

MINUTES OF THE PLANNING COMMISSION MEETING HELD APRIL 15, 2026 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
Kevin Teneycke

Administration: Andrew Mok
Alexis Sukaroff

Regrets: Garnet Boyd

2.0 ADOPTION OF AGENDA

2026-026

Kingdon-Edmunds

That the Agenda for the regular meeting of the Planning Commission to be held April 15, 2026 be adopted as presented. CARRIED

3.0 CONFIRMATION OF MINUTES

2026-027

Kingdon-Edmunds

That the minutes of the regular meeting of the Planning Commission held on March 18, 2026 be adopted as read. CARRIED

4.0 a. VARIANCE APPLICATION

459 RUSSELL STREET

OWNER: 5705356 MANITOBA LTD.

APPLICANT: STEVE McMILLAN

Senior Planner, Andrew Mok, introduced the application as presented in the City of Brandon Planning report. He confirmed no changes from the original application in 2022 which has expired.

Steve McMillan, on behalf of the applicant, reiterated the reason for having to reapply was due to construction timing. He raised concerns with the newly added conditions, previously removed in 2022 due to being redundant with the Development Agreement and process, specifically the stormwater mitigation prior to civil design.

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

2026-028

Edmunds-Kingdon

That the Public Hearing for Variance Application V-03-26 for the property at 459 Russell Street (Lot 1, Plan 54304 BLTO) be concluded. CARRIED

2026-029

Edmunds-Kingdon

That Variance Application V-03-26 to vary Table 12 under Section 55 of the Zoning By-law to decrease the required reverse corner side yard from 4.6m to 1.5m in the CG Commercial General Zone be approved at 459 Russell Street (Lot 1, Plan 54304 BLTO) in accordance with the letter of intent "Attachment A" and site plan "Attachment B-3". CARRIED

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

- Although unclear as to the intent of adding them now, prior approvals and extensions did not include additional conditions as recommended by Administration
- Stormwater requirements are always a negotiated item between the applicant and Administration

- No objections were received from stakeholders

b. HONOURARY STREET NAME REQUEST

LOCATED AT THE 200/300 BLOCK OF 20TH STREET

STREET NAME: JAMES EHNES WAY

APPLICANT: HIS WORSHIP THE MAYOR, WESTERN MANITOBA CENTENNIAL AUDITORIUM & BRANDON UNIVERSITY

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

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

- 2026-030 Kingdon-Edmunds
That the Public Hearing regarding honorary street name request for James Ehnes Way at the section located at the 200/300 block of 20th Street be concluded. CARRIED
- 2026-031 Kingdon-Teneycke
That Planning Commission recommend City Council approve the proposed honorary street name being James Ehnes Way, submitted by the Mayor for the 200/300 block of 20th Street for a five (5) year term expiring April 20, 2031. CARRIED

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

- Fully in support of the local recognition and timing of his Brandon performance

5.0 GENERAL BUSINESS

a. Tracking Table

- a. No meeting May 6, 2026

b. Administrative Business

- a. Information/Training Session hosted by Planning & Buildings to be scheduled for a meeting without hearing where possible. Topics to include:
- i. significant work underway across the City
 - ii. efforts to meet Housing Accelerator Fund (HAF) targets
 - iii. implementation of the City Plan
 - iv. ongoing concerns related to infill development
 - v. current Zoning By-law review process, and several other major initiatives.
 - vi. Conditions related to Development Agreements
- b. Draft By-law remuneration wording to be circulated for information.
- c. Commissioner contact list to be corrected and package format adjusted to use individual links rather than consolidated PDF.

c. Absences From Upcoming Meetings

- a. Ryan Johnston – May 20, 2026

6.0 ADJOURNMENT

- 2026-032 Kingdon- Teneycke
That the meeting do now adjourn (7:46 p.m.). CARRIED

Alexis Sukaroff
Planning Commission Clerk

Ryan Johnston
Chairperson