

MINUTES OF THE PLANNING COMMISSION MEETING HELD JANUARY 15, 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  
Colleen Anderson

Administration: Andrew Mok  
Amber Chapil

Regrets: Garnet Boyd

2.0 ADOPTION OF AGENDA

2025-001 ANDERSON - KINGDON

That the Agenda for the regular meeting of the Planning Commission to be held January 15, 2025 be adopted as presented.

CARRIED 4/0

3.0 CONFIRMATION OF MINUTES

2025-002 KINGDON – EDMUNDS

That the minutes of the regular meeting of the Planning Commission held on December 4, 2024 be adopted as read.

CARRIED 4/0

Commission Johnston declared a Conflict of Interest with both public hearing items due to his employment, and left the Council Chamber without further discussion.

Commissioner Kingdon declared a Conflict of Interest with the first public hearing item due to his employment, and left the Council Chamber without further discussion.

4.0

a. By-law No.7408 Rezone  
401 College Avenue & 750 – 5<sup>th</sup> Street  
Owner: Ronald Olson and ANJAC Ltd.  
Applicant: Van Bi Le

Community Planner, Emmanuel Owusu Ansah, introduced the application as presented in the City of Brandon Planning report. He noted that the Planning & Buildings Department had received one letter of objection to this application.

Daniel Burns, Burns Mandel on behalf of the applicant spoke to the application to rezone the property from industrial restricted to residential moderate density in order to build two 48-multiple dwelling unit buildings.

In Opposition

Jim Andrey, area resident spoke to his concerns with back lane next to his house and enquired if it could be set back further with a buffer zone.

2025-003

EDMUNDS - ANDERSON

That the Public Hearing for By-law No. 7408 rezone 401 College Avenue and 750 – 5<sup>th</sup> Street be concluded.

CARRIED 2/0

2025-004

EDMUNDS - ANDERSON

That the Planning Commission recommend City Council approve By-law No. 7408 (Z-07-24) to rezone 401 College Avenue (Lots 1/8 and 23/28, Block 61, Plan 8 BLTO) and 750 – 5<sup>th</sup> Street (Lot 1 and SLY 17 Feet of Lot 2, Block 60, Plan 8 BLTO) from IR Industrial Restricted to RMD Residential Moderate Density, 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 2/0

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

- Commissioner Edmunds great project, addresses housing needs, hope the applicant will have a conversation with the neighbor to address concerns raised.
- Commissioner Anderson agree this is a good project.

Following the vote on the above motion, Commissioner Kingdon re-entered the Council Chamber.

b. By-law No. 7405 Rezone; Subdivision; Neighbourhood Plan; New Street Name

1910 Bell Avenue

Owner: Waverly Developments

Applicant: Waverly Developments (John Burgess)

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

The applicant, John Burgess, on behalf of Waverly Developments spoke to the application on behalf of Seniors for Seniors. This rezoning will allow for the opportunity to build a 112-unit co-op housing complex, which will have an area for senior and a daycare center.

Spoke

Patti Peters spoke in favor of the project; her only concern was receiving the public engagement late due to the postal strike and delay of mail delivery.

2025-005

KINGDON - EDMUNDS

That the combined Public Hearing for By-law No. 7405 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) rezone, subdivision, neighbourhood plan, and new street name be concluded.

CARRIED 3/0

2025-006

Neighbourhood Plan

KINGDON - EDMUNDS

That the Planning Commission recommend City Council adopt the updated concept plan for Phase 2 of the Oakridge Estates Neighbourhood Plan in accordance with "Attachment C-4" of this report.

CARRIED 3/0

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

- Commissioner Kingdon this is a good fit for the area,
- Commissioner Edmunds great proposal

2025-007

Rezone

EDMUNDS - KINGDON

That the Planning Commission recommend City Council approve By-law No. 7405 (Z-06-24) to rezone part of 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) from RLD Residential Low Density, RMD Residential Moderate Density, and PR Parks and Recreation to EI Educational and Institutional and PR Parks and Recreation, subject to the areas within Phase 2 Stage 2 identified as Areas "B" and "C", as shown in "Attachment C-4" of this report and coinciding with proposed Public Reserve areas under subdivision application 4500-24-740, also being rezoned to PR Parks and Recreation.

CARRIED 3/0

2025-008

Subdivision

KINGDON - EDMUNDS

That the Planning Commission recommend Brandon City Council approve the application to subdivide (4500-24-740) 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) to create one (1) lot, public reserve, and a public road in the EI Educational and Institutional and PR Parks and Recreation Zone in accordance with the subdivision application map "Attachment C-2", subject to the applicant or developer:

- i. Amending the proposed subdivision layout in accordance with the concept plan as drawn by Burns Maendel Consulting Engineers Ltd. with the last revision date December 4, 2024 ("Attachment C-4" of this report);

- ii. Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with conditions as set out in the Attachment E of this report;
- iii. Submitting an updated neighbourhood plan required in accordance with the development agreement for Phase 2, Stage 1 of Oakridge Estates development, including all supporting servicing and traffic engineering studies, further acknowledging this may result in additional conditions under the development agreement for this subdivision application;
- iv. Submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$22,680.00 as a cash-in lieu contribution for school purposes;
- v. 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 Manitoba Hydro, BellMTS, and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan subdivision; and
- vi. 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.

CARRIED 3/0

2025-009 Street Name  
EDMUNDS - KINGDON

That the proposed street name being Oak Haven Road submitted by Waverley Developments Ltd. for a new street in the Oakridge Estates neighbourhood in the SE¼ 34-10-19 WPM be approved and added to the Street Names Registry.

CARRIED 3/0

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

6.0 ADJOURNMENT

2025-010 KINGDON - EDMUNDS

That the meeting do now adjourn (7:55 p.m.)

CARRIED 3/0

Original Signed by Amber Chapil  
Amber Chapil  
Planning Commission Clerk

Original Signed by Amber Chapil  
Ryan Johnston  
Chairperson