

MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 15th AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1.0 ROLL CALL

Commissioners: Ryan Johnston
Keith Edmunds
Kevin Teneycke
Garnet Boyd
Dane Kingdon

Administration: Andrew Mok, Sr. Planner
Alexis Sukaroff, Acting Secretary

Regrets:

2.0 ADOPTION OF AGENDA

2026-048 Kingdon-Teneycke
That the Agenda for the regular meeting of the Planning Commission to be held July 15, 2026 be adopted as presented. CARRIED

3.0 CONFIRMATION OF MINUTES

2026-049 Edmunds-Boyd
That the minutes of the regular meeting of the Planning Commission held on June 17, 2026 be adopted as read. CARRIED

4.0

- a. **BY-LAW NO. 7457 REZONE (Z-05-26)**
TO REPEAL BY-LAW NO. 7409 AND TO REZONE PART OF PROPERTY LOCATED AT 1910 BELL AVENUE
OWNER: WAVERLY DEVELOPMENTS LTD.
APPLICANT: JOHN BURGESS

Senior Planner, Andrew Mok, introduced Rezoning Application Z-05-26 as presented in the City of Brandon Planning report. After By-Law No. 7409 received third reading in March of 2025, an alternate solution was offered to the developer where a larger parcel would be rezoned which brought this location back in front of the Planning Commission.

Applicant John Burgess on behalf of Waverly Development Ltd., spoke to the project noting a separation between residents and the highway, and secondary parking access to comply with the City of Brandon’s request.

Brandon Resident Patty Peters requested clarification on the public notification methods.

Mok described the process the Planning department is legislated to follow, including signage at the project site and municipal office, letters to property owners within a specified buffer, and City of Brandon website.

2026-050 Edmunds-Boyd
That the public hearing for Rezoning application Z-05-26 for 1910 Bell Avenue be concluded. CARRIED

2026-051 Edmunds-Boyd
That the Planning Commission recommended that City Council approve By-law No. 7457 (Z-05-26) to repeal By-law No. 7409 to rezone part of 1910 Bell Avenue (Lot 2, Plan 75157 BLTO) from DR Development Reserve to RMD Residential Moderate Density. CARRIED

5.0 GENERAL BUSINESS

- a.

Tracking Table

- By-law No. 7457 would be presented at the July 27th Council Meeting
 - 450 12th Street Drop-in Centre would be returning as a new application following circulations
 - A rezoning is in consideration for 9 Braecrest Drive for two four-plex's
- b.

Administrative Business

- Alexis Sukaroff, Manager of Legislative Services, will move ahead with the proposed Planning Commission By-law amendment.
 - She clarified misinformation to residents about a future concept only by Calvery Temple for rezoning near 620 34th street as several complaints have been received assuming it was a formal application.
 - The Chair requested 1900 34th to be last on the Agenda for August 5, 2026, based on a conflict of interest.
- c.

Absences From Upcoming Meetings

None

6.0 ADJOURNMENT

2026-052

Kingdon-Edmonds

That the meeting do now adjourn (7:43p.m.) CARRIED

Alexis Sukaroff

Acting Planning Commission Secretary

Ryan Johnston

Chairperson



City of Brandon Planning Commission

Public Hearing Registration

(Please Print Clearly)

Name: Bobi Mullen

Mailing Address: [REDACTED]

Email: [REDACTED]

Signature: [Signature]

Agenda Item/Application: _____

☐ In Favour of the Application ☐ In Opposition of the Application ☐ Information Only



City of Brandon Planning Commission

Public Hearing Registration

(Please Print Clearly)

Name: Patti Peters

Mailing Address: [REDACTED]

Street

City

Postal Code

Email: [REDACTED]

Signature: [Signature]

Agenda Item/Application: _____

☐ In Favour of the Application ☐ In Opposition of the Application ☐ Information Only



I, as Secretary for the Planning Commission for the City of Brandon, DO HEREBY CERTIFY the resolution written hereunder to be a true and correct copy of a resolution of the Planning Commission of the City of Brandon passed at a meeting held on the 15th of July, 2026 of which it purports to be a copy.

2026-051 Edmunds-Boyd

That the Planning Commission recommend City Council approve By-law No. 7457 (Z-05-26) to repeal By-law No. 7409 to rezone part of 1910 Bell Avenue (Lot 2, Plan 75157 BLTO) from DR Development Reserve to RMD Residential Moderate Density.

CARRIED

Dated at the City of Brandon this 17th day of July, 2026.



Alexis Sukaroff,
Acting Secretary, Planning Commission