

<p>TITLE:</p> <p>CONDITIONAL USE 301 – 18TH STREET</p> <p>OWNER: MAVERICK HOLDINGS LTD.</p> <p>APPLICANT: PRAIRIE NATUROPATHIC CLINIC (BRITTANY BADIOU)</p>	
<p>MEETING DATE: January 7, 2026</p>	Page 1 of 3
<p>DEPARTMENT: Planning & Buildings</p>	<p>ATTACHMENTS:</p> <ul style="list-style-type: none"> A. Application related documents B. Map, air photo & drawings C. Public outreach report
<p>PRESENTER: Emmanuel Owusu Ansah, Community Planner</p>	<p>MANAGER: Andrew Mok, BES RPP MCIP, A/Principal Planner</p>

RECOMMENDATIONS:

That Conditional Use Application C-10-25 to allow for a medical clinic in the CR Commercial Restricted Zone be approved at 301 – 18th Street (Lots 12/15, Block 18, Plan 2 BLTO Exc Ely 70 feet of said lots) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”, subject to the owner removing the existing access to 18th Street and restoring barrier curb and gutter and boulevard landscaping as required.

BACKGROUND:

Request

The applicant, Brittany Badiou of Prairie Naturopathic Clinic, on behalf of the property owner, Maverick Holdings Ltd., is applying to allow for a medical clinic on property located at 301 – 18th Street in the CR Commercial Restricted Zone.

Development Context

The subject site contains an existing detached dwelling that was converted for office purposes and is located on the southeast corner of the Lorne Avenue/18th Street intersection. Uses surrounding the site include low-density residential development to the north, south, and east, Brandon University to the west, and several commercial medical-related uses further south along 18th Street. Both Lorne Avenue and 18th Street provide access to the site.

History

The building was originally built as a detached dwelling in 1949. City Council granted conditional use approval in 2005 for a travel and tourism office.

ANALYSIS:

The proposal is to establish a medical clinic within the existing building with minimal exterior alterations.

Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:***1. Will be compatible with the general nature of the surrounding area;***

The proposed medical clinic is compatible with the general nature of the surrounding area.

The site is located along a corridor that already accommodates a mix of residential, institutional, and low-intensity commercial uses. Similar professional and medical services already exist nearby, and the use will operate within an existing building without altering the residential scale or character of the neighbourhood.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

The proposal is not anticipated to be detrimental to the health or general welfare of people living or working in the surrounding area. The site has a history of accommodating commercial activity with access to 18th Street, an arterial street, and away from the residential area to the east. Medical clinics are commonly located near residential areas, and their operations are generally compatible with such contexts. The proposal does not introduce a new or unfamiliar form of development to the area and is not expected to negatively affect adjacent properties or limit future development potential.

3. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law**Consistency with the City Plan**

- 4.1(5) – proposal supports and responds to the diverse needs of Brandon's population by providing appropriate services
- 7.1.1(a) – site located within “General Urban Area” under Map 3: Urban Structure and General Urban Area allow for commercial development
- 7.1(4) Commercial and Institutional General Policies (a) – encourage a variety of commercial uses including medical clinics within the General Urban Area
- 7.1(4) – Commercial and Institutional General Policies (b), (c), and (d) – support the development of conveniently located medical clinics that serve both Brandon and surrounding communities, compatible with nearby residential developments and ideally within walking distance of residential areas

Consistency with the Zoning By-law

- The proposal conforms to all applicable Zoning By-law provisions, such as bulk and siting requirements.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

Developer is required to remove existing access to 18th Street. Restoring barrier curb and gutter and boulevard landscaping as required.

LEGISLATIVE REQUIREMENTS:***Notification***

In accordance with and exceeding minimum requirements under Subsection 169(3) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant conducted public outreach by hand-delivering letters to nearby properties, or mailing letters to out-of-town owners of nearby properties. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.