


TITLE: BY-LAW NO. 7439 TO REZONE PROPERTY LOCATED AT 2202 ROSSER AVENUE OWNER: TRISTAN NEUDORF & BROCK TROTTER APPLICANT: CONTRACTOR'S CORNER (MEGAN BELOUS)		
MEETING DATE: December 17, 2025		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7439 B. Application related documents C. Map, air photo & drawings D. Public outreach report E. Development Review Group report F. Letters of objection	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That the Planning Commission recommend City Council approve By-law No. 7439 (Z-10-25) to rezone 2202 Rosser Avenue (Lots 27/28 and E½ Lot 26, Block 21, Plan 15 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in "Attachment E" of this report.

BACKGROUND:

Request

The applicant, Megan Belous of Contractor's Corner, on behalf of the property owners, Tristan Neudorf & Brock Trotter, is applying to rezone a property located at 2202 Rosser Avenue from RLD Residential Low Density to RMD Residential Moderate Density. Approval of this application will allow for development of a three-storey six-unit residential building.

Development Context

The subject site currently has a detached dwelling and is located at the southwest corner of the Rosser Avenue/22nd Street intersection. Surrounding uses include low-density residential on all sides, with moderate-density residential further north. 22nd Street provides pedestrian access to the site, and both Rosser Avenue and a rear lane provides vehicular access to the site.

History

The site has a detached dwelling that was built in 1888. The applicant has already initiated the demolition process for this dwelling to prepare the site for development.

ANALYSIS:

Approval of this application will allow for the development of a three-storey six-unit residential building. The site is along collector street, and moderate density development of this nature fits within the intended land use framework.

Consistency with the Brandon City Plan

- The site is located within “General Urban Area” under Map 3: Urban Structure
- 7.1(1)(a) – General Urban Area to support existing and future residential development
- 7.1(3)(Residential General Policies)(a) – proposal supports residential development within serviced General Urban Areas, where development has sufficient capacity within the water and wastewater systems
- 7.1(3)(Residential General Policies)(b)(c) – proposal provides a mix of housing options and densities for various residents
 - The area primarily consists of detached dwellings with some multi-unit dwellings
- 7.1(3)(Residential General Policies)(e) – promotes infill development and intensification of developed areas.
- 7.1(3)(Residential Development)(c) – proposal supports location of medium scale housing on collector streets, corner lots, and locations within walking distance of major institutions.
 - The site is a corner lot, located on a collector street, and is within walking distance, approximately 280m, to Brandon University

Consistency with the Zoning By-law

- The site is currently zoned RLD and requires rezoning to RMD to allow for the proposed development
- The proposed development generally meets the bulk and siting requirements under the RMD Zone

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

Administration advises that a development agreement is required, with conditions as identified in “Attachment E” of this report. Some key conditions include the following:

- Remove and restore the existing Rosser Avenue approach
- Disconnect existing water services
- Boulevard tree contribution

- Provision of cash-in lieu land dedication to the City for public reserve (parks) purposes and to the Brandon School Division for school purposes

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with and exceeding minimum requirements under Subsection 168(2) of The Planning Act, notice of the public hearing was posted in front of the Planning & Buildings Department and advertised in the Brandon Sun on December 4, 2025 and December 11, 2025. Further, in accordance with and exceeding minimum requirements under Subsection 168(4) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant hand delivered all information to property owners within 100m of the site. The applicant indicated receiving one inquiry regarding parking, number of bedrooms per unit, and sewer and water hookups, for which they have provided responses. As of the writing of this report, the Planning & Buildings Department received four letters of opposition to this application (Attachment F). The concerns raised included parking, neighborhood safety, vehicle and foot traffic, privacy, and impact on city infrastructure.