



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7463 TO REZONE PART OF 110052 PATRICIA AVENUE

PRESENTER:

Andrew Mok

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

8/24/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That By-law No. 7463 to rezone part of property located at 110052 Patricia Avenue (NE¼ 3-10-19 WPM exc. Gravel Pit Plan 1368 BLTO and Road Plans 538 and 36987 BLTO, and E½ of Legal Subdivisions 11 and 14 of 3-10-19 WPM) from AG80 Agricultural General under the RM of Cornwallis Zoning By-law No. 1558/09/99 to CAR Commercial Arterial and OS Open Space be read a first time.

BACKGROUND:

Request

The applicant, Steve McMillan of VBJ Developments Ltd., is applying to rezone lands located at part of 110052 Patricia Avenue from, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) to Commercial Arterial and OS Open Space. Approval of this application, along with an associated subdivision application, will allow for development of six lots for commercial development, public road, and public reserve.

Development Context

The 18.3ha (45.1a) site is currently undeveloped, and is located southwest of the 18th Street (PTH 10)/Patricia Avenue intersection. Uses and features surrounding the site include low-density residential to the north and northeast, commercial to the northeast, a wetland to the south, rural lands to the east and west, and undeveloped lands to the northwest. Patricia Avenue provides access to the site.

History

The site was part of lands annexed from the RM of Cornwallis into the City in 2017, resulting in the site inheriting the pre-existing zoning under the old RM of Cornwallis Zoning By-law. City Council amended the Southwest Brandon Secondary Plan in 2025 to include these lands within the secondary plan area, with the lands focused on accommodating future commercial development.

ANALYSIS:

Approval of this rezoning and associated subdivision applications will enable future commercial development for which land has been in short supply in Brandon, hence the annexation of these lands in 2017. The proposal consists of six commercial lots with a new public road running along the north side of the wetland to the south and generally parallel to Patricia Avenue. A network of private roadways would interconnect the proposed commercial lots with Patricia Avenue and the new public road.

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 commercial 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. 7463, 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 applications.

STRATEGIC ALIGNMENT:

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

CONCLUSION:

That Council grant first reading to this by-law.

BY-LAW NO. 7463

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: NE¼ 3-10-19 WPM exc. Gravel Pit Plan 1368 BLTO and Road Plans 538 and 36987 BLTO, and E½ of Legal Subdivisions 11 and 14 of 3-10-19 WPM, commonly known as 110052 Patricia Avenue, and identified on the map attached hereto as Schedule “A” is hereby reclassified:**

FROM: AG80 Agricultural General 80 under the RM of Cornwallis Zoning By-law No. 1558/09/99

TO: CAR Commercial Arterial 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 4500-26-758 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 4500-26-758 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 4500-26-758 and Council approves the extension.**

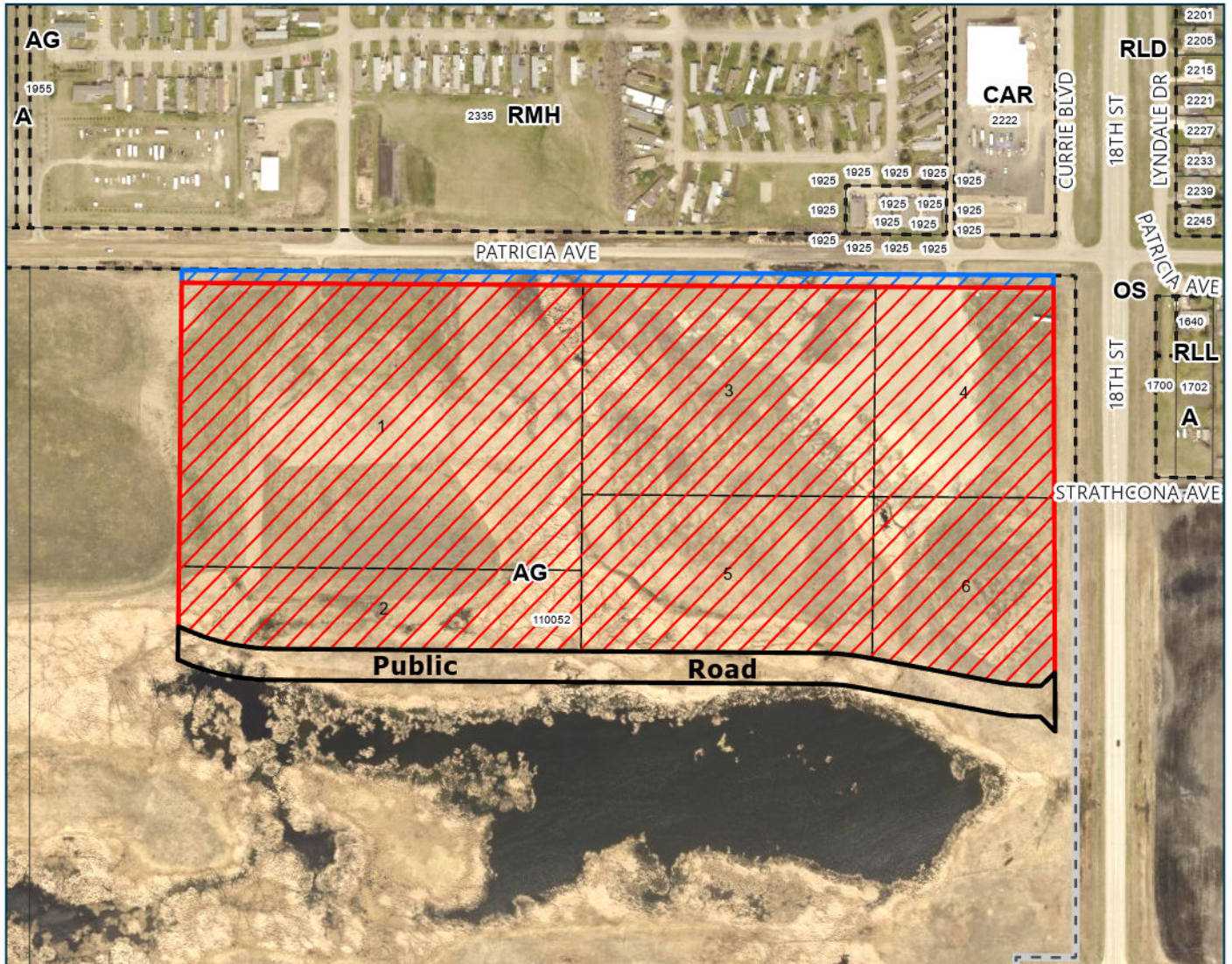
DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2026.

MAYOR

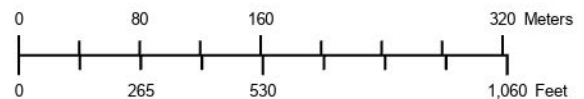
CITY CLERK

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-08-26 By-Law No. 7463
 Amending Schedule "B" By-Law No. 7124
 110052 Patricia Avenue
 The NE 1/4 of Section 3-10-19 WPM
 See Attached Titles



LEGEND

Proposed Lots to be Subdivided and Rezoned from AG80 to CAR

Proposed Lots to be Subdivided and Rezoned from AG80 to OS

AG80 - Agricultural General
 CAR - Commercial Arterial
 PR - Public Reserve
 RMH - Residential Mobile

A - Agricultural
 OS - Open Space
 RLD - Residential Low Density
 RLL - Residential Large Lot

Planning & Building
 Department



Date Created: 08/18/2026
 Revised:

May 15, 2026

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

Re: **LETTER OF INTENT – ZONING AMENDMENT AND SUBDIVISION APPLICATION**

Introduction

VBJ Developments Ltd. Is submitting this Letter of Intent to support a Zoning By-law Amendment and Subdivision Approval for lands located southwest of Patricia Avenue and 18th Street (PTH #10) intersection within the City of Brandon, Manitoba. The subject lands form part of the proposed South Village Neighbourhood Plan area and represents a significant opportunity for long-term regional retail commercial and mixed-use growth within southwest Brandon.

These applications are intended to facilitate the first phase of development within the broader South Village neighbourhood concept and support the establishment of a major regional commercial node along with future residential and/or mixed use development, open space systems, naturalized wetland and drainage systems, active transportation infrastructure, and long-term municipal servicing including the development of the 18th Street Lift Station.

The proposal has been prepared in accordance with the planning framework established through City Plan By-law No. 7392, the Southwest Brandon Secondary Plan By-law No. 7080, the City of Brandon Zoning By-law No. 7124, and the draft South Village Neighbourhood Plan prepared by WSP currently going through the approval process with the City of Brandon.

Subject Property and Existing Conditions

The South Village Neighbourhood Plan area consists of approximately 68.67 hectares (169.686 acres) and is located in the SW area of Brandon adjacent to PTH 10 and Patricia Avenue. The Bellafield and Brookwood Neighbourhoods are located to the northwest of the property, J&G Homes Arena further to the west, commercial lands are located to the north (Honda & Tbirds) and additional residential lands to the north and northeast. Agricultural lands within the RM of Cornwallis are located to the east, west and south of the property.

The lands are currently undeveloped and agricultural in nature and contain a wetland feature in the center of the property. This wetland has been used to collect land drainage from the City of Brandon for years and drains towards the Gun Club Coulee south of the property.

Proposed Development

The proposed development directly implements the vision established through the South Village Neighbourhood Plan. The neighbourhood concept has been designed to create a walkable, mixed-use community that integrates regional commercial development with future residential neighbourhoods in the area, active transportation systems, parks and natural areas, and municipal servicing infrastructure.

The commercial component of the neighbourhood plan is intended to accommodate larger scale commercial development, serving both the Brandon and regional market requiring visibility and access from major transportation corridors.

The first phase of development is to subdivide 45.16 acres into 6 commercial lots, public reserve and a public road right of way as per the attached Subdivision Application Map. The commercial lots will be rezoned from Agricultural General (AG80) to Commercial Arterial (CAR) Zone.

Municipal Servicing

Municipal servicing for the land has been evaluated through the South Village Neighbourhood Plan and supporting technical studies. The plan identifies future water servicing from Patricia Avenue, wastewater servicing through a proposed lift station on 18th Street, including gravity and force mains, and stormwater management integrated with the natural wetland system to create a fully engineered drainage outlet from the City of Brandon.

Detailed engineering and servicing analysis will continue through subsequent subdivision and development approval stages in consultation with the City of Brandon and applicable regulatory agencies.

Transportation and Access

A Traffic Impact Study was completed in support of the South Village Neighbourhood Plan to evaluate long-term transportation impacts associated with full buildout of the development area. The study evaluated multiple access configurations involving 18th Street (PTH 10), Patricia Avenue, and future collector roads within the neighbourhood.

The transportation framework establishes one collector road access to 18th Street (PTH 10), two collector road connections to Patricia Avenue, and possible westward connectivity to accommodate continued southwest Brandon growth in the future.

Wetland, Open Space and Environmental Integration

A significant feature of the South Village concept is the preservation and integration of the existing wetland system into the overall neighbourhood design and city drainage system. The neighbourhood concept preserves the wetland system and incorporates interconnected open spaces, recreational amenities, pathway systems, and naturalized stormwater infrastructure.

The proposal supports the objectives of the Brandon Greenspace Master Plan by incorporating environmental, leisure, and connector greenspaces throughout the neighbourhood while also contributing to long-term stormwater management and environmental preservation. VBJ Developments

has worked closely with Native Plant Solutions and WSP through reports and consultations with the City of Brandon and the Province to integrate the wetland with the broader City of Brandon drainage network.

Urban Design and Complete Community Objectives

The proposal supports the creation of a complete community through the integration of commercial development, residential neighbourhoods, active transportation infrastructure, open spaces, and future transit-supportive road systems.

The commercial areas are intended to incorporate high quality architectural design, attractive public-facing development, landscaping, and pedestrian oriented site planning integrated with the wetland and pathway systems. These, along with other considerations, have been included in our Neighbourhood Plan document.

Economic Development Benefit

The proposed development represents a significant economic development opportunity for the City of Brandon and the broader Westman region. The South Village commercial area has been strategically located along PTH 10 to accommodate regional retail and commercial uses that benefit from high visibility and direct access to major transportation corridors. The development will create opportunities for new private investment, employment growth, expanded commercial assessment, and increased municipal tax revenues while enhancing Brandon's position as the regional service centre for southwestern Manitoba.

The commercial land is intended to accommodate businesses serving both the local and regional market, helping to expand the range of goods and services available within Brandon while reducing retail leakage to competing centres. The development will also support continued residential growth in southwest Brandon by providing convenient access to employment, shopping, services, and recreational opportunities within close proximity to existing and planned neighbourhoods. As development proceeds, the project is expected to generate significant construction activity, create both short and long term employment opportunities, and contribute positively to the economic engine of the City.

Consistency with City Plan By-law No. 7392

The proposal is strongly aligned with the goals and objectives of City Plan By-law No. 7392. City Plan identifies the subject area as an Emerging Area intended for General Urban development and further identifies the Southwest Brandon Secondary Plan as the governing policy framework for future development.

The proposal supports orderly urban expansion, long-term economic growth, transportation connectivity, housing diversity, environmental preservation, and efficient municipal servicing expansion.

Consistency with the Southwest Brandon Secondary Plan

The Southwest Brandon Secondary Plan identifies the plan area for a mixture of residential, commercial, development reserve, greenspace, and stormwater management functions. The proposed development

directly implements these land use objectives and establishes a framework for a complete mixed-use neighbourhood integrated with future residential development and recreational amenities in the area.

The proposal also supports the Secondary Plan objective of establishing regional commercial development along major transportation corridors while integrating active transportation systems, parks, and open space features into the broader neighbourhood structure.

Consistency with the South Village Neighbourhood Plan

The proposal is directly consistent with the draft South Village Neighbourhood Plan prepared by WSP. The Neighbourhood Plan specifically identifies the subject lands for Regional Commercial development under the Commercial Arterial (CAR) zoning category together with mixed-use opportunities and integrated commercial and residential growth.

The proposal therefore directly implements the land use structure, transportation framework, servicing strategy, and urban design vision contemplated through the South Village planning process.

Summary

The proposed rezoning and subdivision applications represent a logical and policy supported expansion of southwest Brandon and directly implement the planning vision established through City Plan By-law No. 7392, the Southwest Brandon Secondary Plan By-law No. 7080, and the draft South Village Neighbourhood Plan.

The proposal will create opportunities for significant private investment, employment growth, expanded commercial services, and a mix of residential housing types while preserving important environmental features and supporting the orderly expansion of municipal infrastructure within the City. The development represents an important component of Brandon's long term growth strategy and will contribute positively to the economic, social, and physical development of southwest Brandon.

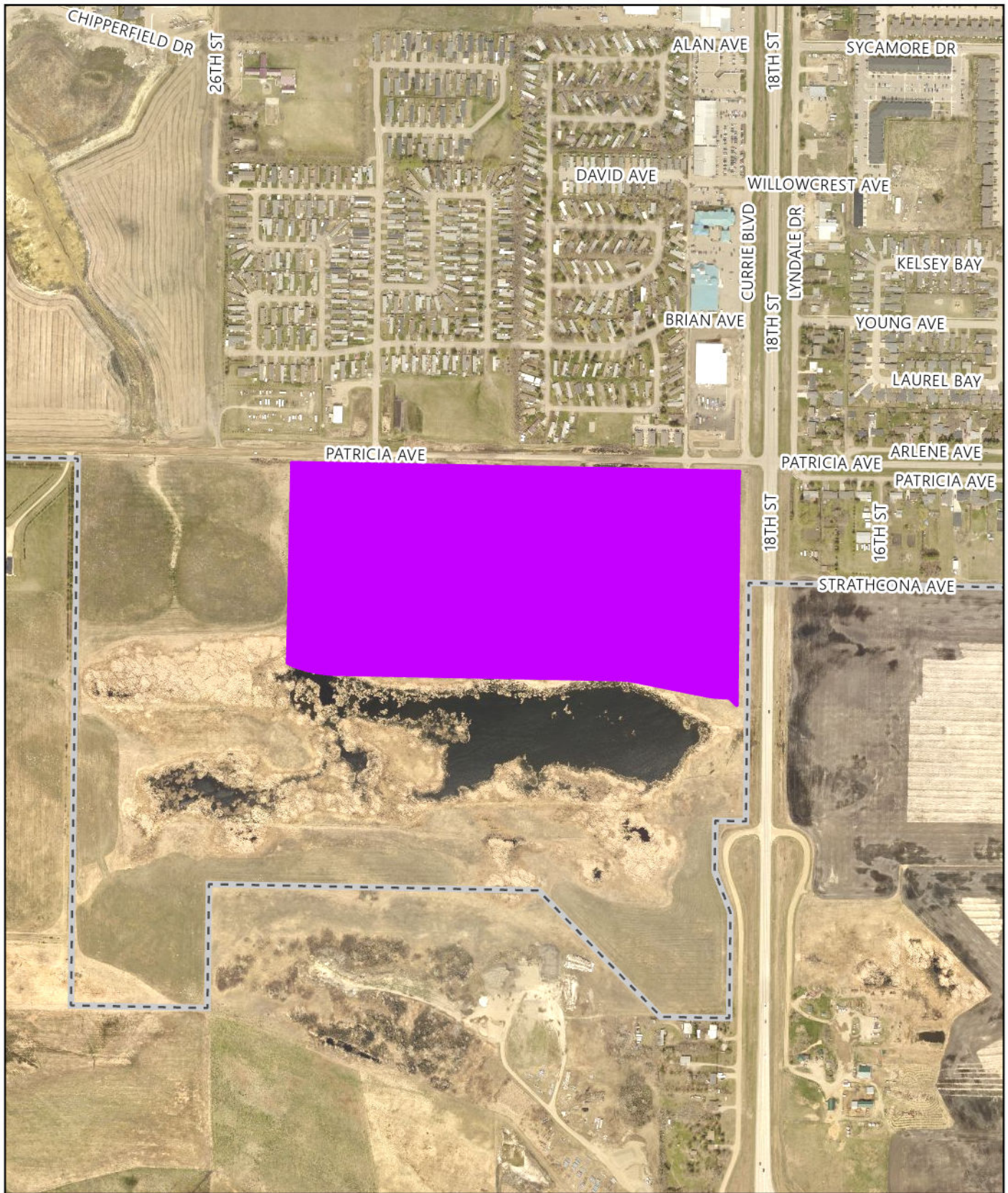
VBJ Developments Ltd. respectfully requests approval of the proposed rezoning and subdivision applications.

Respectfully submitted,

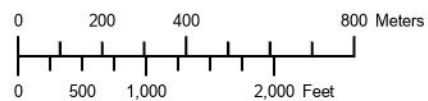
A handwritten signature in black ink, appearing to read 'S. McMillan', with a long horizontal stroke extending to the right.

Steve McMillan, RPP, MCIP, BSc
VP Planning & Land Development
VBJ Developments Ltd.

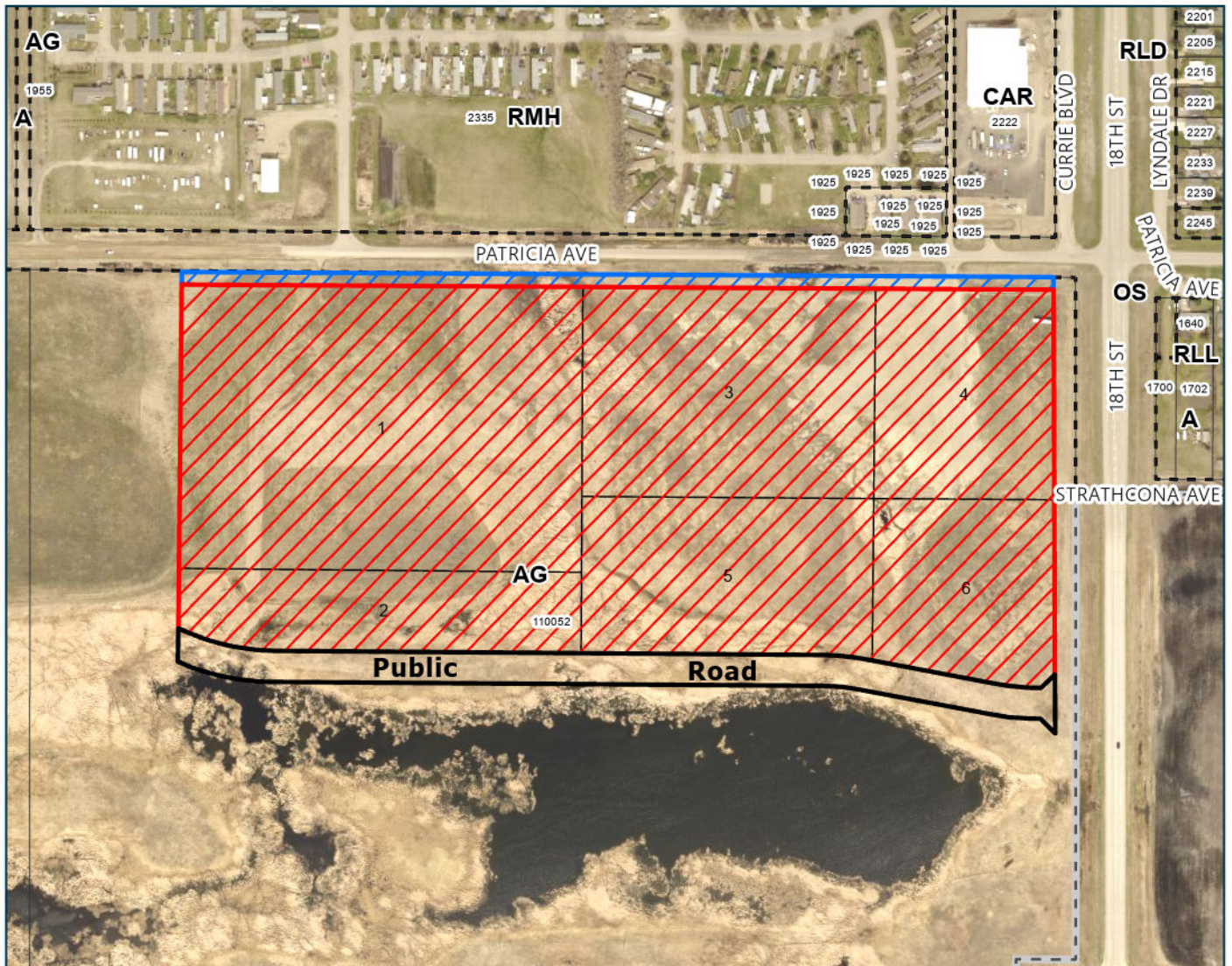
Rezoning and Subdivision Application - 110052 Patricia Avenue



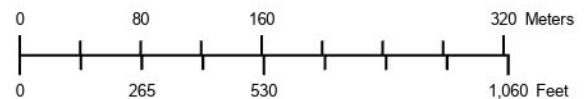
Created: 08/18/2026
Revised:



Rezoning and Subdivision Application



Rezoning Application Z-08-26, By-Law No. 7463
 Amending Schedule "B" By-Law No. 7124
 Subdivision Application 4500-26-758
 110052 Patricia Avenue
 NE ¼ 3-10-19 WPM



LEGEND

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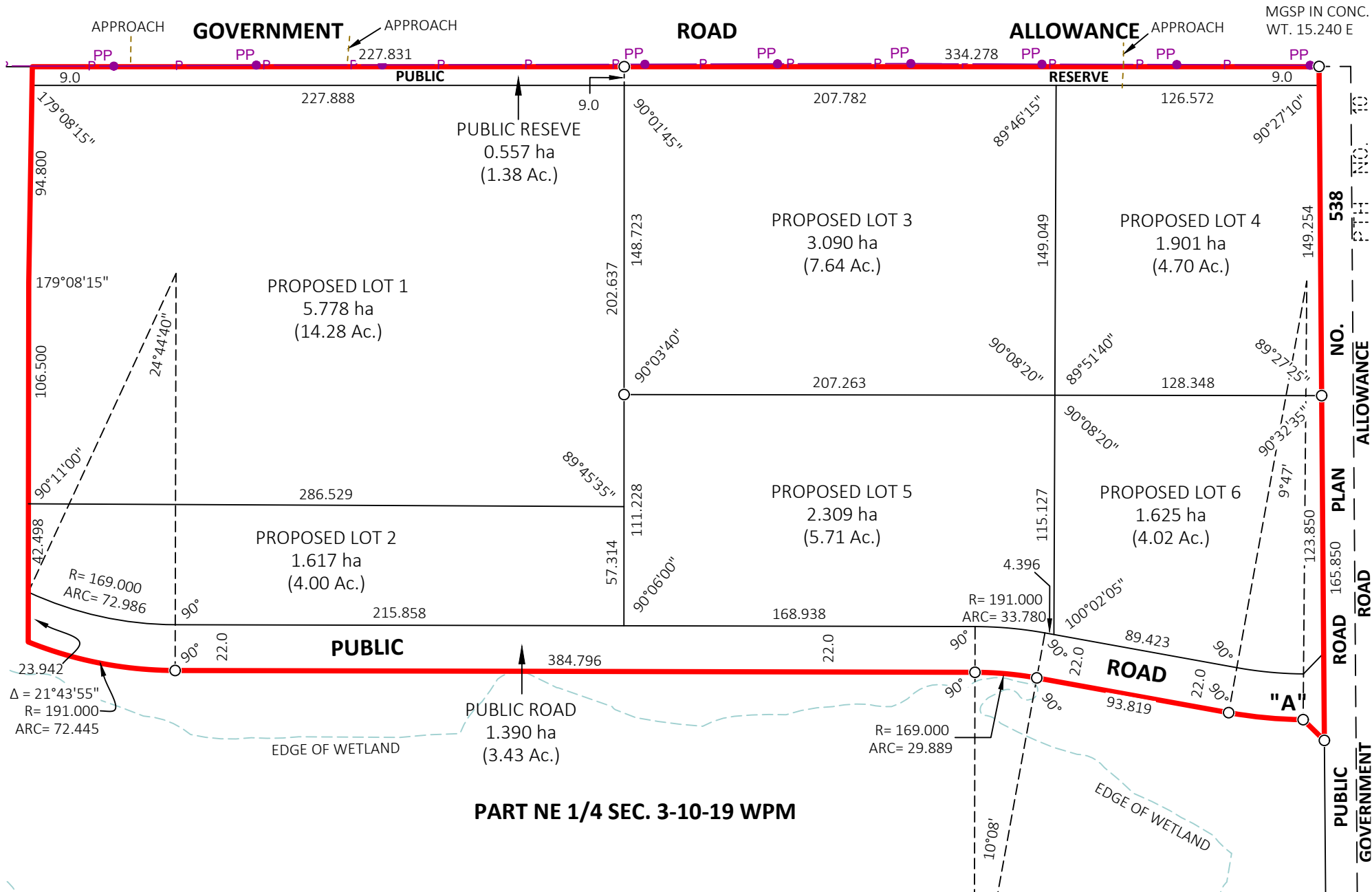
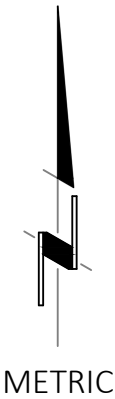
Planning & Building
 Department



Date Created: 08/18/2026
 Revised:

SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION

OF PART OF
NE 1/4 SEC. 3, TWP. 10, RGE. 19 WPM
BEING LOTS 1 AND 2, DEPOSIT NO. 1340/25
AND PART NE 1/4 SECTION 3-10-19 WPM
CITY OF BRANDON, MANITOBA
SCALE: 2500



NOTICE:
Timothy W. Longstaff (Manitoba Land Surveyor) of GeoVerra Manitoba Land Surveying Limited is providing, by agreement with J & G Homes Ltd., certain material stored electronically. These documents are protected by copy right and further distribution by electronic means or by any other means are prohibited. Ownership of these documents is retained by GeoVerra Manitoba Land Surveying Limited.

The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product or as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and sealed hard copies of the Manitoba Land Surveyor's Sketch are the only true contract documents of record.



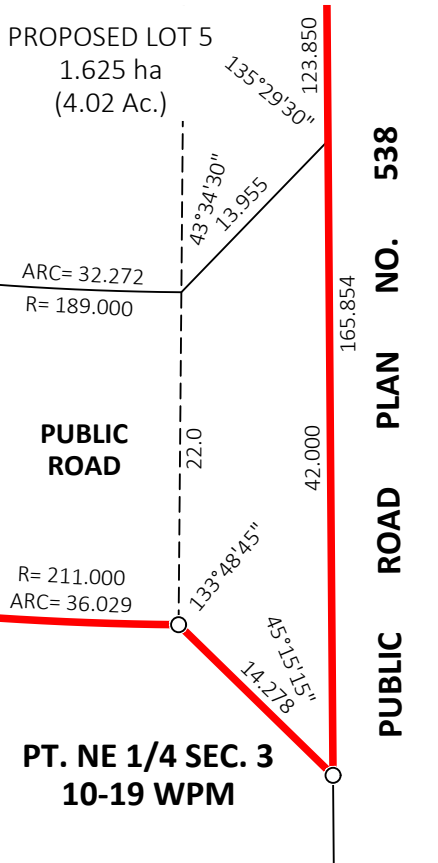
Dated at Brandon, Manitoba
this 7th day of May, 2026.

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

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © GeoVerra Manitoba Land Surveying Ltd., 2026. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

NOTES:

Survey Date: August 14th, 2023
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 0.025 sq. IP's unless otherwise described and shown thus - - - - - ○



DETAIL AT "A"
Scale - 1 : 500

 GeoVerra Manitoba Land Surveying Ltd.	GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 Attachments: www.geoverra.com	Revision: ISSUED		
		Field Book: 547/118-119		
		Plan Date: Feb. 20, 2026	Initials: CJ - CM - TL	REV. 0
		Project No.: 26-00471-001		
		File: 26-00471-001-SAM R1A		



SOUTH BRANDON COMMERCIAL SITE

CONCEPTUAL SITE PLAN — FOR ILLUSTRATIVE PURPOSES ONLY

PHASE 1 WILL INCLUDE APPROXIMATELY
500,000 SQ. FT. OF COMMERCIAL SPACE

VBJ 
Developments