

MARKED

**MINUTES OF THE PLANNING COMMISSION MEETING HELD NOVEMBER 5, 2025 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
Colleen Anderson
Garnet Boyd

Administration: Andrew Mok
Jacob Wenger
Lane Quigley

Regrets:

2.0 ADOPTION OF AGENDA

2025-110 EDMUNDS - KINGDON

That the Agenda for the regular meeting of the Planning Commission to be held November 5, 2025 be adopted as amended.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2025-111 BOYD – EDMUNDS

That the minutes of the regular meeting of the Planning Commission held on October 15, 2025 be adopted as read.

CARRIED 5/0

4.0

b. Conditional Use

1520 Highland Avenue

Owner: Rootbeer Holdings Inc.

Applicant: Borderland Real Estate Investments Inc. (Brett Konkin)

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

The applicant, Brett Konkin spoke to the development of 1520 Highland Avenue, and noted Borderland has been working closely with the seller who owns the adjacent property.

CARRIED 5/0

2025-112 ANDERSON - KINGDON

That the Public Hearing for Conditional Use at 1520 Highland Avenue (Lot 3, Plan 34502) be concluded.

2025-113 ANDERSON - KINGDON

That Conditional Use Application C-07-25 to allow for recreational vehicle sales in the CHW Commercial Highway Zone be approved at 1520 Highland Avenue (Lot 3, Plan 34502) in accordance with the attached letter of intent "Attachment A", and site plan "Attachment B-3", subject to the following conditions:

1. The owner or successor entering into a development agreement with the City of Brandon with conditions set out in "Attachment D" of this report, and,
2. prior to the issuance of a building or development permit, the successful registration of said development agreement on the site's title.

CARRIED 5/0

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

- Commissioner Anderson noted that this is a good location, and is in favor of their cooperation with their neighbors.
- Commissioner Kingdon expressed that he was happy to get this property developed, and that it's being sold by neighbor who supports this.

a. Street Name

1900 – 34th Street

Owner: Waverly Developments Ltd.

Applicant: City of Brandon

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

2025-114 EDMUNDS - BOYD

That the Public Hearing for proposed street names of Sun Dog Drive, Clover Way, Rye Grass Place, Sunflower Way, Bluestem Grass Place, Sweetgrass Place, and Morningstar Bay be concluded.

CARRIED 5/0

2025-115 EDMUNDS - BOYD

That the proposed street names being Sun Dog Drive, Clover Way, Rye Grass Place, Sunflower Way, Bluestem Grass Place, Sweetgrass Place, and Morningstar Bay submitted by Waverly Developments Ltd. for the residential development at 1900

34th Street in the SE 1/4 9-10-19 WPM, be approved and added to the Street Names Registry.

CARRIED 5/0

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

- Commissioner Anderson wanted it on record to oppose to the name Sun Dog Drive.
- Commissioner Edmunds stated that the street names seem appropriate given the existing street names in Brookwood.

Prior to proceeding Commissioner Anderson left the Council Chamber at 7:19 and returned at 7:21 without further discussion.

5.0 GENERAL BUSINESS

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

6.0 ADJOURNMENT

2025-116 KINGDON - BOYD
That the meeting do now adjourn 7:23

CARRIED 5/0

Amber Chapil
Planning Commission Clerk

Ryan Johnston
Chairperson