

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD OCTOBER 15, 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
Garnet Boyd

Administration: Andrew Mok
Amber Chapil

Regrets: Colleen Anderson

2.0 ADOPTION OF AGENDA

2025-105 KINGDON - EDMUNDS
That the Agenda for the regular meeting of the Planning Commission to be held October 15, 2025 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2025-106 EDMUNDS – BOYD
That the minutes of the regular meeting of the Planning Commission held on September 3, 2025 be adopted as read.

CARRIED 3/0

4.0

a. Variance
110052 Patricia Avenue
Owner: VBJ Developments Ltd.
Applicant: City of Brandon (Andrew Mok)

Senior Planner and applicant, Andrew Mok, introduced the application as presented in the City of Brandon Planning report. Mr. Mok noted one letter was received prior to this meeting regarding precautionary measures regarding flooding and erosion of the land.

Spoke

Bill Curtis, R.M. of Cornwallis resident to the south of this property, spoke in opposition stating concerns with development proposal of the area is vague, land drainage, water table contamination with development, Class 4 Wetland, impacts to wildlife, property values and commercial development. His main concerns were from a lift station having a pipe size of 16” and 60 psi with its impacts on the water table and wetland by servicing the development to the north side but situated on the south side of the wetland. He concluded by cautioning the City to do their due diligence prior to any development of this area.

2025-107 KINGDON - EDMUNDS
That the Public Hearing for Variance application V-17-25 at 110052 Patricia Avenue be concluded.

CARRIED 4/0

2025-108 KINGDON - EDMUNDS
That Variance Application V-17-25 to vary Table Five-2 under Subsection 10(1) of the R.M. of Cornwallis Zoning By-law No. 1558/09/99 to reduce the minimum site area from 80 acres to 1,650m² (0.4 acres) of a proposed lot in the AG80 Agricultural

General Zone be approved at part of 110052 Patricia Avenue (Part NE¼ 3-10-19 WPM) in accordance with the attached letter of intent “Attachment A” and site plan “Attachment B-3”.

CARRIED 4/0

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

- Commissioner Kingdon recognized the legitimate concerns raised regarding the wetland and water table but would be voting in favor of this application as those concerns can be addressed at a later stage when the developer applies for rezoning of the land.
- Commissioner Edmunds agreed with the above and would be voting in favor of the application as it is the reduction of site area within the AG80 zone.
- Commissioner Boyd noted that as a member of the planning commission will keep this in mind for when this item comes back at a later date.
- Commissioner Johnston asked the person to return when this proposed land and rezoning comes back to the planning commission.

- 5.0 GENERAL BUSINESS**
 - a. Tracking Table**
 - b. Administrative Business**
 - c. Absences From Upcoming Meetings**

6.0 ADJOURNMENT

2025-109 BOYD - KINGDON
That the meeting do now adjourn (7:33 p.m.)

CARRIED 4/0

Amber Chapil
Planning Commission Clerk

Ryan Johnston
Chairperson