

MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 17th AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Ryan Johnston
Keith Edmunds
Kevin Teneycke
Garnet Boyd

Administration: Emmanuel Owusu Ansah
Lane Quigley

Regrets: Dane Kingdon

2.0 ADOPTION OF AGENDA

2026-038 Teneycke-Edmunds
That the Agenda for the regular meeting of the Planning Commission to be held June 17, 2026 be adopted as presented. CARRIED

3.0 CONFIRMATION OF MINUTES

2026-039 Boyd-Teneycke
That the minutes of the regular meeting of the Planning Commission held on May 20, 2026 be adopted as read. CARRIED

4.0

- a. CONDITIONAL USE; VARIANCE
1731 MIDDLETON AVENUE
OWNER: 10170193 MANITOBA LTD.
APPLICANT: ROSS ROBINSON O/B/O
THE JOHN HOWARD SOCIETY OF BRANDON INC. (JHS)

Community Planner, Emmanuel Owusu Ansah, introduced Conditional Use Application C-03-26 & Variance Application V-06-26 as presented in the City of Brandon Planning report. No concerns were raised by the Engineering department.

The applicant, Ross Robinson on behalf of JHS, spoke on the application. He explained that the units are self-contained and expensive with no plans to expand. He highlighted that all water used is recycled so there is no strain on the existing sewage system. He noted this will be a training site for individuals coming through transitional housing and commented on existing units in Sioux Valley and Melita. Additionally, the food is donated and there is public transport is available.

2026-040 Edmunds-Teneycke
That the public hearing for Conditional Use Application C-03-26 be concluded. CARRIED

2026-041 Boyd – Teneycke
That Conditional Use Application C-03-26 to allow for manufacturing of goods on site in the CHW Commercial Highway Zone be approved at 1731 Middleton Avenue (Lot 4, Plan 32546 BLTO, Plan 1142 BLTO) in accordance with the letter of intent related to this report; CARRIED

2026-042 Boyd – Edmunds
Further that Variance Application V-06-26 to allow for a use similar to manufacturing of goods for sale in the CHW Commercial Highway Zone be approved at 1731 Middleton Avenue (Lot 4, Plan 32546 BLTO, Plan 1142 BLTO) in accordance with the letter of intent related to this report.

b. CONDITIONAL USE
390 PARK AVENUE EAST
OWNER: MANLY ARNASON & CHERISE ARNASON

Community Planner, Emmanuel, introduced the application as presented in the City of Brandon Planning report.

The applicant, Manly Arnason, spoke to the application and mentioned the need for more storage in the Brandon area. He noted the area did not have high traffic.

2026-043 Teneycke - Boyd
That the public hearing for Conditional Use Application C-02-26 be concluded. CARRIED

2026-044 Teneycke - Edmunds
That Conditional Use Application C-02-26 to allow for a storage facility in the IR Industrial Restricted Zone be approved at 390 Park Avenue East (Lot 16, Block 2, Plan 1949 BLTO) in accordance with the letter of intent related to this report, subject to the owner or successor entering into a development agreement with the City of Brandon as set out in the report relating to the above. CARRIED

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

- The application is a good fit with other units in that area which will make the area more appealing.

c. VARIANCE
754 FRANKLIN STREET
OWNER: WINNIPEG HABITAT FOR HUMANITY INC.
APPLICANT: HABITAT FOR HUMANITY – BRANDON CHAPTER
(KEVIN HIEBERT)

Community Planner, Emmanuel, introduced the application as presented in the City of Brandon Planning report.

The applicant, Kevin Hiebert habitat for humanity, spoke to the application. He noted that the development meets standards and the 4 foot side requirement is met on both sides of the property line, with only side access minimize overlap of space.

2026-045 Boyd - Edmunds
That the public hearing for Variance Application V-05-26 be concluded. CARRIED

2026-046 Boyd - Edmunds
That Variance Application V-05-26 to vary Table 10 of the Zoning By-law to decrease the required corner side yard from 3.0m to 1.2m in the RMD Residential Moderate Density Zone be approved at 754 Franklin Street (Lot 13, Plan 68813 BLTO) in accordance with the letter of intent and site plan related to this report. CARRIED

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

- Great application and good fit in the area.

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. **Absences From Upcoming Meetings**

6.0 ADJOURNMENT

2026-047 Edmunds - Teneycke
That the meeting do now adjourn (7:35p.m.) CARRIED

Lane Quigly
Planning Commission Secretary

Ryan Johnston
Chairperson