

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD DECEMBER 17, 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
Garnet Boyd

Administration: Andrew Mok
Jacob Wenger
Lane Quigley

Regrets: Colleen Anderson

2.0 ADOPTION OF AGENDA

2025-117 BOYD - EDMUNDS
That the Agenda for the regular meeting of the Planning Commission to be held December 17, 2025 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2025-118 KINGDON – EDMUNDS
That the minutes of the regular meeting of the Planning Commission held on November 5, 2025 be adopted as read.

CARRIED 4/0

4.0

a. By-law No. 7439 Rezone
2202 Rosser Avenue
Owner: Tristen Neudorf & Brock Trotter
Applicant: Contractor’s Corner

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

Spoke
Geoff Gregoire and Blake Trotter, representing the applicant Tristen Neudorf and Brock Trotter, spoke regarding the proposed development at 2202 Rosser Avenue. They noted that the project would benefit the local area and contribute positively to the community.

Spoke
David Wall, an area resident, spoke in opposition to the application. He expressed concerns regarding the notification process for the rezoning of 2202 Rosser Avenue and referenced pre-existing agreements to retain only four-unit buildings in the area. He also raised concerns about the proposed multi-unit building, noting potential issues with insufficient parking for RMD developments, increased traffic flow in the area, and garbage collection.

2025-119 EDMUNDS - KINGDON
That the Public Hearing for By-law No. 7439 to rezone the property at 2202 Rosser Avenue (Lots 27/28 and E ½ Lot 26, Block 21, Plan 15 BLTO) be concluded.

CARRIED 4/0

2025-120 EDMUNDS - KINGDON
That the Planning Commission recommend City Council approve By-law No. 7439 (Z-10-25) to rezone 2202 Rosser Avenue (Lots 27/28 and E½ Lot 26, Block 21, Plan 15 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.
DEFEATED 2/2

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

- Commissioner Edmunds noted the need for housing, and how the project did not seem to fit the needs of the area, and how parking and traffic could be detrimental to the area, and he would not be in support of the application.
- Commissioner Kingdon addressed the need for housing in the area and that he would be voting in favor.
- Commissioner Boyd expressed that the building was not a good fit for the area, the height posed privacy issues for neighboring residents and he would not be voting in favor.
- Chair Johnston spoke to the applicant fulfilling the needs of the development, and how the plan followed the city plan and growth directives.

2025-121 KINGDON-EDMUNDS
That the Planning Commission recommend City Council approve By-law No. 7439 (Z-10-25) to rezone 2202 Rosser Avenue (Lots 27/28 and E½ Lot 26, Block 21, Plan 15 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” in this report, with the added condition that the building can be no more than 2.5 stories in height.
4/0 CARRIED

b. By-law No. 7440 Rezone & Variance

215 – 12th Street North
Owner: City of Brandon
Applicant: City of Brandon

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

Spoke

The applicant, Amanda Dupuis, of Community Wellness and Housing on behalf of the City of Brandon spoke to the development of 215 – 12th Street North and noted the need to fill gaps in housing needs within the City of Brandon and highlighted the benefits of this application.

2025-122 KINGDON – BOYD
That the combined Public Hearing for By-law No. 7440 to rezone and variance application at 215 – 12th Street North be concluded.
CARRIED 4/0

2025-123 KINGDON - EDMUNDS
That the Planning Commission recommend City Council approve By-law No. 7440 (Z-11-25) to rezone 215 – 12th Street North (Parcels A/D, Plan 70110 BLTO) from Industrial Restricted (IR) to Educational & Institutional (EI), subject to the owner or successor entering into a development agreement with the City of Brandon 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 Kingdon spoke to the need for housing, and how the project fit the area.
- Commissioner Edmunds spoke to the need for housing, and how the project fit the area.
- Commissioner Boyd spoke to the need for housing, and how the project fits the area.

2025-124 KINGDON - BOYD
That Variance Application V-22-25 to vary Table 4 Subsection 26(a) of the Zoning By-law to reduce the number of required parking spaces from sixteen (16) to ten (10), and Table 18 under Section 65 by reducing the minimum dwelling unit area from 18.0m² to 16.7m² , both in the Educational & Institutional (EI) Zone, be approved at 215 – 12th Street North (Parcels A/D, Plan 70110 BLTO) in accordance with the attached letter of intent “Attachment B” and site plan “Attachment C-3”.
CARRIED 4/0

5.0
a. **2026 Meeting Dates**

2025-125 EDMUNDS-KINGDON
That pursuant to Section 20 of the Planning Commission By-law No. 6843, regular meetings of the Planning Commission be held on the following dates in 2026:

January 7, 2026	July 1, 2026 – Cancelled Statutory Holiday
January 21, 2026	July 15, 2026
February 4, 2026	August 5, 2026
February 18, 2026	August 19, 2026
March 4, 2026	September 2, 2026
March 18, 2026	September 16, 2026
April 1, 2026	October 7, 2026
April 15, 2026	October 21, 2026
May 6, 2026	November 4, 2026
May 20, 2026	November 18, 2026
June 3, 2026	December 2, 2026
June 17, 2026	December 16, 2026

b. **2026 Chair and Vice Chair**
2025-126 EDMUNDS-KINGDON
That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Ryan Johnston be appointed Chairperson as head of the Planning Commission with a term of office from January 1st, 2026 and to expire December 31st, 2026.
CARRIED 4/0

2025-127 BOYD-EDMUNDS
That pursuant to Section 20 of the Planning Commission By-law No. 6843, Commissioner Dane Kingdon be appointed Vice Chairperson to perform all duties of the Chairperson, if the Chairperson is absent, with a term of office from January 1st, 2026 and to expire December 31st, 2026.
CARRIED 4/0

6.0 General Business

- a. Tracking Table**
- b. Administrative Business**
- c. Absences From Upcoming Meetings**
Commissioner Kingdon - June 17, 2026

7.0 ADJOURNMENT

2025-128 KINGDON - EDMUNDS
That the meeting do now adjourn (8:22 p.m.)

CARRIED 4/0



Lane Quigley
Planning Commission Clerk

Ryan Johnston
Chairperson