

**CITY OF BRANDON PLANNING COMMISSION**

***REGULAR MEETING***

**Wednesday, July 16, 2025 - 7:00 p.m.**

**Council Chambers - City Hall**

# **AGENDA**

**1.0 Roll Call**

**2.0 Adoption of Agenda – July 16, 2025**

**3.0 Confirmation of Minutes – July 2, 2025**

**4.0 Public Hearing**

**a. Variance**

**110 Princess Avenue**

**Owner: Town Car Rental Ltd.**

**Applicant: ABH Construction (Shiju Antony)**

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

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

**b. Variance**

**1340 1<sup>st</sup> Street North**

**Owner: 1340 Brandon MB Ltd.**

**Applicant: Penfor Construction (Jennifer Waskul)**

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

1. 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.
2. 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”.

c. **By-law 7430 Rezone**  
**548 Park Street and Others**  
**Owner: Prairie Mountain Health**  
**Applicant: MCM Architects Inc. (Dave Hoag)**

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

1. 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.
2. 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.

d. **By-law No. 7427 Rezone & Subdivision**  
**1900 – 34<sup>th</sup> Street**  
**Owner: Waverly Developments**  
**Applicant: Waverly Developments (John Burgess)**

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

1. 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.

**By-law**

2. 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.

**Subdivision**

3. 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:
  - i. 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;
  - ii. 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;
  - iii. 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;
  - iv. 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;

- v. 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;
- vi. 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;
- vii. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch; and
- viii. 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.

## **5.0 General Business**

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

## **6.0 Adjournment**