

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD FEBRUARY 18, 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
Garnet Boyd

Administration: Andrew Mok
Alexis Sukaroff

Regrets: Colleen Anderson

2.0 ADOPTION OF AGENDA

2026-008

Kingdon-Boyd

That the Agenda for the regular meeting of the Planning Commission to be held February 18, 2026 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2026-009

Edmunds-Boyd

That the minutes of the regular meeting of the Planning Commission held on January 7, 2026 be adopted as read.

CARRIED 4/0

4.0

a. By-law No.

1445 8th Street

Owner: 10245551 Manitoba Ltd.

Applicant: Shiju Antony of ABH Constructions Ltd.

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

The applicant, Shiju Antony of ABH Constructions Ltd. spoke to the rezoning of 1445 8th Street which will allow for the development of a six-unit residential building.

Jacqueline Green, resident of the condominium on the west side of 1432 – 7th Street, which is east of, and across the lane from, the property being rezoned raised concerns about the location of her sanitation bins relative to the proposed parking lot, as well as the height of the building affecting her view.

Mok provided responses that a difference in height allowances is 0.5 of a storey to current zoning, and the applicant would be limited to three (3) pairs of residential bins for sanitation collection. Administration, including the Sanitation Department are actively reviewing collection process improvements.

2026-010 Boyd - Edmunds
That the Public Hearing for By-law No. 7441 to rezone property at 1445 – 8th Street (Lots 27/28 and S ½ Lot 26, Block 2, Plan 7 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density be concluded.
CARRIED 4/0

2026-011 Boyd - Edmunds
That the Planning Commission recommend City Council approve By-law No. 7441 (Z-12-25) to rezone 1445 – 8th Street (Lots 27/28 and S ½ Lot 26, Block 2, Plan 7 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density, 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 3/1

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

- It is compatible with other buildings in the area.
- Sanitation collection, including bin locations for the applicant, as well as surrounding properties, remain a significant issue around parking and bin locations that approval of further developments exacerbate.

5.0 GENERAL BUSINESS

- a. Tracking Table
- b. Administrative Business
 - a. Moving forward a standing item for Reports to Council will be included
- c. Absences From Upcoming Meetings

6.0 ADJOURNMENT

2026-012 Kingdon-Boyd
That the meeting do now adjourn (8:01 p.m.)
CARRIED 4/0

Alexis Sukaroff
Planning Commission Clerk

Ryan Johnston
Chairperson