

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, June 4, 2025 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda – June 4, 2025

3.0 Confirmation of Minutes – May 21, 2025

4.0 Public Hearing

a. By-law No. 7425 Rezone

305/307 – 14th Street

Owner: 4468890 Manitoba Ltd.

Applicant: Westman Premier Homes (Billy Gerry)

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

1. That the Public Hearing for By-law No. 7425 to rezone 305 and 307 – 14th Street (Lots 16/18 And Nly 8 Feet 19, Block 22, Plan 2 BLTO) be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7425 (Z-04-25) to rezone 305 and 307 – 14th Street (Lots 16/18 And Nly 8 Feet 19, Block 22, Plan 2 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. Variance

858 – 3rd Street

Owner: 10082721 Manitoba Ltd., Stone & Sky Developments Ltd.

Applicant: 10082721 Manitoba Ltd. (Eric Olson)

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

1. That the Public Hearing for Variance Application at 858 – 3rd Street (Lots 1/3, Block 51, Plan 8 BLTO) be concluded.

2. That Variance Application V-06-25 to vary Subsection 22(b) of the Zoning By-law by reducing the required distance between two principal buildings on one site from 4.2m to 2.7m in the RMD Residential Moderate Density Zone be approved at 858 – 3rd Street (Lots 1/3, Block 51, Plan 8 BLTO) in accordance with the attached letter of intent “Attachment A” and site plan “Attachment B-3”, subject to the following conditions:

1. Provide mitigation measures for the increased stormwater runoff from the site, both pre- and post-development, equivalent to 100-year rainfall events;
2. Remove the existing driveway and approach, including the crossing channel, replace with barrier curb and gutter, and restore the boulevard with sod and remove the recessed sidewalk within the former approach to maintain a consistent grade from the west to east side; and
3. Provide an amenity space on site with, at minimum, trees and a bench.

c. Conditional Use

1874 – 1st Street North

Owner: CDRW Holdings Ltd.

Applicant: Crane Steel (Aaron Jackson)

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

1. That the Public Hearing for Conditional Use at 1874 – 1st Street North (Lots 17, Plan 1013 BLTO) be concluded.
2. That Conditional Use Application C-06-25 to allow for truck repair and truck wash services in the CAR Commercial Arterial Zone be approved at 1874 – 1st Street North (Lot 17, Plan 1013 BLTO) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”, subject to the following conditions:
 1. Demonstrate that Super B loads can continue to access and turnaround on site using the existing access on Clarke Avenue; and
 2. Provide mitigation measures to the pre- and post-development drainage runoff from the site that is equivalent to both 5-year and 100-year rainfall events.

5.0 General Business

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings

6.0 Adjournment