

**MARKED**

**MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 2, 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  
Amber Chapil

**2.0 ADOPTION OF AGENDA**

2025-032

**ANDERSON - KINGDON**

That the Agenda for the regular meeting of the Planning Commission to be held April 2, 2025 be adopted as presented.

CARRIED 5/0

**3.0 CONFIRMATION OF MINUTES**

2025-033

**EDMUNDS – BOYD**

That the minutes of the regular meeting of the Planning Commission held on March 19, 2025 be adopted as read.

CARRIED 5/0

**4.0**

**a. By-law No. 7414 Rezone; Variance**

525 – 26<sup>th</sup> Street

Owner: 10129614 Manitoba Ltd.

Applicant: Darren Giiilck

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

The applicant, Darren Giiilck spoke to both applications to rezone the property to rezone to allow for residential on the main floor, as well as the variance. He noted when MB Hydro sold the property they had to obtain and ESA1 classification, as well as a new ESA1 report was performed on the property indicating a clean site.

2025-034      KINGDON - ANDERSON  
That the Combined Public Hearing for By-law No. 7414 and Variance Z-02-25 at 526 – 26<sup>th</sup> Street (Lots 11/16, Block 1, Plan 211 BLTO; Parcels C/D, Plan 52166 BLTO) be concluded.

CARRIED 5/0

2025-035      **By-law - Rezone**  
KINGDON - EDMUNDS  
That the Planning Commission recommend City Council approve By-law No. 7414 (Z-02-25) to rezone 526 – 26<sup>th</sup> Street (Lots 11/16 Block 1 Plan 211 BLTO; Parcels C/D, Plan 52166 BLTO) from CAR Commercial Arterial to CG Commercial General, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions 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 Kingdon spoke in favor of both applications.

2025-036      **Variance**  
KINGDON - ANDERSON  
That Variance application V-03-25 to vary Table 12 under Section 55 of the Zoning By-law by reducing the required front yard from 4.6m to 3.0m, the required south interior side yard from 4.6m to 3.6m, and the required rear yard from 9.1m to 8.6m for the proposed residential building in the CG Commercial General Zone be approved at 526 – 26<sup>th</sup> Street (Lots 11/16 Block 1 Plan 211 BLTO; Parcels C/D, Plan 52166 BLTO) in accordance with the letter of intent “Attachment B” and site plan “Attachment C-3”.

CARRIED 5/0

**5.0 GENERAL BUSINESS**

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

**6.0 ADJOURNMENT**

2025-037      EDMUNDS - BOYD  
That the meeting do now adjourn (7:22 p.m.)

CARRIED 5/0

---

**Amber Chapil**  
Planning Commission Clerk

---

**Ryan Johnston**  
Chairperson