

MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 16th 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: Emmanuel Owusu Ansah
Lane Quigley

Regrets:

2.0 ADOPTION OF AGENDA

2026-070

KINGDON-BOYD

That the Agenda for the regular meeting of the Planning Commission to be held September 16, 2026 be adopted as presented. CARRIED

3.0 CONFIRMATION OF MINUTES

2026-071

TENEYCKE-EDMUNDS

That the minutes of the regular meeting of the Planning Commission held on August 5, 2026 be adopted as read. CARRIED

4.0

- a. **CONDITIONAL USE: C-04-26**
PROPERTY LOCATED AT 450 – 12th STREET
OWNER: BRANDON FRIENDSHIP HOUSING AUTHORITY INC.
APPLICANT: RICHARD GREER

Senior Planner, Andrew Mok, introduced Conditional Use Application C-04-26 as presented in the City of Brandon Planning report. He reported on complaint collection tools and that no concerns were raised by the Engineering department.

The applicant, Richard Greer of the Brandon Friendship Centre, spoke on the application. He presented the need for the project, and statistics collected over the initial trial period. Greer noted the amount of people helped, related law enforcement data, and challenges they've overcome.

Jason Gobeil, citizen and Vice President of Brandon Friendship Centre, spoke in favour of the application. They noted the need for this program and the positive contributions made by the Brandon Friendship Centre.

Mink Prince, citizen, spoke in favour of the application. They shared personal experience with the program and positive testimonials.

Garth Epp, citizen, spoke in opposition of the application. They shared personal experiences from the trial period and noted negative aspects of living in proximity of this program.

Jennifer Mateer, citizen, spoke in opposition of the application. They shared personal experiences from the trial period and noted negative aspects of living in proximity of this program. Additionally, Mateer raised concerns in regards to compliance with the requirements as prescribed in the Planning Act.

2026-072 KINGDON-EDMUNDS
That the public hearing for the Conditional Use application for property located at 450 12th Street be concluded. CARRIED

2026-073 KINGDON-EDMUNDS
That Conditional Use Application C-04-26 to allow for an assembly area in the RLD Residential Low Density Zone be approved at 450 – 12th Street (Lot 3 and Part Lot 2, Block 12, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A”. CARRIED

Prior to the following item being presented, Commissioner and Chair Ryan Johnston declared a conflict of interest and recused himself from the chambers. Vice Chair Commissioner Kingdon resumed the meeting as Acting Chair.

b. VARIANCE: V-10-25
PROPERTY LOCATED AT 110 PRINCESS AVENUE
OWNER: TOWN CAR RENTAL LTD. / ABH CONSTRUCTION
APPLICANT: SHIJU ANTONY

Senior Planner, Andrew Mok, introduced Variance Application V-10-26 as presented in the City of Brandon Planning report. He reported that no concerns were raised by the Engineering department.

2026-074 EDMUNDS-TENEYCKE
That the public hearing for the Variance application for property located at 110 Princess Avenue be concluded. CARRIED.

2026-075 TENEYCKE - EDMUNDS
That the approval deadline of Variance Order V-10-25 be extended to July 18, 2027. CARRIED.

c. **ZONING: Z-07-26**
BY-LAW NO. 7460 - AMENDING BY-LAW NO. 7124
LANEWAY HOUSING ZONING UPDATE

Senior Planner, Andrew Mok, introduced Zoning Application Z-07-26 as presented in the City of Brandon Planning report. He reported that no concerns were raised by the Engineering department.

2026-076 **TENEYCKE - KINGDON**
That the public hearing for the Zoning By-Law for Laneway Housing be concluded. CARRIED.

2026-077 **TENEYCKE-BOYD**
That the Planning Commission recommend City Council to approve By-law No. 7460 (Z-07-26) to amend the Zoning By-law No. 7124, as amended, to prevent development of additional dwelling units in the rear of sites retaining existing residential buildings. CARRIED.

5.0 GENERAL BUSINESS

a. **Tracking Table**

b. **Administrative Business**

c. **Absences From Upcoming Meetings**

6.0 ADJOURNMENT

2026-078 **Edmunds-Boyd**
That the meeting do now adjourn (8:39p.m.) CARRIED

Lane Quigley
Planning Commission Secretary

Ryan Johnston
Chairperson



UNDER THE PLANNING ACT

CONDITIONAL USE DECISION NO: 2026-073

OWNER/APPLICANT: BRANDON FRIENDSHIP HOUSING AUTHORITY INC./RICHARD GREER

After careful consideration of the application, and public hearing including any representation made for or against the proposed, the City of Brandon Planning Commission passed the following resolution at its meeting held on the 16th of September, 2026.

2026-073 Kingdon-Teneycke

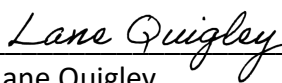
That Conditional Use Application C-04-26 to allow for an assembly area in the RLD Residential Low Density Zone be approved at 450 – 12th Street (Lot 3 and Part Lot 2, Block 12, Plan 2 BLTO) in accordance with the attached letter of intent "Attachment A". CARRIED

This Order shall expire if not acted upon within twelve (12) months of the date of making. The issuance of a building permit for the purposes of constructing the proposed building constitutes acting upon this order.

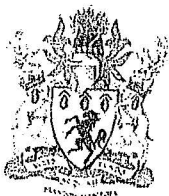
Pursuant to Section 34 of The Planning Act, the applicant, any person who made representation at a hearing on the application held by the Planning Commission, or a designated employee or officer of the City of Brandon Planning & Buildings Department may appeal the decision to City Council.

The appeal must be in writing and submitted within 14 days of the date on this decision to the Legislative Services Department at 410– 9th Street, Brandon, MB R7A 6A2, and identify the contact information and home address of the appellant, the decision being appealed, and the reason(s) for the appeal.

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



Lane Quigley,
Secretary, Planning Commission



City of Brandon Planning Commission

Public Hearing Registration

Name (Print Clearly): Michael McPhee

Signature: [Signature]

Telephone: [Redacted]

Mailing Address: [Redacted]

OR

Street

City

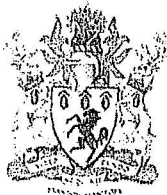
Postal Code

Email: [Redacted]

Agenda Item/Application: _____

Please select: ☒ In Favor of the Application ☐ In Opposition ☐ Information only

Please circle: SPEAKING or NOT SPEAKING



City of Brandon Planning Commission

Public Hearing Registration

Name (Print Clearly): Mink Prince

Signature: [Signature]

Telephone: [Redacted]

Mailing Address: [Redacted]

OR

Street

City

Postal Code

Email: _____

Agenda Item/Application: _____

Please select: ☒ In Favor of the Application ☐ In Opposition ☐ Information only

Please circle: SPEAKING or NOT SPEAKING



City of Brandon Planning Commission

Public Hearing Registration

Name (Print Clearly): Samantha MacLean

Signature: [Signature]

Telephone: [Redacted]

Mailing Address: [Redacted]

OR

Street

City

Postal Code

Email: [Redacted]

Agenda Item/Application: _____

Please select: ☒ In Favor of the Application ☐ In Opposition ☐ Information only

Please circle: SPEAKING or NOT SPEAKING



City of Brandon Planning Commission

Public Hearing Registration

Name (Print Clearly): JASON GORELL

Signature: [Signature]

Telephone: [Redacted]

Mailing Address: [Redacted]

OR

Street

City

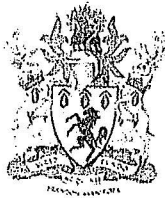
Postal Code

Email: _____

Agenda Item/Application: YOUTH SAFE LODGE

Please select: ☒ In Favor of the Application ☐ In Opposition ☐ Information only

Please circle: SPEAKING or NOT SPEAKING



City of Brandon Planning Commission

Public Hearing Registration

Name (Print Clearly): Roncl Oasbhuizen + Martin Oasbhuizen

Signature: [Signature] Telephone: [Redacted]

Mailing Address: [Redacted]

OR Street City Postal Code

Email: [Redacted]

Agenda Item/Application: A C-04-26

Please select: ☐ In Favor of the Application ☒ In Opposition ☐ Information only

Please circle: SPEAKING or NOT SPEAKING



City of Brandon Planning Commission

Public Hearing Registration

Name (Print Clearly): Jennifer Mateer

Signature: [Signature] Telephone: [Redacted]

Mailing Address: [Redacted]

OR Street City Postal Code

Email: [Redacted]

Agenda Item/Application: conditional use C-04-26

Please select: ☐ In Favor of the Application ☒ In Opposition ☐ Information only

Please circle: SPEAKING or NOT SPEAKING



City of Brandon Planning Commission

Public Hearing Registration

Name (Print Clearly): Garth Epp

Signature: Garth Epp Telephone: [REDACTED]

Mailing Address: [REDACTED]

OR Street City Postal Code

Email: [REDACTED]

Agenda Item/Application: _____

Please select: ☐ In Favor of the Application ☒ In Opposition ☐ Information only

Please circle: SPEAKING or NOT SPEAKING