

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 18, 2026 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

Administration: Emmanuel Owusu Ansah
Alexis Sukaroff

Regrets: Garnet Boyd

2.0 ADOPTION OF AGENDA

2026-019

Kingdon-Edmunds

That the Agenda for the regular meeting of the Planning Commission to be held March 18, 2026 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2026-020

Edmunds-Kingdon

That the minutes of the regular meeting of the Planning Commission held on March 4, 2026 be adopted as read.

CARRIED 4/0

4.0

a. ZONING BY-LAW AMENDMENT AND VARIANCE

1428 LOUISE AVENUE

OWNER & APPLICANT: CITY OF BRANDON

Community Planner, Emmanuel Owusu Ansah, introduced the application as presented in the City of Brandon Planning report.

The applicant Heather Reimer, on behalf of The City of Brandon, spoke to the fit with redevelopment in the area. She noted the fenced greenspace for the daycare proposed to be run by YMCA Childcare.

Following receipt of all representation, it is the recommendation of the Planning & Buildings Department:

2026-021 Anderson-Edmunds
That the Public Hearing for By-law No. 7443 and Variance for the property at 1428 Louise Avenue (Lots 11/14, Block 14, Plan 2 BLTO) be concluded.

CARRIED 4/0

2026-022 Anderson-Kingdon
That the Planning Commission recommend City Council approve By-law No. 7443 (Z-01-26) to rezone 1428 Louise Avenue (Lots 11/14, Block 14, Plan 2 BLTO) from PR Parks and Recreation zone to EI Educational and Institutional zone.

CARRIED 4/0

2026-023 Anderson-Edmunds
That Variance Application V-01-26 to vary Table 4 under Part II, Division 3, Subsection 26(a) of the Zoning By-law by reducing the number of required parking spaces from 214 to nine (9), and Table 18 under Part III, Division 5, Section 65 by reducing the required rear yard from 6.0m to 3.0m in the EI Educational and Institutional Zone be approved at 1428 Louise Avenue (Lots 11/14, Block 14, Plan 2 BLTO) in accordance with the attached letter of intent "Attachment B" and site plan " Attachment C-5".

CARRIED 4/0

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

- It is compatible with other buildings in the area and a good repurpose of the existing lot
- Childcare is much needed in the community
- No objections from stakeholders

Commissioner Johnson stepped out for conflict 7:16pm

b. CONDITIONAL USE

Address: 1328 ROSSER AVENUE & 115 – 14TH STREET

Owner: 6347470 MANITOBA LTD.

Applicant: BURNS MAENDEL CONSULTING ENGINEERS LTD. (DANIEL BURNS)

Community Planner, Emmanuel Owusu Ansah, introduced the application as presented in the City of Brandon Planning report.

2026-024 Anderson-Edmunds
That the approval deadline of Conditional Use Decision C-01-25 be extended to February 20, 2027.

CARRIED 3/0

Commissioner Johnston resumed Chair 7:16pm

5.0 GENERAL BUSINESS

a. Tracking Table

- a. No Development Applications for April 1, 2026 Meeting

b. Administrative Business

- a. Information/Training Session hosted by Planning & Buildings to be scheduled for a meeting without hearing where possible. Topics to include:
 - i. significant work underway across the City
 - ii. efforts to meet Housing Accelerator Fund (HAF) targets
 - iii. implementation of the City Plan
 - iv. ongoing concerns related to infill development
 - v. current Zoning By-law review process, and several other major initiatives.
- b. Draft Committee Report to Council template circulated for information
- c. Commissioner contact list to be reconfirmed.

c. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2026-023 Kingdon-Edmund
That the meeting do now adjourn (8:07 p.m.)

CARRIED 4/0

Alexis Sukaroff
Planning Commission Clerk

Ryan Johnston
Chairperson