

MINUTES OF THE PLANNING COMMISSION MEETING HELD JANUARY 3, 2024 AT 7:00 P.M. IN  
THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

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1.0 ROLL CALL

Commissioners: Ryan Johnston  
Keith Edmunds  
Garnet Boyd  
William Majcher

Administration: Andrew Mok  
Amber Chapil  
James Maxon

Regrets: Colleen Anderson

2.0 ADOPTION OF AGENDA

2024-001 MAJCHER - BOYD

That the Agenda for the regular meeting of the Planning Commission to be held January 3, 2024 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2024-002 EDMUNDS – MAJCHER

That the minutes of the regular meeting of the Planning Commission held on December 20, 2023 be adopted as read.

CARRIED 4/0

4.0

a. Conditional Use

134 – 20<sup>th</sup> Street

Owner: 6160204 Manitoba Ltd. (Logan Martin)

Applicant: Chad Martin

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

The applicant, Chad Martin, spoke to community outreach performed regarding the application to allow for a duplex dwelling on the site, which already has the title split.

In Favour

Logan Martin spoke in favour of the first project he is developing as part owner of the company.

2024-003      MAJCHER - EDMUNDS  
That the Public Hearing for Conditional Use C-12-23 at 134 – 20<sup>th</sup> Street be concluded.  
CARRIED 4/0

2024-004      MAJCHER - EDMUNDS  
That the Conditional Use Application C-12-23 to allow for a duplex dwelling on a site with a site width less than 15.2m in the RLD Residential Low Density Zone be approved at 134 – 20<sup>th</sup> Street (Lot 34, Block 23, Plan 15 BLTO) in accordance with the attached letter of intent “Attachment A-1”, site plan “Attachment B-3”, and elevation plans “Attachments B-4 and B-5”, subject to the owner or successor, prior to the issuance of a building permit, providing mitigation for increased stormwater runoff from the site to the City of Brandon Engineering Department’s satisfaction.  
CARRIED 4/0

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

- Commissioner Majcher, creative use for a 25’ lot, fits in with the area.
- Commissioner Edmunds, in support of the project for this area.

b.      Conditional Use

821 Dennis Street

Owner: 6160204 Manitoba Ltd.

Applicant: Chad Martin

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report. Did receive one letter of support for the application.

The applicant, Chad Martin spoke to the application to allow for a duplex dwelling on a 25’ property, which is close to amenities and the hospital. He noted community outreach performed, and how they will be addressing concerns raised from area residents regarding construction of the dwelling.

In Favour

Logan Martin spoke in favour of the application, as it is good to have more housing available near the hospital.

In Opposition

Tracey Verstege, area resident, spoke in opposition, and raised concerns regarding limited parking availability on the street.

Bonnie Lobban, area resident, spoke in opposition, raising concerns regarding construction, one parking spot per unit, and decrease in property values, limited street parking, and land drainage.

2024-005 EDMUNDS - MAJCHER  
That the Public Hearing for Conditional Use C-13-23 at 821 Dennis Street be concluded.

CARRIED 4/0

2024-006 EDMUNDS - MAJCHER  
That the Conditional Use Application C-13-23 to allow for a duplex dwelling on a site with a site width less than 15.2m in the RLD Residential Low Density Zone be approved at 821 Dennis Street (Lot 9, Block 31 Plan 9) in accordance with the letter of intent "Attachment A-1", site plan "Attachment B-3", and elevation plans "Attachments B-4 and B-5", subject to the owner or successor, prior to the issuance of building permit, providing mitigation for increased stormwater runoff from the site to the City of Brandon Engineering Department's satisfaction.

CARRIED 4/0

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

- Commissioner Edmunds, there is a significant need for housing and this is a creative use for a narrow lot.
- Commissioner Majcher, it is compliant with the zoning by-law for parking requirements for this development.
- Commissioner Boyd meets the zoning by-law for parking, garbage pickup is on the back lane, and the developer will be addressing concerns with residents when construction is occurring.
- Commissioner Johnston, meet zoning by-law for parking, in respect to drainage to keep on top of the City regarding this issue.

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2024-007 MAJCHER - BOYD  
That the meeting do now adjourn (7:44 p.m.)

CARRIED 4/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by Ryan Johnston  
Ryan Johnston  
Chairperson