

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD JANUARY 7, 2026 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
Alexis Sukaroff
Jacob Wenger

Regrets:

2.0 ADOPTION OF AGENDA

2026-001

EDMUNDS-BOYD

That the Agenda for the regular meeting of the Planning Commission to be held January 7, 2026 be adopted as presented.

CARRIED 5/0

3.0 CONFIRMATION OF MINUTES

2026-002

KINGDON-EDMUNDS

That the minutes of the regular meeting of the Planning Commission held on December 17, 2025 be adopted as read.

CARRIED 5/0

4.0 Public Hearing

a. Conditional Use

301 – 18th Street

Owner: Maverick Holdings Ltd.

Applicant: Prairie Naturopathic Clinic (Brittany Badiou)

Senior Planner, Andrew Mok, introduced the application with an amendment to the City of Brandon Planning report having now addressed concerns related to landscaping and parking.

The applicant, Brittany Badiou spoke to the application to allow for a medical clinic on property located at 301 – 18th Street in the CR Commercial Restricted Zone and would answer any questions the commission may have.

Spoke

Dave Inglis, an area resident, spoke in favor of the application. He stated that given the information provided he concluded that it was a good fit for the area.

2026-003

ANDERSON-KINGDON

That the Public Hearing for Conditional Use Application C-10-25 at 301 – 18th Street (Lots 12/15, Block 18, Plan 2 BLTO Exc ELY 70 feet of said lots) be concluded.

CARRIED 5/0

2026-004

ANDERSON-KINGDON

That the Planning Commission recommend City Council approve Conditional Application C-10-25 to allow for a medical clinic in the CR Commercial Restricted Zone be approved at 301 – 18th Street (Lots 12/15, Block 18, Plan 2 BLTO Exc ELY 70 feet of

said lots) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”, subject to the property owner entering into a development agreement with the following conditions:

1. All parking with direct access off 18th Street is to be signed as employee parking only;
2. All ingress and egress coming from and onto 18th Street is to be forward moving traffic, with space to be provided, and signed to prevent parking, to allow for vehicles to turn around on site prior to egressing the site onto 18th Street;
3. All tenants are to be made aware of 18th Street access and parking restrictions and requirements; and
4. Any re-development of the site involving demolition or part of the existing building, or construction of a new building, will require re-evaluation of suitability of 18th Street access to meet City standards at time of re-development.

CARRIED 5/0

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

- Commission Anderson spoke in favor of the application
- Commissioner Kingdon spoke in favor of the application
- Commissioner Edmunds spoke in favor of the application
- Commissioner Boyd spoke in favor of the application

Senior Planner Andrew Mok addressed all in attendance to read aloud conditions 1-4.

b. Conditional Use

2310 – 49th Street East

Owner: 10145438 Manitoba Ltd.

Applicant: Full Tilt Towing And Transport (Jeff Hogg)

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

The applicant, Jeff Hogg spoke to the application to allow vehicle sales in the IH Industrial Heavy Zone and provided an explanation for the need to file the application to facilitate vehicle auctions.

Spoke

James Epp, Brandon resident, questioned the need for the application to come to Planning Commission, and recommended the Planning Commission refer their decision to a later date, and concluded by stating he was in favor of the application.

At the request of the Chair Ryan Johnston, Senior Planner Andrew Mok spoke to the process for filing conditional use applications.

2026-005

EDMUNDS-BOYD

That the Public Hearing for Conditional Use Application C-11-25 at at 2310 – 49th Street East (Lot 4, Block 2, SP Plan 2147 BLTO Exc Road Plan 36987 BLTO) be concluded.

CARRIED 5/0

2026-006

EDMUNDS-BOYD

That the Planning Commission recommend City Council approve Conditional Application C-11-25 to allow for vehicle sales in the IH Industrial Heavy Zone be approved at 2310 – 49th Street East (Lot 4, Block 2, SP Plan 2147 BLTO Exc Road Plan

36987 BLTO) in accordance with the attached letter of intent "Attachment A-1", and site plan "Attachment B-3".

CARRIED 5/0

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

- Commissioner Edmunds spoke in favor of the application
- Commissioner Boyd spoke in favor of the application

5.0 GENERAL BUSINESS

a. Tracking Table

b. Administrative Business

c. Absences From Upcoming Meetings

None

6.0 ADJOURNMENT

2026-007

KINGDON-BOYD

That the meeting do now adjourn (7:42 p.m.)

CARRIED 5/0

Jacob Wenger
Planning Commission Clerk

Ryan Johnston
Chairperson