

**CITY OF BRANDON PLANNING COMMISSION**  
***REGULAR MEETING***

**Wednesday, August 6, 2025 - 7:00 p.m.**

**Council Chambers - City Hall**

# **AGENDA**

**1.0 Roll Call**

**2.0 Adoption of Agenda – August 6, 2025**

**3.0 Confirmation of Minutes – July 16, 2025**

**4.0 Public Hearing**

**a. Variance**

**533 Ross Avenue**

**Owner: Ronald Martin**

**Applicant: Premier Builder Group (Kelsey Swidnicki)**

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

1. That the Public Hearing for Variance at 533 Ross Avenue (ELY 60 Feet of Lot 3, Block 8, Plan 1701 BLTO) be concluded.
2. That Variance Application V-15-25 to vary Clauses 35(f)(1) and (2) of the Zoning By-law to increase the maximum allowable floor area from 70.0m<sup>2</sup> to 80.0m<sup>2</sup>, and to allow a detached suite to be located in front of a single detached dwelling in the RLD Residential Low Density Zone be approved at 533 Ross Avenue (ELY 60 Feet Of Lot 3, Block 8, Plan 1701 BLTO) in accordance with the attached letter of intent "Attachment A-1" and site plan "Attachment B-3", subject to the owner or successor submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the secondary suite to the satisfaction of the City of Brandon Real Estate Administration.

**b. Neighbourhood Plan Amendment, Rezone & Subdivision  
1660 & 1900 – 34<sup>th</sup> Street  
Owner: Waverly Developments  
Applicant: Waverly Developments (John Burgess)**

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

1. That the Combined Public Hearing for Neighbourhood Plan Amendment, Rezoning By-law No. 7431 and Subdivision at 1900 – 34<sup>th</sup> Street and 1600 – 34<sup>th</sup> Street be concluded.

**Neighbourhood Plan Amendment**

2. That Planning Commission recommend City Council approve the amended Brookwood South Neighbourhood Plan concept as shown in “Attachment D-6” of this report, subject to the following amendments to the concept or the Neighbourhood Plan itself:
  - i. Making the connection between the central roundabout and Lakeview Drive part of Phase 1 to satisfy Regulation P19 access requirements for the Phase 1 lots to the south of the school site;
  - ii. Making the southern access to Patricia Avenue within Phase 2 of development;
  - iii. Ensuring collector streets, as indicated in the Southwest Brandon Secondary Plan Traffic Impact Study, with low-density residential lot frontages on both sides have rights-of-way wide enough to accommodate a centre median where front driveway accesses are proposed;
  - iv. Considering development potential at the southwest and southeast quadrants of the central roundabout, as driveways must be located as far from the roundabout as possible pursuant to the latest street design standards;
  - v. Revising the leisure greenspace northwest of the school site to increase its size and provide direct connectivity to the school site consistent with the Southwest Brandon Secondary Plan;
  - vi. Providing details on interim stormwater storage should the primary stormwater pond be located in Phase 3;
  - vii. If applicable, adjusting phasing to address servicing requirements, primarily watermain looping;
  - viii. Identifying all multi-use trails within the Neighbourhood Plan area consistent with the Southwest Brandon Secondary Plan; and
  - ix. Reconfiguring the area around southeast dead-end street to avoid low-density residential through sites due to Manitoba’s Subdivision Regulation prohibiting residential through sites.

### **By-law**

3. That the Planning Commission recommend City Council amend By-law No. 7431 (Z-08-25) to rezone 1660 and part of 1900 – 34<sup>th</sup> Street (Lot 46, Plan 60653 BLTO; Part SE¼ 9-10-19 WPM) from DR Development Reserve and, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) to RLD Residential Low Density by deleting Section 1 in its entirety and substituting therefor:

**“1. The land described as the following: Lot 46, Plan 60653 BLTO, commonly known as 1660 – 34<sup>th</sup> Street, and Part SE¼ 9-10-19 WPM, commonly known as 1900 – 34<sup>th</sup> Street, and identified on the map attached hereto as Schedule “A” is hereby reclassified:**

**FROM: DR Development Reserve and, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, AG80 Agricultural General**

**TO: RLD Residential Low Density”**

4. That the Planning Commission recommend City Council approve By-law No. 7431 as amended.

### **Subdivision**

5. That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-25-749) 1660 and part of 1900 – 34<sup>th</sup> Street (Lot 46, Plan 60653 BLTO; Part SE¼ 9-10-19 WPM) to create forty-nine (49) lots and a public road in the RLD Residential Low Density Zone in accordance with the subdivision application map “Attachments D-3” through “D-5”, subject to:
  - i. The applicant submitting to Teranet Manitoba (Brandon Land Titles Office) a Plan of Survey before a Plan of Subdivision to address the differing surface rights;
  - ii. The applicant provide an updated Brookwood South Neighbourhood Plan, including all amendments under “Neighbourhood Plan Amendment” of this report, supporting servicing and traffic engineering studies;
  - iii. The owner or successor 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;
  - iv. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$9,922.50 as a cash-in lieu contribution for school purposes;
  - v. The owner or successor 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, BellMTS, and Westman Communications

- Group, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision;
- vi. The owner or successor 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;
  - vii. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the proposed lots, including proposed street names for new public roads, to the satisfaction of City of Brandon Real Estate Administration; and
  - viii. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch.

## **5.0 General Business**

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings

## **6.0 Adjournment**