

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, August 5, 2026 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes – July 15, 2026

4.0 Public Hearing

a. SUBDIVISION; BY-LAW NO. 7455 (Z-04-26, 4500-26-753)

TO REZONE PROPERTY LOCATED AT 1900 – 34TH STREET

OWNER: WAVERLY DEVELOPMENTS

APPLICANT: JOHN BURGESS

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

1. That the public hearing for the Subdivision and Rezoning Application for 1900 34th Street (Z-0-26, 4500-26-753) be concluded.

REZONING

2. That the Planning Commission recommend City Council approve By-law No. 7455 (Z-04-26) to rezone 1900 – 34th Street (Part SE ¼ 9-10-19WPM) from AG80 Agricultural General 80 under the R.M. of Cornwallis Zoning By-law No. 1558/09/99 to RLD Residential Low Density.

SUBDIVISION

3. That the Planning Commission recommend Brandon City Council approve the Subdivision Application (4500-26-753) for 1900 – 34th Street (Part SE ¼ 9-10-19 WPM) to create 43 lots and a public road in the RLD Residential Low Density Zone in accordance with the subdivision map related to this application, subject to:

1. The owner or successor entering into the development agreement with the City of Brandon related to this application, which shall be registered in series with the subdivision;

2. 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 Manitoba Hydro, BellMTS, and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision;

3. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for the naming of the new street in the northwest corner of this subdivision and addressing of proposed lots to the satisfaction of City of Brandon Real Estate Administration; and

4. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archeological consultant to the satisfaction of Manitoba Historic Resources Branch.

- b. **SUBDIVISION; BY-LAW NO. 7459 (Z-06-26, 4500-26-756)**
TO REZONE PART OF PROPERTY LOCATED AT 1955-34th STREET.
OWNER: BELLAFIELD HOLDINGS LTD.
APPLICANT: VBJ DEVELOPMENTS LTD. (STEVE MCMILLAN)

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

1. That the public hearing for the Subdivision and Rezoning Application for 1955 34th Street (Z-06-26, 4500-26-756) be concluded.

REZONING

2. That the Planning Commission recommend City Council amend By-law No. 7459 (Z 06-26) to rezone part of 1955 – 34th Street (Pt. SW¼ 10-10-19 WPM; Pt. Parcels 2 and 4, Plan 1731 BLTO) from AG80 Agricultural General Zone under the RM of Cornwallis Zoning By-law No. 1558/09/99 to RLD Residential Low Density and OS Open Space by replacing “**Schedule “A”**” with Schedule “A” related to this application.
3. That the Planning Commission recommend City Council approve By-law No. 7459 as amended.

SUBDIVISION

4. That the Planning Commission recommend Brandon City Council approve the Subdivision Application (4500-26-756) for part of 1955-34th Street (Pt. SW¼ 10-10-19 WPM; Pt. Parcels 2 and 4, Plan 1731 BLTO) to create forty-six (46) lots, public roads, and public reserve in the RLD Residential Low Density and OS Open Space Zones in accordance with the subdivision

application map related to this application, subject to the owner or successor:

1. Widening the McCrimmon Drive right-of-way between Chipperfield Drive and the eastern edge of this subdivision from 22.0m to 25.0m by narrowing Proposed Lots 25, 26, and 46;
2. Entering into the development agreement with the City of Brandon related to this application, which shall be registered in series with the subdivision;
3. 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;
4. Submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for naming of the proposed streets and addressing of the proposed lots to the satisfaction of City of Brandon Real Estate Administration; and
5. Completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch.

c. CONDITIONAL USE; BY-LAW NO. 7458 (Z-03-26, C-01-26)

TO REZONE PROPERTY LOCATED AT 850 – 19TH STREET

OWNER: TRAVIS TAYLOR AND MARY RIPLEY

APPLICANT: TRAVIS TAYLOR CONSTRUCTION (TRAVIS TAYLOR)

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

1. That the public hearing for the Conditional Use and Rezoning Application (Z-03-26, C-01-26) for 850 -19th Street be concluded.

REZONING

2. That the Planning Commission recommend City Council approve By-law No. 7458 (Z-03-26) to rezone 850 – 19th Street (Lots 24/26, Block 31, Plan 720 BLTO) from RLD Residential Low Density to CN Commercial Neighbourhood.

CONDITIONAL USE

3. That the Conditional Use Application (C-01-26) to allow for office use in the CN Commercial Neighbourhood Zone at 850 – 19th Street (Lots 24/26, Block 31, Plan 720 BLTO) in accordance with the letter of intent and site plan related to this application, subject to the owner or successor entering into the development agreement with the City of Brandon related to this application be approved.

**d. CONDITIONAL USE AND VARIANCE (C-05-26, V-09-26)
TO ALLOW 4 DWELLING UNITS ON 9 BRAECREST DRIVE
OWNER: JOSHUA MCKAY AND 6836250 MANITOBA LTD.
APPLICANT: DARREN GIILCK**

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

1. That the public hearing for the Conditional Use and Variance Application for 9 Braecrest Drive (C-05-26, V-09-26) be concluded.

CONDITIONAL USE

2. That the Conditional Use Application (C-05-26) to allow buildings with four dwelling units on an interior site with no developed lane in the RLD Residential Low Density Zone at 9 Breacrest Drive (Lot 12, Block 1, Plan 848 BLTO) in accordance with the letter of intent and site plan relating to this application, subject to the owner or successor entering into the development agreement with the City of Brandon related to this application be approved.

VARIANCE

3. That the Variance Application (V-09-26) to vary Table 10 under Section 51 of the Zoning By-law to reduce the required rear yard from 7.6m to 3.0m in the RLD Residential Low Density Zone at 9 Breacrest Drive in accordance with the letter of intent and site plan related to this application be approved.

5.0 General Business

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

6.0 Adjournment