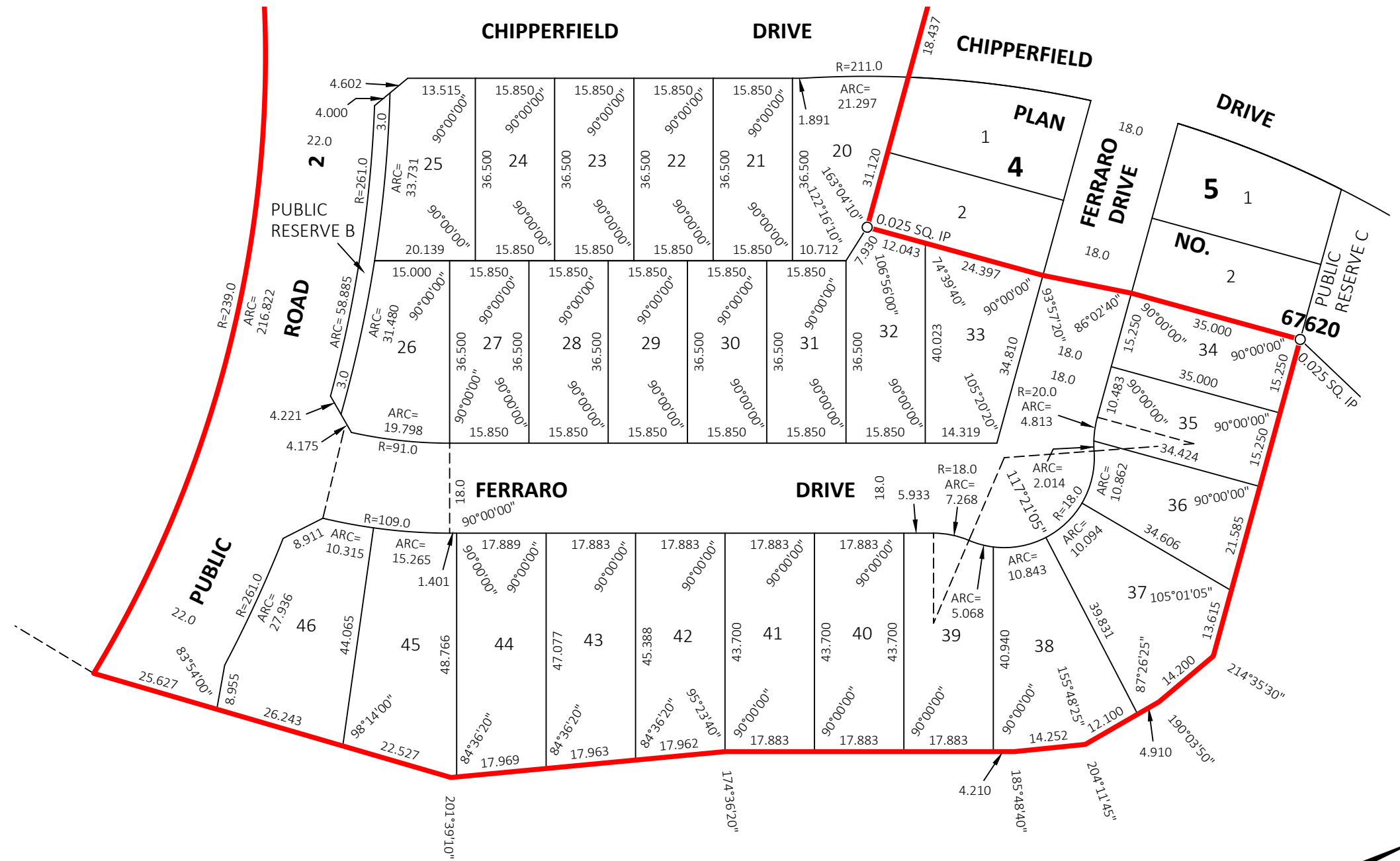
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CITY OF BRANDON, MANITOBA

SCALE: 1:1000

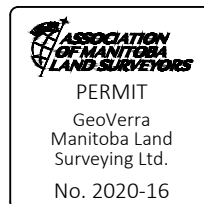
AREA TABLE		
Lot ID	Feet <sup>2</sup>	Metre <sup>2</sup>
20	7095.54	659.197
21	6227.09	578.515
22	6227.09	578.515
23	6227.09	578.515
24	6227.09	578.515
25	7074.46	657.239
26	7078.71	657.634
27	6227.26	578.531
28	6227.18	578.524
29	6227.24	578.530
30	6227.34	578.539
31	6227.34	578.538
32	7019.45	652.128
33	7654.98	711.171
34	5745.30	533.756
35	5735.83	532.876
36	6129.66	569.464
37	8645.86	803.227
38	9035.20	839.397
39	8258.88	767.275
40	8411.71	781.473
41	8411.68	781.470
42	8574.22	796.571
43	8899.63	826.803
44	9227.76	857.287
45	9926.69	922.220
46	9890.14	918.824
PUBLIC RESERVE B	2003.80	186.159
FERRARO DRIVE	37329.81	3468.053
PUBLIC ROAD 2	73480.37	6826.550
CHIPPERFIELD DRIVE	21515.45	1998.850



Dated at Brandon, Manitoba  
this 21st day of April, 2026.

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