

MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 4, 2024 AT 7:00 P.M. IN
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Ryan Johnston
Keith Edmunds
Colleen Anderson
Garnet Boyd
Dane Kingdon

Administration: Andrew Mok
Amber Chapil
Emmanuel Owusu Ansah

2.0 ADOPTION OF AGENDA

2024-081 ANDERSON - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held December 4, 2024 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2024-082 BOYD – KINGDON

That the minutes of the regular meeting of the Planning Commission held on November 20, 2024 be adopted as read.

CARRIED 5/0

4.0

a. By-law No. 7403 Rezone

2637 & 2641 Princess Avenue

Owner: 10085102 Manitoba Ltd.

Applicant: K & J Construction (Ron Dubois)

Community Planner, Emmanuel Owusu Ansah, introduced the application as presented in the City of Brandon Planning report. No reports were received either in favor or in opposition to the proposed rezoning.

The applicant, Kate McKenzie of Myria Designs spoke to concerns raised regarding backyard privacy and buffer zone received from public outreach performed, and how they have addressed these concerns.

2024-083 ANDERSON - BOYD
That the Public Hearing for By-law No. 7403 to rezone 2637 & 2641 Princess Avenue (Lots 8/10, Block 81, Plan 15 BLTO) be concluded.

CARRIED 5/0

2024-084 ANDERSON - EDMUNDS
That the Planning Commission recommend City Council approve By-law No. 7403 (Z-05-24) to rezone 2637 & 2641 Princess Avenue (Lots 8/10, Block 81, 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 as set out in "Attachment E" of this report.

CARRIED 5/0

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

- Commissioner Anderson indicated it is a great location and fit for the area
- Commissioner Edmunds indicated the good mix in unit size

- b. Variance Extension
453 & 459 Russell Street
Owner: 5705356 Manitoba Ltd.
Applicant: Steve McMillan

Senior Planner, Andrew Mok, spoke to the variance extension request.

2024-085 KINGDON - BOYD
That the approval deadline of Variance Order V-19-22 be extended to October 17, 2025.

CARRIED 5/0

- 5.0
a. 2025 Meeting Dates

2024-086 EDMUNDS - KINGDON
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 2025:

January 1, 2025 – Cancelled Statutory Holiday	July 2, 2025
January 15, 2025	July 16, 2025
February 5, 2025	August 6, 2025
February 19, 2025	August 20, 2025
March 5, 2025	September 3, 2025

March 19, 2025
April 2, 2025
April 16, 2025
May 7, 2025
May 21, 2025
June 4, 2025
June 18, 2025

September 17, 2025
October 1, 2025
October 15, 2025
November 5, 2025
November 19, 2025
December 3, 2025
December 17, 2025

CARRIED 5/0

b. 2025 Chair and Vice Chair

2024-087 EDMUNDS - KINGDON

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Ryan Johnston be appointed Chairperson as head of the Planning Commission with a term of office from January 1st, 2025 and to expire December 31st, 2025.

CARRIED 5/0

2024-088 EDMUNDS - ANDERSON

That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Dane Kingdon be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office from January 1st, 2025 and to expire December 31st, 2025.

CARRIED 5/0

6.0 GENERAL BUSINESS

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings

7.0 ADJOURNMENT

2024-089 BOYD - ANDERSON

That the meeting do now adjourn (7:21 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Ryan Johnston
Ryan Johnston
Chairperson