

MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 3, 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

2.0 ADOPTION OF AGENDA

2024-043 EDMUNDS - KINGDON

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

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2024-044 BOYD – ANDERSON

That the minutes of the regular meeting of the Planning Commission held on June 19, 2024 be adopted as read.

CARRIED 5/0

4.0

a. By-law No. 7368 Rezone & Variance

639 Van Horne Avenue
Owner: ABH Renovations Ltd.
Applicant: Leni Shiju

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

The applicant, Leni Shiju, spoke to rezoning of the property from industrial to residential moderate density to allow for the construction of a residential unit.

2024-045 ANDERSON - EDMUNDS

That the combined Public Hearing for By-law No. 7368 to Rezone and Variance at 639 Van Horne Avenue (The Wly 40 Feet of Lots 28/30, Block 70, Plan 8 BLTO) be concluded.

CARRIED 5/0

2024-046

ANDERSON - EDMUNDS

That the Planning Commission recommend City Council approve By-law No. 7368 (Z-08-23) to rezone 639 Van Horne Avenue (Wly 40 ft of Lots 28/30, Block 70, Plan 8 BLTO) from Industrial Restricted (IR) to Residential Moderate Density (RMD), subject to the owner or successor entering into a development agreement with the conditions outlined in "Attachment D" of this report, and that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts.

CARRIED 5/0

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

- Commissioner Anderson, this is a good fit for the area, there is a lot of development within the area, and will be voting in favor of this application.

2024-047

ANDERSON - KINGDON

That Variance Application V-06-24 to vary Table 10 under Section 51 of the Zoning By-law to reduce the required rear yard from 7.6m to 6.0m in the RMD Residential Moderate Zone be approved at 639 Van Horne Avenue (Wly 40 ft of Lots 28/30, Block 70, Plan 8 BLTO) in accordance with the attached letter of intent "Attachment B-2".

CARRIED 5/0

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

- Commissioner Anderson, not a big change for the rear yard, will be voting in favor of this application.
- Commissioner Boyd, it meets all the conditions as outlined within the Planning Act and will be voting in favor of this application.

b.

By-law No. 7391 Rezone

1600 – 33rd Street East

Owner: R & R Trading Co. Ltd.

Applicant: Excel-7 Ltd. (Chris Fortier)

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

The applicant, Chris Fortier, spoke to the application to rezone the property from development reserve to industrial general to enable them to build on the site.

Speakers

Gerald Cathcart, Director of Economic Development for the City of Brandon spoke in favor of this application.

2024-048 BOYD - KINGDON

That the Public Hearing for By-law No. 7391 to Rezone part of 1600 – 33rd Street East (Parcels C/E, Plan 55244 BLTO) be concluded.

CARRIED 5/0

2024-049 BOYD - EDMUNDS

That the Planning Commission recommend City Council approve By-law No. 7391 (Z-03-24) to rezone part of 1600 – 33rd Street East (Parcels C/E, Plan 55244 BLTO) from DR Development Reserve to IG Industrial General, subject to the owner or successor entering into a development agreement with the City of Brandon as set out in "Attachment D" of this report, and that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interest in accordance with any procedures, policies, by-laws and Acts.

CARRIED 5/0

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

- Commissioner Boyd this is a good development and an improvement for this area, will be voting in favor of this application.
- Commissioner Edmunds nice to see development in the City, will be voting in favor of this application.
- Commissioner Johnston this is business growth for the City.

c. Conditional Use - Extension

225 Queens Avenue East

Owner: Con Cor Homes Ltd.

Applicant: Megan Chouinard

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

2024-050 KINGDON - ANDERSON

That the Public Hear to extend Conditional Use Decision C-04-23 to June 22, 2025 be concluded.

CARRIED 5/0

2024-051 KINGDON - EDMUNDS

That the approval deadline of Conditional Use Decision C-04-23 be extended to June 22, 2025.

CARRIED 5/0

5.0 GENERAL BUSINESS

- a. Tracking Table
- b. Administrative Business – Commissioner Anderson will be chair for the August 7, 2024 meeting.
- c. Absences From Upcoming Meetings
 - Commissioner Johnston – August 7, 2024
 - Commissioner Edmunds – August 7, 2024
 - Commissioner Kingdon – August 21, 2024

6.0 ADJOURNMENT

2024-052 BOYD - ANDERSON
That the meeting do now adjourn. (7: 38 p.m.)

CARRIED 5/0

Original Signed by Amber Chapil
Amber Chapil
Planning Commission Clerk

Original Signed by Ryan Johnston
Ryan Johnston
Chairperson