

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD MARCH 4, 2026 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

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1.0 ROLL CALL

Commissioners: Ryan Johnston  
Keith Edmunds  
Garnet Boyd

Administration: Andrew Mok  
Alexis Sukaroff

Regrets: Colleen Anderson  
Dane Kingdon

2.0 ADOPTION OF AGENDA

2026-013

Boyd-Edmunds

That the Agenda for the regular meeting of the Planning Commission to be held March 4, 2026 be adopted as presented.

CARRIED 3/0

3.0 CONFIRMATION OF MINUTES

2026-014

Edmunds-Boyd

That the minutes of the regular meeting of the Planning Commission held on February 18, 2026 be adopted as read.

CARRIED 3/0

4.0 PUBLIC HEARING

4.1 CONDITIONAL USE AND VARIANCE

2940 VICTORIA AVENUE

OWNER: SUNNY DAYS ENTERPRISES LTD.

APPLICANT: MCKENZIE DESIGN SOLUTIONS (KATE MCKENZIE)

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report. He noted that Development Agreement conditions will be part of subdivision approval outside of the Planning Commission.

The applicant, Kate McKenzie, spoke to potential conditions of the subdivision requiring closing of one of the accesses as well as their decision to design with vertical height over site expansion to negate crowding surrounding properties and to maintain the established tree line separation. Owner Jamshid Zehtab-Jadid described working with Bell Media for the replacement of the cell tower upon construction.

2026-015 Edmunds-Boyd  
That the Public Hearing for the Conditional Use and Variance for the property at 2940 Victoria Avenue (Lot 2, Plan 41029 BLTO) be concluded.

CARRIED 3/0

2026-016 Edmunds-Boyd  
That Conditional Use Application C-09-25 to allow for multiple dwellings as part of a commercial development in the CAR Commercial Arterial Zone be approved at 2940 Victoria Avenue (Lot 2, Plan 41029 BLTO) in accordance with the letter of intent and site plan related to the above (C-09-25).

CARRIED 3/0

2026-017 Edmunds-Boyd  
That Variance Application V-24-25 to vary Table 12 under Section 55 of the Zoning By-law to increase the maximum building height from 19.0m or four storeys to 28.0m or six storeys and reduce the required rear yard from 7.6m to 6.0m in the CAR Commercial Arterial Zone be approved at 2940 Victoria Avenue (Lot 2, Plan 41029 BLTO) in accordance with the letter of intent and site plan related to the above (V-24-25).

CARRIED 3/0

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

- Is compatible with other buildings in the area.
- Is a good use for the property.
- Traffic impacts are trusted to be addressed during subdivision.
- Should be minor impact to adjacent properties.

## 5.0 GENERAL BUSINESS

### 5.1 Tracking Table

### 5.2 Administrative Business

#### 5.2.1 Report to Council

5.2.1.1 Sanitation collection (residential process) remains highest concern on mid to low density developments. – A draft report to come from the Secretary.

5.2.2 Orientation to be scheduled by Legislative Services with input from Planning.

5.2.3 Information Sessions to be hosted by Planning & Building at one of the next meeting dates otherwise cancelled.

## 6.0 Absences From Upcoming Meetings

6.0 ADJOURNMENT

2026-018 Boyd-Edmunds  
That the meeting do now adjourn 7:44 p.m.

CARRIED 3/0

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Alexis Sukaroff  
Planning Commission Clerk

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Ryan Johnston  
Chairperson