

**MARKED**

**MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 3, 2025 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  
Dane Kingdon  
Keith Edmunds  
Colleen Anderson  
Garnet Boyd

Administration: Andrew Mok  
Amber Chapil

**2.0 ADOPTION OF AGENDA**

2025-100

KINGDON - BOYD

That the Agenda for the regular meeting of the Planning Commission to be held September 3, 2025 be adopted as presented.

CARRIED 5/0

**3.0 CONFIRMATION OF MINUTES**

2025-101

ANDERSON – EDMUNDS

That the minutes of the regular meeting of the Planning Commission held on August 20, 2025 be adopted as read.

CARRIED 4/0

**4.0**

**a. Variance**

110052 Patricia Avenue

Owner: VBJ Developments Ltd.

Applicant: VBJ Developments Ltd. (Steve McMillan)

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

The applicant, Steve McMillan spoke to the application to reduce the minimum site area, and would answer any questions the commission may have.

2025-102

EDMUNDS - KINGDON

That the Public Hearing for Variance Application V-16-25 at 110052 Patricia Avenue be concluded.

CARRIED 5/0

2025-103 EDMUNDS - BOYD

That Variance Application V-16-25 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 5.3ha (13.1 acres) for Proposed Lot 1 and 12.9ha (31.9 acres) for Proposed Lot 2 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 subdivision application map "Attachment B-3".

CARRIED 5/0

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

**b. Administrative Business**

**c. Absences From Upcoming Meetings**

Commissioner Kingdon – September 17, 2025

**6.0 ADJOURNMENT**

2025-104 KINGDON - ANDERSON

That the meeting do now adjourn. (7:15 p.m.)

CARRIED 5/0

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**Amber Chapil**  
**Planning Commission Clerk**

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**Ryan Johnston**  
**Chairperson**