

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 21, 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

2025-043

KINGDON - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held May 21, 2025 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2025-044

BOYD – EDMUNDS

That the minutes of the regular meeting of the Planning Commission held on May 7, 2025 be adopted as read.

CARRIED 5/0

4.0

a. By-law No. 7415 & Sudvision

120 - 5th Street North; 101, 127, 161, 171, 178, 184, 188, 196, 201 – 6th Street North; 177, 178, 182, 183, 188, 196, 197, 201, 202, 205, 206, 209 – 7th Street North; 195, 203, 205, 217 – 8th Street North

Owner: City of Brandon, His Majesty the King, Robert Allen McLean

Applicant: Habitat for Humanity

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

The applicant, Kevin Hiebert on behalf of Habitat for Humanity, spoke to rezoning of the land and subdivision to cost effectively develop this land to create 31 lots and a public road. He spoke to infrastructure work, property grade, land drainage, phasing of the development, as well as the community gardens.

Spoke

Marcia Wiebe Hamm, Samaritan House Ministries Inc. Food Bank coordinator spoke regarding the Stickney Samaritan House Community Gardens, indicating there are 37 gardeners providing food for their families as well as the food bank. She provided a copy of the letter received from Ryan Nickel, Director of Planning & Buildings and proposed 7th Street North Community Garden site map. She provided some statistics about the Stickney garden, and although very thankful for the space with the hopes that it will be permanent, it will be an open space, with no fence, no well for water, or an access point for the site. The soil will have to be prepared, the raised beds relocated to this new site and noted this will take time before the area would be usable as a community garden. Her hope would be to continue to use the Stickney garden site until this new site is ready and accessible for use.

Mae Elsinger, area resident and volunteer of the Stickney garden community, spoke in support of affordable housing in this neighbourhood. She noted the loss of many years of work to develop the site with fertile soil, adequate land drainage, pathways, raised beds, perennials, fruit trees, natural underground well and fenced in area, which will be lost with the relocation of the gardens. She noted the following as mitigating measures which could be taken: paved or gravel road for accessibility of mobility clients and tractors; secure water access; planting and construction supplies; fertile soil; well drained landscape; elevation of property; adequate daylight; and secure fencing with gate wide enough for equipment access to site.

2025-045

BOYD - EDMUNDS

That the Combined Public Hearing for By-law No. 7415 and Subdivision at 120 - 5th Street North; 101, 127, 161, 171, 178, 184, 188, 196, 201 – 6th Street North; 177, 178, 182, 183, 188, 196, 197, 201, 202, 205, 206, 209 – 7th Street North; 195, 203, 205, 217 – 8th Street North be concluded.

CARRIED 5/0

By-law

2025-046

BOYD - KINGDON

That the Planning Commission recommend City Council approve By-law No. 7415 (Z-03-25) to rezone the following lands from IR Industrial Restricted and OS Open Space to RLD Residential Low Density, RMD Residential Moderate Density, and PR Parks and Recreation:

- 120 – 5th Street North (Lots 17/20 and Closed Lane, Block 104, Plan 2 BLTO);
- 184, 188, 196, 202, and 206 – 6th Street North, 177, 183, 197, 201, 205, and 209 – 7th Street North, and 195, 203, and 205 – 8th Street North (Lots 18/26, 34/44 and Part Lots 15/17, 27, 28 and 45/50, Plan 194 BLTO);
- 101, 161, and 171 – 6th Street North (Lots 1/10 and part of Closed Lane, Block 1, Plan 327 BLTO);
- 201 – 6th Street North (Lots 1/5 and part of Closed Lane, Block 2, Plan 327 BLTO); and

- 127 – 6th Street North (Part NE¼ 23-10-19 WPM).

CARRIED 5/0

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

- Commissioner Boyd spoke to the good fit of this project for this area.
- Commissioner Kingdon this is a good fit where housing is expanding and the applicant is working with community members in keeping the community gardens.

Subdivision

2025-047

ANDERSON - EDMUNDS

1. That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-25-746)
 - 120 – 5th Street North (Lots 17/20 and Closed Lane, Block 104, Plan 2 BLTO);
 - 184, 188, and 196 – 6th Street North (Part Lots 15/21, Plan 194 BLTO);
 - 101, 161, and 171 – 6th Street North (Lots 1/10 and part of Closed Lane, Block 1, Plan 327 BLTO);
 - 201 – 6th Street North (Lots 1/5 and part of Closed Lane, Block 2, Plan 327 BLTO);
 - 127 – 6th Street North (Part NE¼ 23-10-19 WPM); and
 - Parts of Peters and Ussher Avenues, to be closed, under Plan 327 BLTO,

to create thirty-one (31) lots and a public road in the RLD Residential Low Density and RMD Residential Moderate Density Zones in accordance with the subdivision application map “Attachment C-4”, subject to the owner or successor:

1. Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with conditions as set out in Attachment E of this report;
2. Submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$8,505.00 from the applicant and \$2,430.00 from the City as a cash-in lieu contribution for school purposes;
3. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro and BellMTS, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision;
4. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for postal service to the satisfaction of Canada Post;
5. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the proposed lots to the satisfaction of City of Brandon Real Estate Administration; and
6. Registering a Plan of Survey to parcel out areas with differing surface rights to register with Teranet Manitoba (Brandon Land Titles Office) in series

before a Plan of Subdivision to accomplish the proposed subdivision lot layout.

CARRIED 5/0

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

- Commissioner Anderson spoke in favor of this project.
- Commissioner Edmunds noted this is a good project, and the applicant is doing the best for everyone involved.

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

Commissioner Edmunds – August 6, 2025

6.0 ADJOURNMENT

2025-048

ANDERSON - KINGDON

That the meeting do now adjourn. (7:46 p.m.)

CARRIED 5/0

Amber Chapil
Planning Commission Clerk

Ryan Johnston
Chairperson