

MINUTES OF THE PLANNING COMMISSION MEETING HELD May 20 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Dane Kingdon (CHAIR)
Keith Edmunds
Kevin Tenycke
Garnet Boyd

Administration: Andrew Mok

Regrets: Ryan Johnston

2.0 ADOPTION OF AGENDA

2026-033 Edmunds - Boyd

That the Agenda for the regular meeting of the Planning Commission to be held May 20, 2026 be adopted as presented. CARRIED

3.0 CONFIRMATION OF MINUTES

2026-034 Tenycke - Edmunds

That the minutes of the regular meeting of the Planning Commission held on April 15, 2026 be adopted as read. CARRIED

4.0 PUBLIC HEARINGS

- a. **BY-LAW NO. 7444 REZONE**
856/862 – 1ST STREET
OWNER: 10239372 MANITOBA LTD.
APPLICANT: McKENZIE DESIGN SOLUTIONS (KATE McKENZIE)

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

The applicant, Kate McKenzie, appeared before the commissioners and expressed that they have worked with engineering who expressed no concerns for traffic or parking. She shared that there are plans to improve the approach from park avenue and that the project was designed to minimally impact the surrounding properties by including tall trees and optimizing building position.

Ashley Taron, neighbouring resident, spoke in opposition to the approval of this rezoning, citing concerns with parking, traffic safety, waste disposal, privacy, noise pollution, light pollution, property damage, and water drainage issues caused by previous similar projects in the area.

2026-035 Boyd - Edmunds

That the Public Hearing for By-Law No. 7444 to rezone property located at 856/862 - 1st Street be concluded. CARRIED

2026-036 Boyd – Tenycke

That the Planning Commission recommend City Council approve By-Law No. 7444 (Z-02-26) to rezone 856/862 – 1st Street (Lots 1/4 and the Sly 9 Feet of Lot 5, Block 49, Plan 8 BLTO) from RMD Residential Moderate Density to RHD Residential High Density, subject to the owner or successor entering into a development agreement with the City of Brandon. DEFEATED 2/2

FOR: Kingdon/Boyd AGAINST:Edmunds/Tenycke

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

- The project is compatible with the area.
- Concerns were raised with limited parking in the area.
- Concerns were raised with increased traffic to the back lane and potential safety risks.
- Concerns were raised with the amount of Residential High Density rezonings in a single area taxing the infrastructure.

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

- Working Session June 3, 2026
- By-Law Amendment

c. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2026-037 Edmunds - Boyd
That the meeting do now adjourn (8:08p.m.). CARRIED.

Lane Quigley
Planning Commission Clerk

Dane Kingdon
Acting Chairperson