

**MARKED**

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 20, 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

Administration: Andrew Mok  
Amber Chapil

Regrets: Garnet Boyd

**2.0 ADOPTION OF AGENDA**

2025-091 KINGDON - EDMUNDS

That the Agenda for the regular meeting of the Planning Commission to be held August 20, 2025 be adopted as presented.

CARRIED 4/0

**3.0 CONFIRMATION OF MINUTES**

2025-092 ANDERSON – EDMUNDS

That the minutes of the regular meeting of the Planning Commission held on August 6, 2025 be adopted as read.

CARRIED 4/0

**4.0**

**a. Street Name**

1900 – 34<sup>th</sup> 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 on behalf of the City of Brandon.

2025-093 ANDERSON - KINGDON

That the Public Hearing for proposed street names of Foxtail Drive and Sage Drive be concluded.

CARRIED 4/0

2025-094 ANDERSON - EDMUNDS

That the proposed street names being Foxtail Drive and Sage Drive submitted by Waverly Developments Ltd. For the residential development at 1900 – 34<sup>th</sup> Street in the SE¼ 9-10-19 WPM, be approved and added to the Street Names Registry.

CARRIED 4/0

**b. Conditional Use**

1650 Park Avenue  
Owner: Lee Holdings Manitoba Ltd.  
Applicant: Ron Baron

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

The applicant, Ron Baron spoke to the project of building a bank with drive thru bank machine in the commercial general zone, and would answer any questions the commission may have.

2025-095      KINGDON - EDMUNDS  
That the Public Hearing for Conditional Use Application C-05-25 at 1650 Park Avenue be concluded.  

CARRIED 4/0

2025-096      KINGDON - EDMUNDS  
That Conditional Use Application C-05-25 to allow for a bank and a bank machine in the CG Commercial General Zone be approved at 1650 Park Avenue (Firstly, Parcels A/C, Plan 26734 BLTO; Secondly Parcel “A”, Plan 75070 BLTO) in accordance with the attached letter of intent “Attachment A”, site plan “Attachment B-3”, and elevation plans “Attachment B-4 & B-5”, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in the “Attachment D” of this report.  

CARRIED 4/0

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

- Commissioner Kingdon having a bank with drive thru bank machine makes sense for this area, and will be voting in favor of the application.

c.      **By-law No. 7433 Rezone**  
729 – 17<sup>th</sup> Street  
Owner: Tigris Investments Ltd.  
Applicant: Premier Builder Group (Kelsey Swidnicki)

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

The applicant, Kelsey Swidnicki spoke to the rezoning to build a residential suite in the basement at the property, currently AMC Surgical, in an effort to attract out-of-town medical specialists and give them a place to stay while working.

2025-097      EDMUNDS - ANDERSON  
That the Public Hearing for By-law No. 7433 to rezone property at 729 – 17<sup>th</sup> Street (Lot 1, Plan 21365 BLTO) be concluded.  

CARRIED 4/0

2025-098      EDMUNDS - KINGDON  
That the Planning Commission recommend City Council approve By-law No. 7433 (Z-09-25) to rezone 729 – 17<sup>th</sup> Street (Lot 1, Plan 21365 BLTO) from CAR Commercial Arterial to CG Commercial General 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 4/0

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

- Commissioner Edmunds the whole City would support this application for its efforts to attract specialized physicians to come and work in Brandon.

**5.0 GENERAL BUSINESS**  
**a. Tracking Table**  
**b. Administrative Business**  
**c. Absences From Upcoming Meetings**  
Commissioner Kingdon – September 17, 2025

**6.0     ADJOURNMENT**

2025-099     KINGDON - ANDERSON  
That the meeting do now adjourn. (7:27 p.m.)

CARRIED 4/0

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

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**Ryan Johnston**  
**Chairperson**