



CITY COUNCIL REPORT

TITLE:

SUBDIVISION 4500-26-757—3500 RICHMOND AVENUE EAST

PRESENTER:

Emmanuel Owusu Ansah

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

8/28/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That the application to subdivide (4500-26-757) 3500 Richmond Avenue East (Lot 1, Plan 58774 BLTO) to create one (1) lot in the DR Development Reserve Zone be approved, subject to the owner or successor:

1. Submitting a plan of consolidation of Proposed Lot 2 of this subdivision with 4000 Richmond Avenue East (Lot 2, Plan 58774 BLTO), and registering the consolidation in series with the plan of subdivision;
2. Submitting a written confirmation that arrangements have been made for an easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision; and
3. Executing a Save Harmless Agreement to the satisfaction of the City of Brandon.

BACKGROUND:

Request

The applicant, Teri Scaife, on behalf of the R.M. of Cornwallis, is applying to subdivide part of 3500 Richmond Avenue East in the DR Development Reserve Zone. Approval of this subdivision will create a new lot that is intended to be consolidated with the adjacent property at 4000 Richmond Avenue East. The purpose of the subdivision is to accommodate an existing building associated with the neighbouring property that is currently located partially on the subject site.

Development Context

Most of the site is undeveloped, with a small portion along the eastern side of the site containing an accessory building associated with the neighbouring property. It is located at the southeast corner of the Richmond Avenue East/33rd Street East intersection. The site abuts an existing CN railway line to the south, and industrial uses to the north, east, west, and further south. Richmond Avenue East provides access to the site.

History

The southeast portion of the subject site used to extend further southeast, but in 2015 that portion was subdivided and rezoned, consolidated with both 4000 and 4100 Richmond Avenue East. The site was previously used as a landfill for the R.M. of Cornwallis but has now been decommissioned, and is now flagged as a former landfill site.

ANALYSIS:

The applicant is proposing to subdivide the site and consolidate the newly created lot with the adjacent property at 4000 Richmond Avenue East. This is to accommodate an existing building associated with the neighbouring property built on the site. Consolidating the lands will align the property boundary with the existing development and provide sufficient land area around the building to meet applicable setbacks and requirements.

Consistency with the Brandon City Plan

- The site is located within the "Employment Area" under Map 3: Urban Structure
- The proposal is not changing uses or adding any new development

Consistency with the East Brandon Industrial Secondary Plan (EBISP)

- The site is located within the Partial Service Area (PS) under the EBISP

Consistency with the Zoning By-law

- Though the proposed lot does not meet the bulk and siting requirements under the DR Zone, the proposed lot will be consolidated with 4000 Richmond Avenue East, which already is in the IH Industrial Heavy Zone
 - No immediate concern with the DR Zone portion to be consolidated with 4000 Richmond Avenue East, as the owner 4000 Richmond Avenue East must apply for rezoning if they wish to add development in the consolidated portion
 - DR Zone can remain for the existing building as it is an accessory building to 4000 Richmond Avenue East

No additional development is proposed on the site

Commenting Agencies

All comments have been addressed and summarized below, all of which are recommended as conditions of approval.

City of Brandon

- Developer or owner required to sign the Save Harmless Agreement due to the proposed lot's proximity to a former landfill site

Real Estate

- Consolidation of the subdivided portion to 4000 Richmond Avenue East

Utilities

- Manitoba Hydro requires an easement

LEGISLATIVE REQUIREMENTS:

Public Outreach

In accordance with Section 13(b)(1) of the Zoning By-law, a public outreach report is not required for a minor subdivision as defined in The Planning Act.

STRATEGIC ALIGNMENT:

N/A

FINANCIAL IMPACT:

N/A

RISK ASSESSMENT:

N/A

COMMUNICATION STRATEGY:

N/A

CONCLUSION:

That Council approve the subdivision of 3500 Richmond Avenue East with the conditions.



Site 500, Box 10, R.R.5
Brandon, MB R7A 5Y5

July 2, 2026

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

To Whom It May Concern:

Re: 3500 Richmond Avenue East, Subdivision Application

The Rural Municipality of Cornwallis is applying to subdivide a 6.20-acre parcel of land. This parcel will be available for sale to the adjacent owner who requires a buffer for his buildings.

We will be placing this property up for sale according to our Land Sale Policy. However, the main intent of this subdivision is at the request of the adjacent landowner.

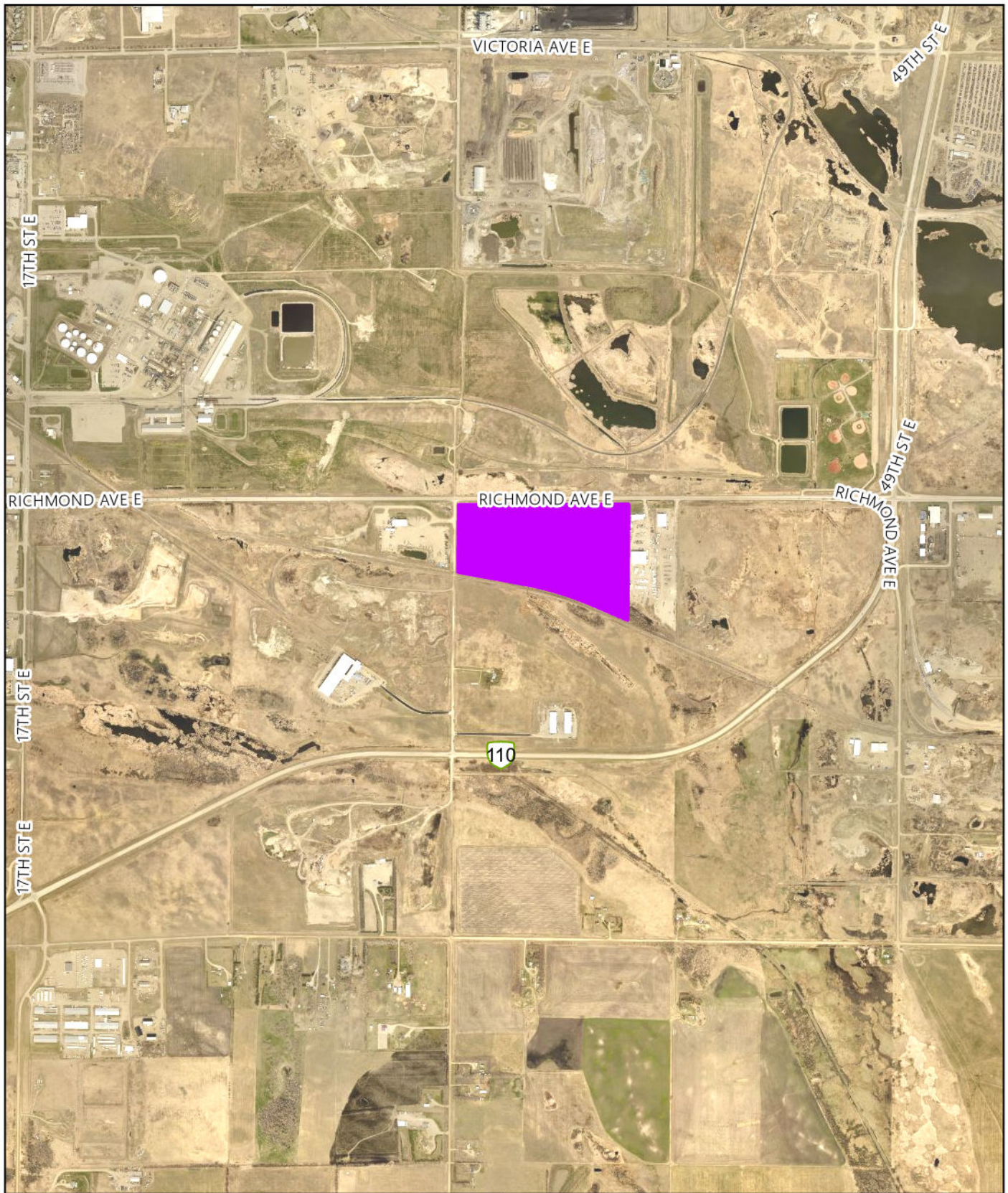
If you have any questions about this, don't hesitate to contact our office at (204) 725-8686.

Regards,

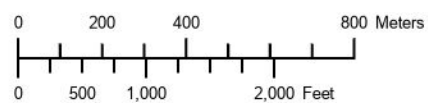
A handwritten signature in blue ink, appearing to read "Teri Scaife".

Teri Scaife, RMA
Chief Administrative Officer

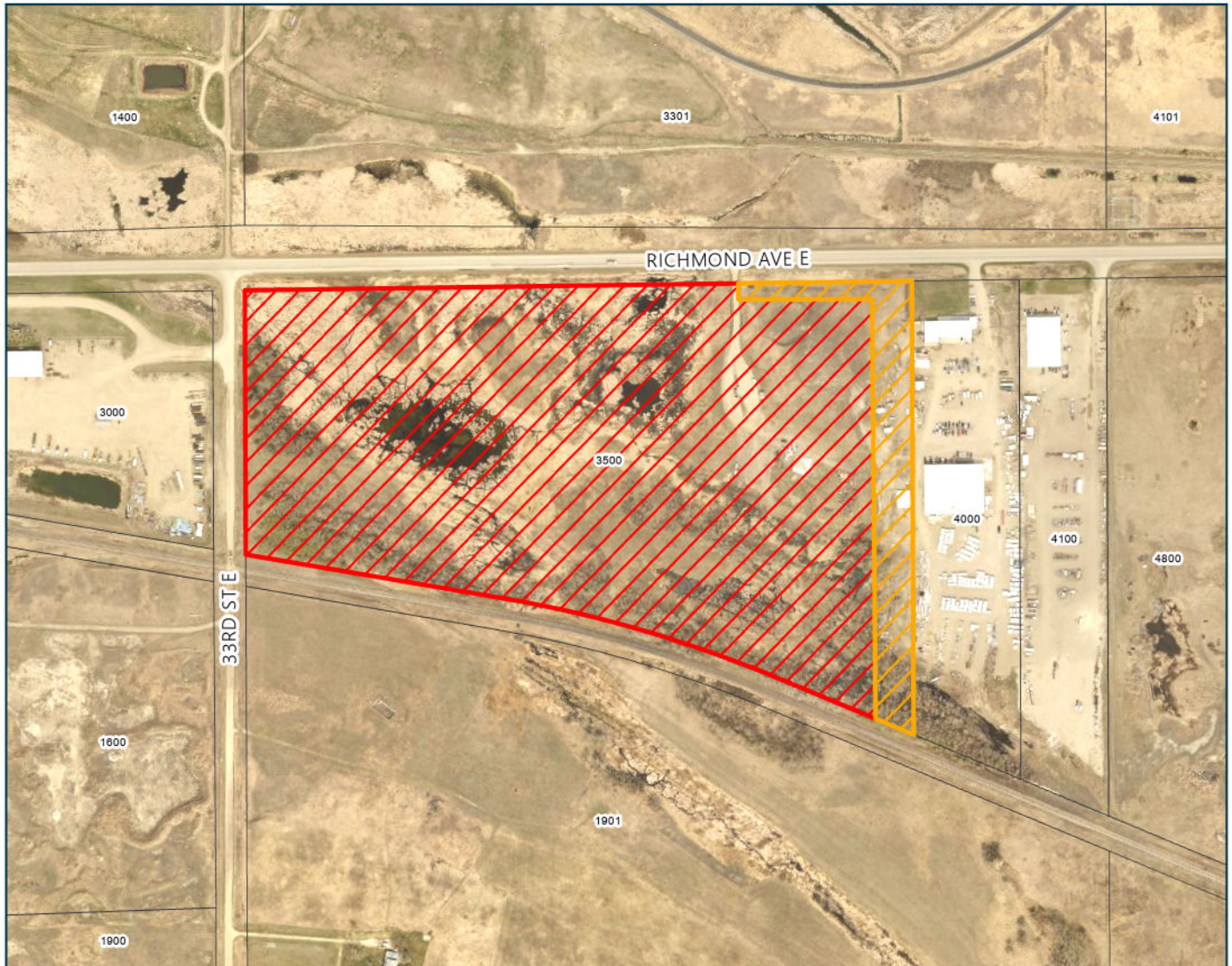
Subdivision Application - 3500 Richmond Avenue East



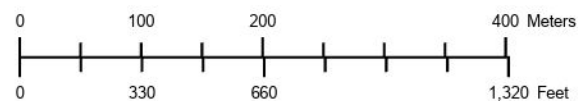
Created: 07/07/2026
Revised:



Subdivision Application (4500-26-757)



Subdivision Application 4500-26-757
 3500 Richmond Avenue East
 LOTS 1 PLAN 58774 BLTO
 IN NW 1/4 8-10-18



LEGEND

-  Proposed Subdivided Lot 1
-  Proposed Subdivided Lot 2

Planning & Building
 Department

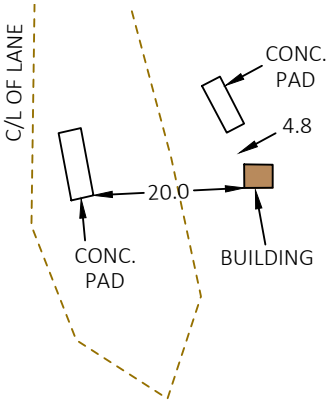


Date Created: 07/07/2026
 Revised:

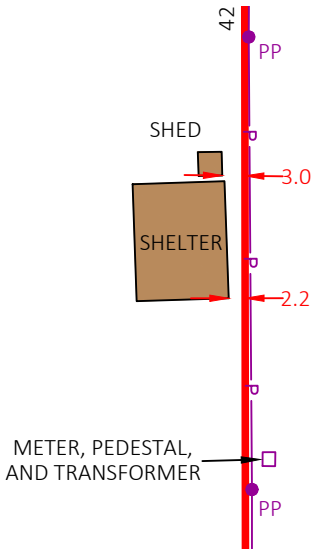
SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

OF PART OF
NW 1/4 SEC. 8, TWP. 10, RGE. 18 WPM

BEING PART OF TITLE NO. 2822650/2
CITY OF BRANDON, MANITOBA
SCALE: 1 : 3000



DETAIL AT "A"
Scale - 1 : 1000



DETAIL AT "B"
Scale - 1 : 1000

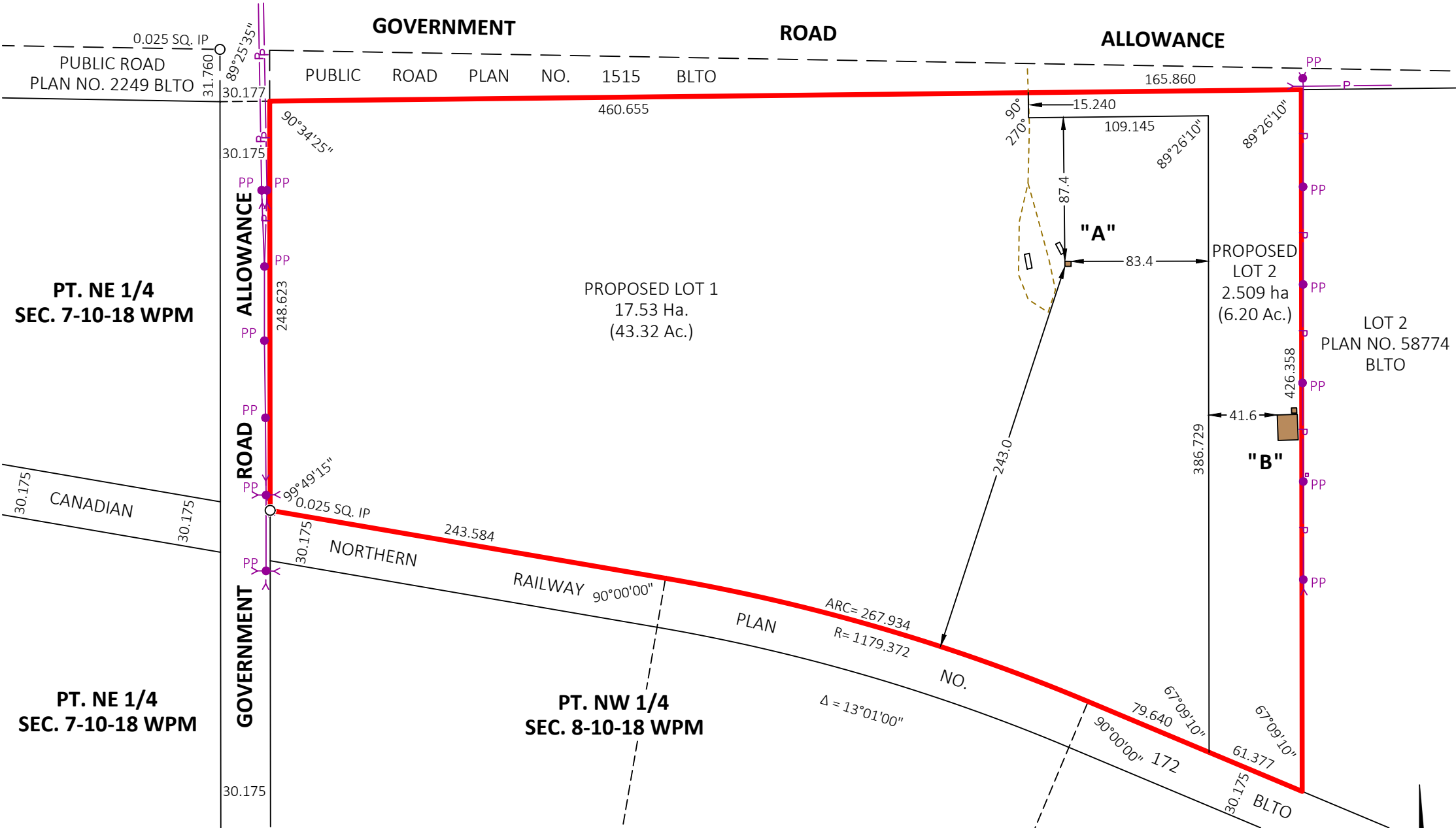


Dated at Brandon, Manitoba
this 16th day of June, 2026.

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

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of the Manitoba Land Surveyor's Sketch are the only true contract documents of record.



NOTES:

Survey Date: May 1st, 2026
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 ----- O

 GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 www.geoverra.com	Revision: ISSUED		
	Field Book: 567/78-81		
	Plan Date: May 12, 2026	Initials: CJ - CM - TL	
	Project No.: 26-01157-001	REV. 0	
		File: 26-01157-001-SAM_ROC	