

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 19, 2025 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

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

Administration: Andrew Mok
Debbie Nelson

Regrets: Nil

2.0 ADOPTION OF AGENDA

2025-025 Anderson-Edmunds

That the Agenda for the regular meeting of the Planning Commission to be held March 19, 2025 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2025-026 Boyd-Edmunds

That the minutes of the regular meeting of the Planning Commission held on March 3, 2025 be adopted as read.

CARRIED 5/0

4.0

a. Conditional Use

Address: 1501 Braecrest Dr.

Owner: 10114414 MB LTD.

Applicant: Keller Developments (Kelsey Swidnicki)

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

The applicant, Kelsey Swidnicki o/b/o Keller Developments, spoke about the development currently and requested to be allowed to put commercial space on the main floor of this development for the convenience of residents.

2025-027 Anderson- Kingdon
That the Public Hearing for Conditional Use application at 1501 Braecrest Drive (Lot 2, Plan 47173 BLTO) be concluded.

CARRIED 5/0

2025-028 Anderson - Kingdon
That Conditional Use Application C-03-25 to allow for a commercial use on the first storey of one of the future buildings in Proposed Lot 2 in the RHD Residential High Density Zone be approved at 1501 Braecrest Drive (Lot 2, Plan 47173 BLTO) in accordance with the attached letter of intent "Attachment A" and site plan "Attachment B-4".

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

- Commissioner Anderson stated that this was the same as other newer large residential buildings and she was therefore in support.
- Commissioners Kingdon and Johnston stated that they were definitely in favour of commercial space in these larger residential complexes for the convenience of the tenants.

b. Variance

Address: 353 – 16th St. N.

Owner: John Howard Society of Brandon Inc.

Applicant: City of Brandon (Amanda Dupuis)

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

Mr. Mok also spoke on behalf of the applicant and requested that this variance application be approved.

2025-029 Edmunds-Boyd
That the Public Hearing for Variance application at 353 – 16th St. N. (Lots 1/14. Block 8, Plan 228 BLTO) be concluded.

CARRIED 5/0

2025-030 Edmunds-Boyd
That Variance Application V-02-25 to vary Table 18 under Section 65 of the City of Brandon Zoning By-law No. 7124 to reduce the required east interior side yard from 3.0m to 0.0m, and under Clause 97(2)(b) of The Planning Act to establish a sobering centre as substantially similar to a hospital, which is a permitted use, both in the EI Educational & Institutional Zone be approved at 353 – 16th Street North (Lots 1/14, Block 8, Plan 228 BLTO) in accordance with the attached letter of intent “Attachment A” and site plans “Attachments B-3 and B-4”.

CARRIED 5/0

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

6.0 ADJOURNMENT

2025-031 Boyd-Kingdon
That the meeting do now adjourn (7:38 p.m.)

CARRIED 5/0

Original Signed by Debbie Nelson
Debbie Nelson
Legislative Services Clerk

Original Signed by Ryan Johnston
Ryan Johnston
Chairperson