

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 4, 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
Emmanuel Owusu Ansah
Amber Chapil

2.0 ADOPTION OF AGENDA

2025-049 KINGDON - ANDERSON
That the Agenda for the regular meeting of the Planning Commission to be held June 4, 2025 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2025-050 EDMUNDS – BOYD
That the minutes of the regular meeting of the Planning Commission held on May 21, 2025 be adopted as read.

CARRIED 5/0

4.0

a. By-law No. 7425 Rezone
305/307 – 14th Street
Owner: 4468890 Manitoba Ltd.
Applicant: Westman Premier Homes (Billy Gerry)

Community Planner, Emmanuel Owusu Ansah, introduced the application as presented in the City of Brandon Planning report. He noted one letter of opposition was received, administration provided additional information for clarification on the application and the person withdrew their objection.

The applicant, Kelsey Swidnicki spoke to the application to rezone the property to residential moderate density, and that the lots would be consolidated into one. She noted this property is surrounded by moderate residential density in this area.

In Favor

Mr. O’Brien area resident spoke in support of this application to rezone the property and increase density which will assist with student housing and the housing crisis within Brandon.

2025-051 ANDERSON - EDMUNDS
That the Public Hearing for By-law No. 7425 to rezone 305 and 307 – 14th Street (Lots 16/18 And Nly 8 Feet 19, Block 22, Plan 2 BLTO) be concluded.

CARRIED 5/0

2025-0XX ANDERSON - KINGDON
That the Planning Commission recommend City Council approve By-law No. 7425 (Z-04-25) to rezone 305 and 307 – 14th Street (Lots 16/18 And Nly 8 Feet 19, Block 22,

Plan 2 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density, 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 Anderson stated this is a good project and well needed for this area.
- Commissioner Kingdon stated it is a good fit and good use of an empty lot.

b. Variance

858 – 3rd Street

Owner: 10082721 Manitoba Ltd., Stone & Sky Developments Ltd.

Applicant: 10082721 Manitoba Ltd. (Eric Olson)

Community Planner, Emmanuel Owusu Ansah, introduced the application as presented in the City of Brandon Planning report. He noted five letters of opposition were received siting concerns with fire safety, parking congestion, waste management, property values and change in the character of the neighborhood. An insufficient petition was received which did not meet the requirements set by *The Municipal Act*.

The applicant, Eric Olson spoke to the application to reduce the required distance between principal buildings and noted the building is 1 ½ storey.

In Opposition

Wendy Buckanan, area resident spoke in opposition to the variance application to reduce the space between buildings from 4.2m to 2.7m. She noted safety concerns, development is too large for the site, not suitable for the character of the area, and is not be a good fit for the area. She noted 40 area residents had signed the petition as opposed to this development.

Michelle Connelly and her mother Cheryl Criddle spoke in opposition to a six-unit apartment building on this property. She noted privacy concerns, property value depreciation, view obstruction, parking and safety concerns, increased traffic, as well as negative community impact. She noted her property is directly behind this proposed development and the back lane is narrow for the parking lot of the new tenants to safely turn their vehicles around.

Peter Valchuk, area resident spoke in opposition to the application as they share the same fence line to the property. They cited privacy, noise and safety concerns as well as decreased property values. He noted mismanagement of multi-unit sites for maintenance upkeep of the property.

2025-052

KINGDON - EDMUNDS

That the Public Hearing for Variance Application at 858 – 3rd Street (Lots 1/3, Block 51, Plan 8 BLTO) be concluded.

CARRIED 5/0

2025-053

KINGDON - BOYD

That Variance Application V-06-25 to vary Subsection 22(b) of the Zoning By-law by reducing the required distance between two principal buildings on one site from 4.2m to 2.7m in the RMD Residential Moderate Density Zone be approved at 858 – 3rd Street (Lots 1/3, Block 51, Plan 8 BLTO) in accordance with the attached letter of intent “Attachment A” and site plan “Attachment B-3”, subject to the following conditions:

1. Provide mitigation measures for the increased stormwater runoff from the site, both pre- and post-development, equivalent to 100-year rainfall events;

- 2. Remove the existing driveway and approach, including the crossing channel, replace with barrier curb and gutter, and restore the boulevard with sod and remove the recessed sidewalk within the former approach to maintain a consistent grade from the west to east side; and
- 3. Provide an amenity space on site with, at minimum, trees and a bench.

CARRIED 5/0

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

- Commission Kingdon spoke to the concerns raised were towards the proposed increase in residential units than to the variance as residential moderate density does fit in this neighborhood, and is part of the City Plan to encourage a variety of housing types. He noted he would be voting in favor of this application.
- Commission Boyd thanked everyone who made presentations tonight, in RMD development this is permissible, the distance is reduced to allow more accessible parking in the back, there are other apartment buildings in the area and this is a good fit. He also noted he would be supporting this application.
- Commissioner Johnston stated the concerns raised have been addressed by the applicant to fit the character of the neighborhood.

c. **Conditional Use**

1874 – 1st Street North
Owner: CDRW Holdings Ltd.
Applicant: Crane Steel (Aaron Jackson)

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

The applicant, Aaron Jackson, on behalf of the owner, would address any questions from the Commission.

2025-054 **EDMUNDS - ANDERSON**
That the Public Hearing for Conditional Use at 1874 – 1st Street North (Lots 17, Plan 1013 BLTO) be concluded.

CARRIED 5/0

2025-055 **EDMUNDS - KINGDON**
That Conditional Use Application C-06-25 to allow for truck repair and truck wash services in the CAR Commercial Arterial Zone be approved at 1874 – 1st Street North (Lot 17, Plan 1013 BLTO) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”, subject to the following conditions:

- 1. Demonstrate that Super B loads can continue to access and turnaround on site using the existing access on Clarke Avenue; and
- 2. Provide mitigation measures to the pre- and post-development drainage runoff from the site that is equivalent to both 5-year and 100-year rainfall events.

CARRIED 5/0

5.0 GENERAL BUSINESS

- a. **Tracking Table**
- b. **Administrative Business**
- c. **Absences From Upcoming Meetings**
Commissioner Kingdon – possibly June 18, 2025

6.0 ADJOURNMENT

2025-056 KINGDON - EDMUNDS
That the meeting do now adjourn (8:03 p.m.)

CARRIED 5/0

Amber Chapil
Planning Commission Clerk

Ryan Johnston
Chairperson