

**MARKED**

**MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 16, 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: Sonikile Tembo  
Amber Chapil

Regrets: Andrew Mok

**2.0 ADOPTION OF AGENDA**

2025-069 KINGDON - ANDERSON

That the Agenda for the regular meeting of the Planning Commission to be held July 16, 2025 be adopted as presented.

CARRIED 5/0

**3.0 CONFIRMATION OF MINUTES**

2025-070 EDMUNDS – KINGDON

That the minutes of the regular meeting of the Planning Commission held on July 2, 2025 be adopted as read.

CARRIED 4/0

*Commissioner Johnston declared a conflict of interest due to his employment and left the Council Chamber without further discussion. Commissioner Kingdon took over as Chair of the meeting.*

**4.0**

**a. Variance**

110 Princess Avenue  
Owner: Town Car Rental Ltd.  
Applicant: ABH Construction (Shiju Antony)

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report. She noted one letter of opposition was received to this variance application.

The applicant, Arsh Uppal on behalf of Town Car Rental Ltd. spoke to the application regarding the variance to build a car rental building on the property.

2025-071 BOYD - EDMUNDS

That the Public Hearing for Variance Application (V-10-25) at 110 Princess Avenue (Lots 17/20, Block 35, Plan 2 BLTO) be concluded.

CARRIED 4/0

2025-072 BOYD - EDMUNDS

That the Variance Application V-10-25 to vary Subsection 23(h) of the Zoning By-law by reducing the required rear yard from 7.6m to 3.0m in the CG Commercial General Zone be approved at 110 Princess Avenue (Lots 17/ 20 Block 35 Plan 2 BLTO) in accordance with the letter of intent “Attachment A” and site plan “Attachment B-3”, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in “Attachment C” of this report.

CARRIED 4/0

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

- Commissioner Boyd this will clean up the area, it has been a car lot over the last many years and the concerns raised have been addressed.

*Following the vote on the above motion, Commissioner Johnston re-entered the Council Chamber and resumed the Chair.*

**b. Variance**

1340 – 1<sup>st</sup> Street North

Owner: 1340 Brandon MB Ltd.

Applicant: Penfor Construction (Jennifer Waskul)

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Jennifer Waskul and the developer Peter Tines provided a presentation to the application to build a multi-family residential development and increasing the height to 6-storey structure. This will raise the basement-level suites while reducing the building footprint to accommodate increased surface parking on site.

**Spoke**

Ruby Nishimura area condo resident, spoke to concerns with notification of variance, property values, rental versus property owners. She noted she was happy to see the entrance to the site off Centre Avenue.

2025-073

**ANDERSON - KINGDON**

That the Public Hearing for Variance Application (V-14-25) at 1340 – 1<sup>st</sup> Street North (Lot 5, Block 1, Plan 848 BLTO) be concluded.

CARRIED 5/0

2025-074

**ANDERSON - KINGDON**

That the Application V-14-25 to vary Table 12 Section 55 of the Zoning By-law to increase the building height from 19.0m or four storeys to 23.6m or six storeys in the CG Commercial General Zone to be approved at 1340 – 1<sup>st</sup> Street North (Lot 5 Block, 1 Plan 848 BLTO) in accordance with the attached letter of intent “Attachment A” and site plan “Attachment B-3”.

CARRIED 5/0

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

- Commissioner Anderson this is a good fit for this area.
- Commissioner Kingdon will be voting in favor of this, as they have considered concerns of other properties in the area regarding privacy and distance.
- Commissioner Edmunds will also be voting in favor of this.
- Commissioner Boyd this is the best design for the space and will be voting in favor of this.

**c. By-law No. 7430 Rezone**

548 Park Street and Others

Owner: Prairie Mountain Health

Applicant: MCM Architects Inc. (Dave Hoag)

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, Dave Hoag, Director MCM Architects Inc. spoke on behalf of Prairie Mountain Health (PMH) to rezone the property in order to build a Childcare facility. He spoke to the proposed design of the building, traffic flow, neighboring properties, back lane access, and the update of the Brandon Regional Centre Master Campus Plan. He stated this new Childcare facility will enable PMH to offer a critical amenity and service to support current staff and attract new staff to the City of Brandon.

2025-075 EDMUNDS - KINGDON

That the Public Hearing for By-law No. 7430 to rezone from Residential Low Density to Educational and Institutional at 548, 560, 556, 552 Park Street; 559, 555, 551, 543, 537, 533, 525 Frederick Street (Lots 19/38 and Part Lot 18, Block 4, Plan 9 BLTO) be concluded.

CARRIED 5/0

2025-076 EDMUNDS - KINGDON

That the Planning Commission recommend City Council approve By-law No. 7430 (Z-07-25) to rezone 548, 560, 552, and 556 Park Street and 525, 533, 537, 543, 551, 555, and 559 Frederick Street (Lots 19/38 and Part Lot 18, Block 4, Plan 9 BLTO), 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.

CARRIED 5/0

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

- Commissioner Edmunds is needed in the neighborhood, meant to attract and retain health care professionals and will be voting in favor of this application.

*Commissioner Johnston declared a conflict of interest due to his employment and left the Council Chamber without further discussion. Commissioner Kingdon took over as Chair of the meeting.*

**d. By-law No. 7427 Rezone & Subdivision**

1900 – 34<sup>th</sup> Street

Owner: Waverly Developments

Applicant: Waverly Developments (John Burgess)

Principal Planner, Sonikile Tembo, introduced the application as presented in the City of Brandon Planning report.

The applicant, John Burgess spoke to both the rezoning of the property and subdivision application to create ten lots and a school. He spoke to concerns with the response from City Administration which have delayed this project.

**Spoke**

Jen Forbes, area resident enquired into traffic, the increase in traffic, the traffic study and proposed access to site off 34<sup>th</sup> Street

Ruby Nishimura enquired into access to site from 34<sup>th</sup> Street.

2025-077 ANDERSON - BOYD

That the Combined Public Hearing for By-law No. 7427 and Subdivision application at 1900 – 34<sup>th</sup> Street (SE ¼ 9-10-19 WPM) be concluded.

CARRIED 4/0

2025-078 **By-law**  
ANDERSON - EDMUNDS

That the Planning Commission recommend City Council approve By-law No. 7427 (Z-05-25) to rezone part of 1900 – 34<sup>th</sup> Street (SE¼ 9-10-19 WPM) from, under the R.M.

of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) zone to Educational & Institutional (EI) and Residential Low Density (RLD) zones.

CARRIED 4/0

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

- Commissioner Anderson will be voting in favor of this application to rezone the property.

**Subdivision**

2025-079

**ANDERSON - EDMUNDS**

That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-25-747) 1900 – 34<sup>th</sup> Street (SE¼ 9-10-19 WPM) to create eleven lots and a public road in the Educational & Institutional (EI) and Residential Low Density (RLD) Zones in accordance with the subdivision application map “Attachments C-3 and C-4”, subject to:

1. The applicant revising the subdivision plan to include:
  - a. The dedication and opening of street right-of-way corner cutoffs to facilitate future roundabout construction at the intersection of 34<sup>th</sup> Street and the new, yet-to-be-named east-west public road; and
  - b. The dedication of land for the South End Lift Station currently under construction near the 34<sup>th</sup> Street/Patricia Avenue intersection;
2. The owner or successor entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with conditions as set out in Attachment D of this report;
3. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$2,025.00 as a cash-in lieu contribution for school purposes;
4. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of BellMTS and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision;
5. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for postal service to the satisfaction of Canada Post;
6. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the proposed lots to the satisfaction of City of Brandon Real Estate Administration;
7. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch; and
8. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that they have obtained a License to Construct Water Control Works from Manitoba Environment and Climate Change.

CARRIED 4/0

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

- Commissioner Anderson will be voting in favor of this subdivision so that the applicant can move forward of the development of the property and school.
- Commissioner Boyd in favor of the subdivision application.

**5.0 GENERAL BUSINESS**

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

**6.0 ADJOURNMENT**

2025-080      BOYD - ANDERSON  
That the meeting do now adjourn (8:36 p.m.)

CARRIED 4/0

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

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**Ryan Johnston**  
**Chairperson**