

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, December 17, 2025 - 7:00 p.m.**

**Council Chambers - City Hall**

# **AGENDA**

**1.0 Roll Call**

**2.0 Adoption of Agenda**

**3.0 Confirmation of Minutes – November 5, 2025**

**4.0 Public Hearing**

**a. By-law No. 7439 Rezone**

**2202 Rosser Avenue**

**Owner: Tristan Neudorf & Brock Trotter**

**Applicant: Contractor's Corner**

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

1. That the Public Hearing for By-law No. 7439 to rezone the property at 2202 Rosser Avenue (Lots 27/28 and E ½ Lot 26, Block 21, Plan 15 BLTO) be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7439 (Z-10-25) to rezone 2202 Rosser Avenue (Lots 27/28 and E½ Lot 26, Block 21, Plan 15 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in "Attachment E" of this report.

**b. By-law No. 7440 Rezone & Variance**

**215 – 12<sup>th</sup> Street North**

**Owner: City of Brandon**

**Applicant: City of Brandon**

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

1. That the combined Public Hearing for By-law No. 7440 to rezone and variance application at 215 – 12<sup>th</sup> Street North be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7440 (Z-11-25) to rezone 215 – 12th Street North (Parcels A/D, Plan 70110 BLTO) from Industrial Restricted (IR) to Educational & Institutional (EI), subject to the owner or successor entering into a development agreement with the City of Brandon as set out in Attachment “E” of this report.
3. That Variance Application V-22-25 to vary Table 4 Subsection 26(a) of the Zoning By-law to reduce the number of required parking spaces from sixteen (16) to ten (10), and Table 18 under Section 65 by reducing the minimum dwelling unit area from 18.0m<sup>2</sup> to 16.7m<sup>2</sup> , both in the Educational & Institutional (EI) Zone, be approved at 215 – 12th Street North (Parcels A/D, Plan 70110 BLTO) in accordance with the attached letter of intent “Attachment B” and site plan “Attachment C-3”.

## 5.0 2026 Organizational Structure Planning Commission

### a. 2026 Meeting Dates

1. That pursuant to Section 20 of the Planning Commission By-law No. 6843, regular meetings of the Planning Commission be held on the following dates in 2026:

January 7, 2026

January 21, 2026

February 4, 2026

February 18, 2026

March 4, 2026

March 18, 2026

April 1, 2026

April 15, 2026

May 6, 2026

May 20, 2026

June 3, 2026

June 17, 2026

**July 1, 2026 – Cancelled Statutory Holiday**

July 15, 2026

August 5, 2026

August 19, 2026

September 2, 2026

September 16, 2026

October 7, 2026

October 21, 2026

November 4, 2026

November 18, 2026

December 2, 2026

December 16, 2026

### b. 2026 Chair and Vice Chair

#### Chairperson

1. That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner (Name) be appointed Chairperson as head of the Planning Commission with a term of office from January 1<sup>st</sup>, 2026 and to expire December 31<sup>st</sup>, 2026.

### **Vice Chairperson**

2. That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner (Name) be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office from January 1<sup>st</sup>, 2026 and to expire December 31<sup>st</sup>, 2026.

## **6.0 General Business**

- c. Tracking Table
- d. Administrative Business
- e. Absences From Upcoming Meetings

## **7.0 Adjournment**