

MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 20, 2023 AT 7:00 P.M. IN
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: William Majcher
Colleen Anderson
Ryan Johnston
Garnet Boyd
Keith Edmunds

Administration: Andrew Mok
Amber Chapil
Debbie Nelson
James Maxon

2.0 ADOPTION OF AGENDA

2023-114 JOHNSTON - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held December 20, 2023 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2023-115 ANDERSON – JOHNSTON

That the minutes of the regular meeting of the Planning Commission held on December 6, 2023 be adopted as read.

CARRIED 5/0

4.0

a. By-law No. 7343 to Amend Southwest Brandon Secondary Plan

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report.

In Opposition

Roland Elliott, Brentwood Village president representing Sustainable Brandon spoke in opposition, raising concerns regarding development and land drainage with the Provincial/Environment requirements to protect the Class 4 wetland in the area.

2023-116 JOHNSTON - BOYD

That the Public Hearing for By-law No. 7343 to Amend Southwest Brandon Secondary Plan By-law No. 7080 be concluded.

CARRIED 5/0

2023-117

JOHNSTON - BOYD

That the Planning Commission recommend City Council, under By-law No. 7343 (SP-02-22) to amend the Southwest Brandon Secondary Plan By-law No. 7080, replace Schedule "A" attached to By-law No. 7080 with Schedule "A" as identified as Attachment B in this report.

CARRIED 5/0

Prior to the above motion being voted on commissioners provided the following supportive comments:

- Commissioner Johnston, stated this is the first initial step, and had no concerns with the changes proposed.
- Commissioner Boyd, noted the concerns raised regarding the wetland would be addressed in future neighborhood plans and rezoning applications were received.

2023-118

JOHNSTON - BOYD

That the Planning Commission recommend City Council approve By-law No. 7343 as amended.

CARRIED 5/0

b.

Conditional Use

1025 Russell Street

Owner: Family Visions Inc.

Applicant: Family Visions Inc. (Laurie Jackson)

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report.

The applicant, Laurie Jackson, spoke to the application to provide a home for six (6) individuals with special needs, with 24/7 care for these individuals.

In Favor

Ben Welsh, area resident, spoke in support of the application, and asked for clarification on the third parking spot and permits for the upgrades to the building.

2023-119

ANDERSON - EDMUNDS

That the Public Hearing for conditional Use C-11-23 to allow for special needs housing at 1025 Russell Street be concluded.

CARRIED 5/0

2023-120

ANDERSON - EDMUNDS

That Conditional Use Application C-11-23 to allow for special needs housing for six persons in the RSD Residential Single Detached Zone be approved at 1025 Russell Street (Lots 7/10, Block 3, Plan 14 BLTO) in accordance with the attached letter of

intent "Attachments A-1 and A-2", subject to the applicant providing a third parking space on site for the use.

CARRIED 5/0

5.0

a. 2024 Meeting Dates

2023-121 JOHNSTON – BOYD

That pursuant to Section 20 of the Planning Commission By-law No. 6843, regular meetings of the Planning Commission be held on the following dates in 2024:

January 3, 2024	July 3, 2024
January 17, 2024	July 17, 2024
February 7, 2024	August 7, 2024
February 21, 2024	August 21, 2024
March 6, 2024	September 4, 2024
March 20, 2024	September 18, 2024
April 3, 2024	October 2, 2024
April 17, 2024	October 16, 2024
May 1, 2024	November 6, 2024
May 15, 2024	November 20, 2024
June 5, 2024	December 4, 2024
June 19, 2024	December 18, 2024

CARRIED 5/0

b. 2024 Chair and Vice Chair

2023-122 Chairperson
MAJCHER – ANDERSON

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Johnston be appointed Chairperson as head of the Planning Commission with a term of office from January 1st, 2024 and to expire December 31st, 2024.

CARRIED 5/0

2023-123 Vice Chairperson
BOYD – JOHNSTON

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Edmunds be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office from January 1st, 2024 and to expire December 31st, 2024.

CARRIED 5/0

- 6.0 GENERAL BUSINESS
 - a. Tracking Table
 - b. Administrative Business
 - c. Absences From Upcoming Meetings
 - Commissioner Anderson - January 3, 2024
 - Commissioner Majcher – January 17, 2024

7.0 ADJOURNMENT

2023-124 JOHNSTON - EDMUNDS
That the meeting do now adjourn (8:15 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by William Majcher
William Majcher
Chairperson