

MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 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: Sonikile Tembo
James Maxon
Debbie Nelson

Regrets: Nil

2.0 ADOPTION OF AGENDA

2023-061

EDMUNDS - ANDERSON

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

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2023-062

JOHNSTON – ANDERSON

That the minutes of the regular meeting of the Planning Commission held on August 16, 2023 be adopted as read.

CARRIED 5/0

4.0

a. Conditional Use

33 – 11th Street North

Owner: Polish Gymnastic Association (Sokol) Brandon Inc.

Applicant: The Redeemed Christian Church of God Grace To You Inc.

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Oluwaseyi Adeyinka, spoke to the benefits that the proposed property use would have for his Church and the surrounding community.

2023-063

ANDERSON - JOHNSTON

That the Public Hearing for Conditional Use C-08-23 at 33 – 11th Street North (Lots 11/17, Block 90, Plan 2 BLTO) be concluded.

CARRIED 5/0

2023-064

ANDERSON - JOHNSTON

That Conditional Use Application C-08-23 to allow for a place of worship in the Residential Low Density (RLD) Zone be approved at 33 – 11th Street North (Lots 15/17, Block 90, Plan 2 BLTO) in accordance with the intent of the attached letter of intent “Attachment A-1 and A-2”.

CARRIED 5/0

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

- Commissioner Anderson spoke positively to the repurposing of the building for the surrounding area

b. Conditional Use – Second Extension

417 – 9th Street

Owner: Renaissance Station Inc.

Applicant: TJR Investment Holdings Ltd. (Tyler Rice)

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

2023-065

JOHNSTON - EDMUNDS

That the Public Hearing for extending Conditional Use Decision C-05-17-B be concluded.

CARRIED 5/0

2023-066

JOHNSTON - EDMUNDS

That the approval deadline of Conditional Use Decision C-05-17-B be extended to August 18, 2024.

CARRIED 4/1

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

- Commissioner Johnston stated that he would be in favour of the extension as there was no detriment to extending the Condition Use for a further 12-month period

c. Variance

29 MacLeod Drive

Owner: Lane Reid & colleen Reid

Applicant: Elite Sunrooms (Keith Bourgeois)

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Keith Bourgeois, spoke to the property and how the proposed sunroom would benefit the long-term health and well-being of the property owners. He noted the proposed location of the sunroom was the most compatible location on the property.

2023-067 BOYD - ANDERSON
That the Public Hearing for Variance Application V-11-23 at 29 MacLeod Drive (Lot 39, Block 3, Plan 1608 BLTO) be concluded.
CARRIED 5/0

2023-068 BOYD - EDMUNDS
That Variance Application V-11-23 to vary Table 10 under Section 51 of the Zoning By-law by reducing the required corner side yard from 3.0m to 1.5m to construct a sunroom in the Residential Single Detached (RSD) Zone be approved at 29 MacLeod Drive (Lot 39, Block 3, Plan 1608 BLTO) in accordance with the attached letter of intent "Attachments A-1 and A-2" and the attached site plan "Attachment B-4".
CARRIED 5/0

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

- Commissioner Boyd spoke to the proposal being a good fit that would have minimal impact on the surrounding area

- 5.0 GENERAL BUSINESS
- a. Tracking Table
 - b. Administrative Business
 - c. Absences From Upcoming Meetings
Commissioner Majcher – October 4, 2023

6.0 ADJOURNMENT

2023-069 JOHNSTON - ANDERSON
That the meeting do now adjourn (7:43 p.m.)
CARRIED 5/0

Original Signed by James Maxon
James Maxon
Planning Commission Clerk

Original Signed by William Majcher
William Majcher
Chairperson