

Annexation Consultation Report

Submitted by: The Council of the City of Brandon

Submitted to: The Manitoba Municipal Board



Date: October 26, 2017

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1.0 Background

1.1 Introduction

The consultation report is supplementary to the proposal by the City of Brandon (“the City”) to annex a 69-hectare (170-acre) site from the Rural Municipality of Cornwallis (“the RM”) dated April 18, 2017.

The consultation report represents the fulfillment of the requirements of Section 37(2) of The Municipal Act (The Act), and includes:

- a description of the negotiations undertaken and a summary of the views expressed
- a description of matters agreed on and not agreed on by the proponent and affected municipalities
- a description of the consultations undertaken and a summary of the views expressed
- a statement of the content of the original proposal and particulars of any amendments to the proposal made in the report and the reasons for them
- a list of studies prepared by or for the proponent respecting the proposal and a summary of their findings
- a statement as to whether the proponent intends to proceed with the proposal at all, as initiated or in an amended form

1.2 Objectives

The objectives of the annexation consultation:

- To collect information from, the RM, regulatory authorities, neighbouring property owners and the public to inform the annexation proposal
- To create an overall community awareness of the annexation proposal
- To agree with the RM on the terms to be included in an annexation agreement

1.3 Negotiations and Consultations

Pursuant to Section 37(1) of The Act and the Annexation Proposal, the City:

- Negotiated in good faith with the RM; and
- Consulted with local authorities and the public.

2.0 Negotiations with RM of Cornwallis

2.1 Negotiations Undertaken

The negotiations with the RM were a continuation of the consultations held during the urban expansion process. Prior to submitting the proposal to The Municipal Board (The Board) the City presented the annexation proposal to the RM as a delegation at the April 26th, 2017 RM Council Meeting.

The RM and the City established an intermunicipal committee comprised of three elected officials from both the RM and the City to negotiate the terms of annexation:

Rural Municipality of Cornwallis

- Reeve Heather Dalglish
- Councilor Bob Brown
- Councilor Emil Egert

City of Brandon

- Mayor Rick Chrest
- Councilor Jeff Fawcett
- Councilor Barry Cullen

The intermunicipal committee met four times during the negotiation:

- May 17, 2017 – Annexation proposal was reviewed and agreement reached that annexation application could run concurrently with a development plan amendment application. The input received from the development plan circulation would inform future discussions.
- July 19, 2017 – Provincial department comments were reviewed, with a focus on Manitoba Infrastructure and Manitoba Sustainable Development.
- September 19, 2017 – Presentation of updated drainage study by engineering consultant and questions from committee. Terms of annexation discussed, including taxation of property owner and compensation to the RM for lost tax revenue.
- October 16, 2017 – Updated draft terms of annexation discussed, including infrastructure impacts.

Supporting documents to the negotiations area attached as Appendix A.

2.2 Summary of Views Expressed

Views expressed during the intermunicipal committee negotiations, included:

RM of Cornwallis

- The existing wetland serves an important purpose in managing the quality and quantity of stormwater runoff.
- On-site stormwater retention must be designed to accommodate additional runoff resulting from development on the site.
- Development must not increase off-site flows and adversely impact “downstream” property owners.
- Surrounding property owners rely on groundwater. Development must not adversely impact the quantity and quality of groundwater.
- Development of the site will increase traffic on RM roads.
- The RM should not be responsible for any off-site costs to upgrade RM infrastructure as a result of development (e.g. culverts and roads).
- The RM receives minimal taxes from the property (\$391.19 a year). The main concern of the RM is to ensure any potential adverse impacts from development on the RM or its residence are addressed.

City of Brandon

- The City requires additional commercial land for development. Especially in the southern portion of the City where no land exists for new regional retail.
- The lands for residential are included in the annexation as they are owned by the same landowner and part of the overall storm water management network (which includes properties located in the City).
- The development potential on the property is limited by the existence of the wetland. The amount of land available for development on the site will be determined at the subdivision/rezoning stage.
- The Developer and City will work with Manitoba Sustainable Development to meet all provincial land drainage requirements prior to the site being developed.
- The City requirement for on-site retention (1:100) exceed provincial requirements (1:25)
- Providing access to the site will be a challenge, as Manitoba Infrastructure will not support any new access connections to PTH 10.
- The RM should be compensated for lost tax revenues using the same phased compensation prescribed by the Municipal Board during the last City annexation (2011).

2.3 Matters agreed to by RM and City

The main objective of the negotiation was for the RM and the City to agree on terms of annexation prior to the submission of the consultation report to the Municipal Board. The RM and the City fulfilled this objective by agreeing “in principle” to the terms of annexation. The wording of the terms below will be finalized during the next phase of the process and be included in an agreement between the RM and the City.

Infrastructure Impacts

- That all off-site improvements to municipal infrastructure (water, sewer, drainage, transportation) resulting from development on the site will be determined by technical studies (traffic impact analysis, site servicing analysis) prior to the property being zoned/and or subdivided. All costs associated with the off-site improvements (design and/or construction) identified in the technical studies will be borne by the Developer or the City.
- The City has a history of working with the adjacent RM’s to address infrastructure needs of joint interest. The City will continue this relationship and have an open dialogue with the RM regarding any adverse impacts from the development on municipal infrastructure

Property Tax Rates

- The subject site is valued at \$236,400 and classified as “farm property” by Manitoba Provincial Assessment (2016 Tax Year). The 2016 municipal property tax for the site was \$391.19. If the site were located in the City, the site’s municipal property taxes would have been \$974.33.
- One property owner (who initiated the annexation request) owns the subject site. The City proposes that the City’s property tax rates will apply from the date of annexation. Once the site is developed (for commercial and residential purposes), the taxes will increase proportionally.

Compensation to RM for Lost Tax Revenue

- RM tax revenue will be reduced by \$391.19 a year (2016 rates). The ruling by the Manitoba Municipal Board with respect to the 2011 annexation prescribed a five year phase out of the taxes to the RM. It is proposed that the Municipal Board’s formula be considered the appropriate principle in future annexations whether they be large or small. Therefore, the City proposes to compensate the RM for the loss in revenue over a five-year period beginning from the date of the annexation with the amount decreasing by 20 per cent every year over the course of five years.

3.0 Consultations with the Public and Local Authorities

3.1 Consultations Undertaken

Public

The City held two events to consult with the public. Notice of the events was sent to owners of property within 200m of the site and notices were posted on the City's website, Facebook and in the Brandon Sun.

- May 30, 2017 – The City facilitated initial feedback and provided a summary of the annexation proposal.
- August 9, 2017 – The Developer and City presented on concerns raised throughout the process including drainage and transportation concerns.

Other methods of consultation included a project webpage updated throughout the process and an on-line survey completed by 154 residents.

Local Authorities

The following local authorities were circulated copies of the proposal for comment and invited to the first public event on May 30, 2017:

- Brandon School Division
- Assiniboine Hills Conservation District
- Prairie Mountain Regional Health Authority
- Brandon and Area Planning District

Supporting documents to the consultations are attached as Appendices B, C & D.

3.2 Summary of Views Expressed

Public Events

The public events were attended by 50-60 surrounding property owners and community stakeholders. Views expressed, included:

Stormwater Management

- The existing wetland must to be protected
- Development will increase the need for water retention on the site
- Development will increase the volume of runoff and negatively impact "downstream" property owners
- Development will adversely affect the quality of groundwater
- The site is naturally wet, development will be a challenge

Transportation

- Roads must be upgraded to service Development (e.g. 34th Street and Patricia Ave)
- Intersection improvements required for access points to development

- Traffic volumes and congestion will increase

Land Use

- Site should not be developed (high water table, natural wetland)
- City should develop lands located within the City first
- City does not require additional land for residential development, residential should not be included

Public Survey

The City received 154 responses to an on-line survey:

- Who took the survey
 - 87.9% were residents of Brandon
 - 6.7% were residents of Cornwallis
 - 5.4% were a surrounding property owner (within 500m)
- What type of impact will the annexation have on the growth of the region?
 - 66.4% stated a positive impact
 - 14.8% stated a negative Impact
 - 18.8% stated a neutral impact
- Explanation for positive impact, included:
 - Retail is being lost to other Cities (e.g. Winnipeg)
 - New business and growth is good for City
 - City needs greater variety of retail
- Explanations for negative impact, included:
 - Property is wetland and should not be developed
 - Development will increase overland flow and adversely affect adjacent property owners
 - Develop existing retail sites first
- The five most important factors in the annexation are:
 - 63.3% stated the impact of development on roads and intersection
 - 48.3% stated the impact of development on overland drainage
 - 44.2% stated the impact of development on water and sewer services
 - 36.1% stated the impact of development on groundwater quality
 - 34% stated the protection of the wetland

Local Authorities

The Assiniboine Hills Conservation District was the only local authority with comments, stating the need to manage drainage on the property and not increase flows downstream.

4.0 Annexation Proposal

4.1 Content of Proposal

The City submitted the annexation proposal to The Municipal Board on April 17, 2017. The proposal included:

- The Council resolution to proceed
- The location and description of land to be annexed
- Names and contacts of municipalities affected
- Ownership of site
- Context and existing conditions
- Background and History
- Development Concept
- Reasons for Annexation
- Compliance with the six principles for annexation
- Terms of annexation
- Consultations to be undertaken

The proposal included the following studies:

- Environmental Assessment
- Geotechnical Report
- Water and Sanitary Assessment
- Drainage Study
- Transportation Summary
- Brandon Land Inventory
- Brandon Growth Projections

*The annexation proposal includes summaries of the above studies.

Upon request from The Municipal Board, the City provided the following supplemental information:

- A copy of the local plan by-laws affecting the area proposed to be annexed;
- A certified copy of the City of Brandon Council in support of the proposal; and
- Confirmation of correspondence sent to the Minister and every other municipality and local authority affected by the annexation proposal.

4.2 Amendments to Proposal

In response to concerns from surrounding property owners and the RM, the developer submitted an updated drainage study and a wetland assessment (Appendix F).

The updated drainage study does not result in any amendments to the proposal; however, the study does clarify the proposed drainage concept.

Runoff from Development

- The storage requirement for the City of Brandon is to contain a 1:100 year flood event, for which Brandon is a 125mm (5") rain event.
- For the entire drainage area the 100 year event would generate around 135,000m³ to be stored

Existing Storage on Site

- Discharge to the coulee will occur when stormwater levels reach an elevation of 395.5 or greater (or greater than 98,060m³ of on-site storage)
- The proposed normal water level for the wetland is 395.0, the volume below this contour is 15,410m³.
- The volume of storage that exists prior to discharge from the site is 82,650m³ (98,060m³ – 15,410m³ = 82,650m³)

Storage Required

- The storage shortfall is 52,400m³ (135,000m³ – 82,650m³)
- The additional storage would be accommodated by retention ponds in the catchment area

Water Quality Measures

- The retention pond in the drainage catchment area to the north of the site will provide extensive pre-treatment of runoff.
- The existing vegetated ditch should remain part of the overall system as it provides a supply of runoff to the wetland pond and pre-treatment of the runoff before it enters the wetland.
- Any part of a piped network directed to the wetland should go through a forebay which is designed to further sediment removal.

5.0 Proponents intent to proceed

On November 6, 2017, the Council of the city of Brandon passed the following resolution to proceed with the annexation (Appendix G):

“That the consultation report to annex lands from the Rural Municipality of Cornwallis attached the report of the Chief Planner “Attachment A”, be submitted to The Municipal Board in support of the annexation proposal submitted on April 17th, 2017

Appendices

A Negoations with the RM of Cornwallis

- A.1 Presentation to RM Council
- A.2 Intermunicipal Committee Agendas
- A.3 Intermunicipal Committee Minutes
- A.4 Terms of Annexation Memos

B Public Event #1

- B.1 Invitations
- B.2 Sign in Sheet
- B.3 Presentation
- B.4 Public Feedback

C Public Event #2

- C.1 Invitations
- C.2 Sign in Sheet
- C.3 Presentation
- C.4 Public Feedback

D Public Survey

E Responses from Local Authorities

F Studies Submitted

- F.1 Updated Drainage Study
- F.2 Wetland Assesement

G Council Resolution to Proceed

Appendix A – Negotiations with the RM of Cornwallis

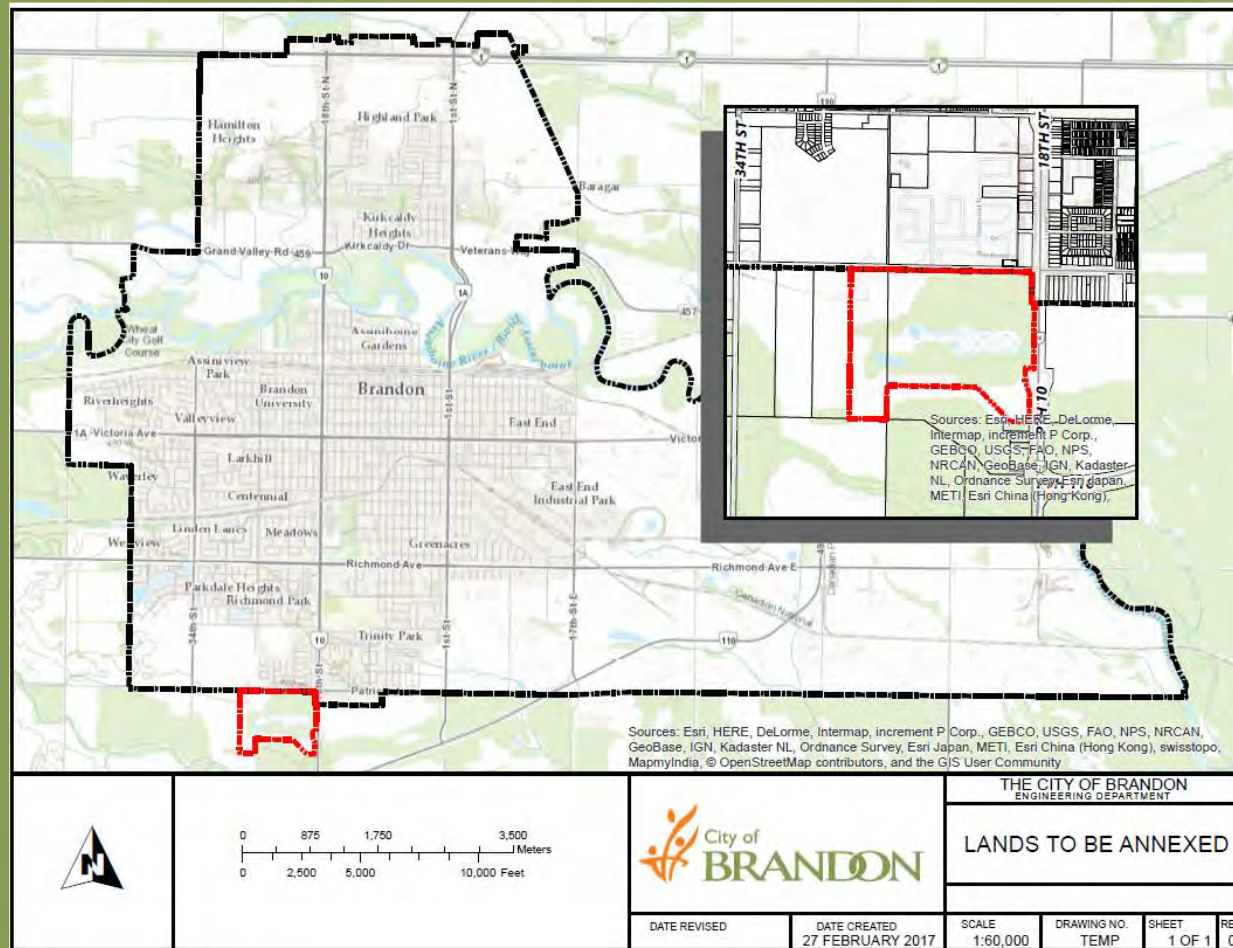
Proposal for Annexation

For lands South of Brandon in RM of Cornwallis

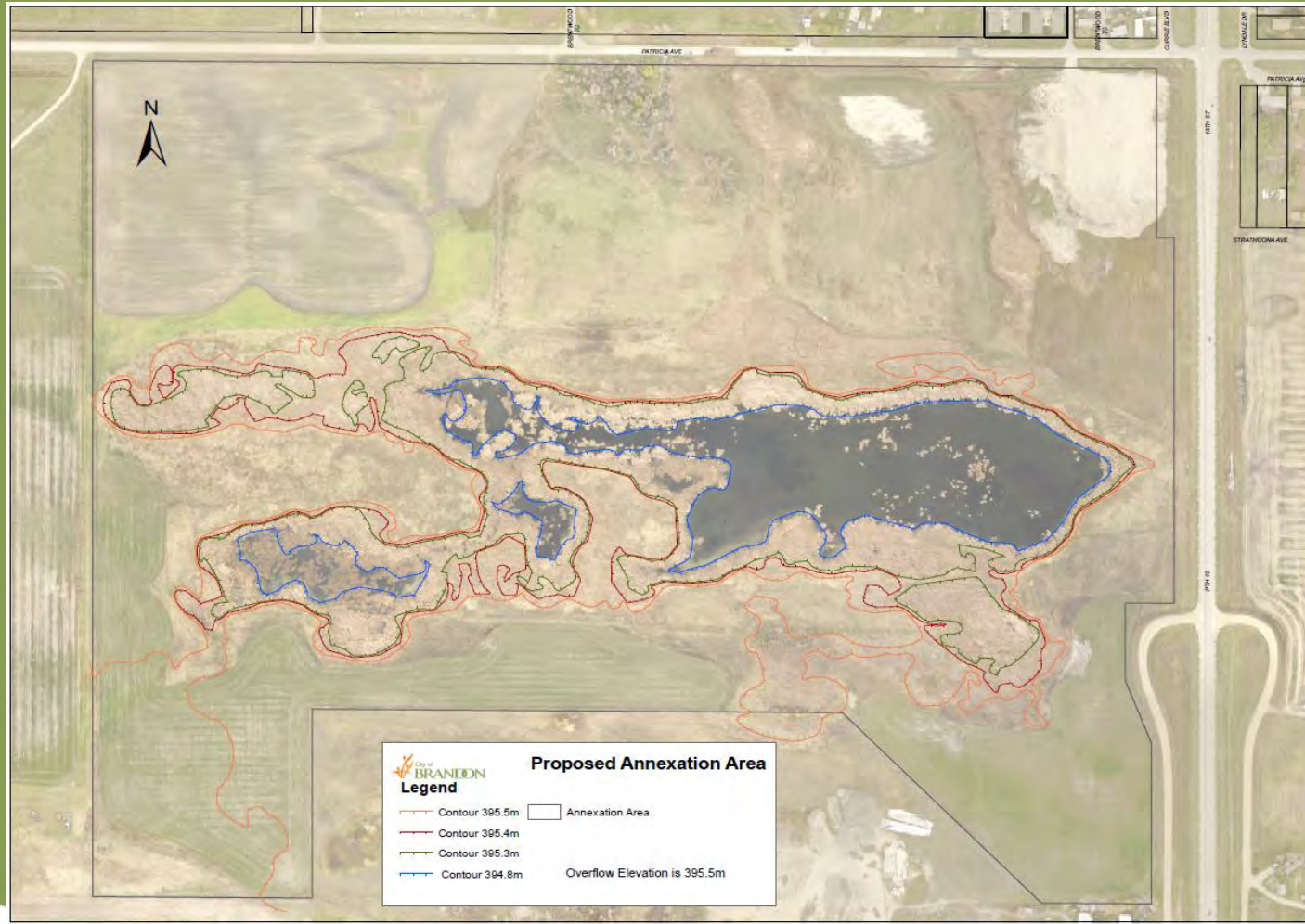
RM of Cornwallis Council - April 26, 2017



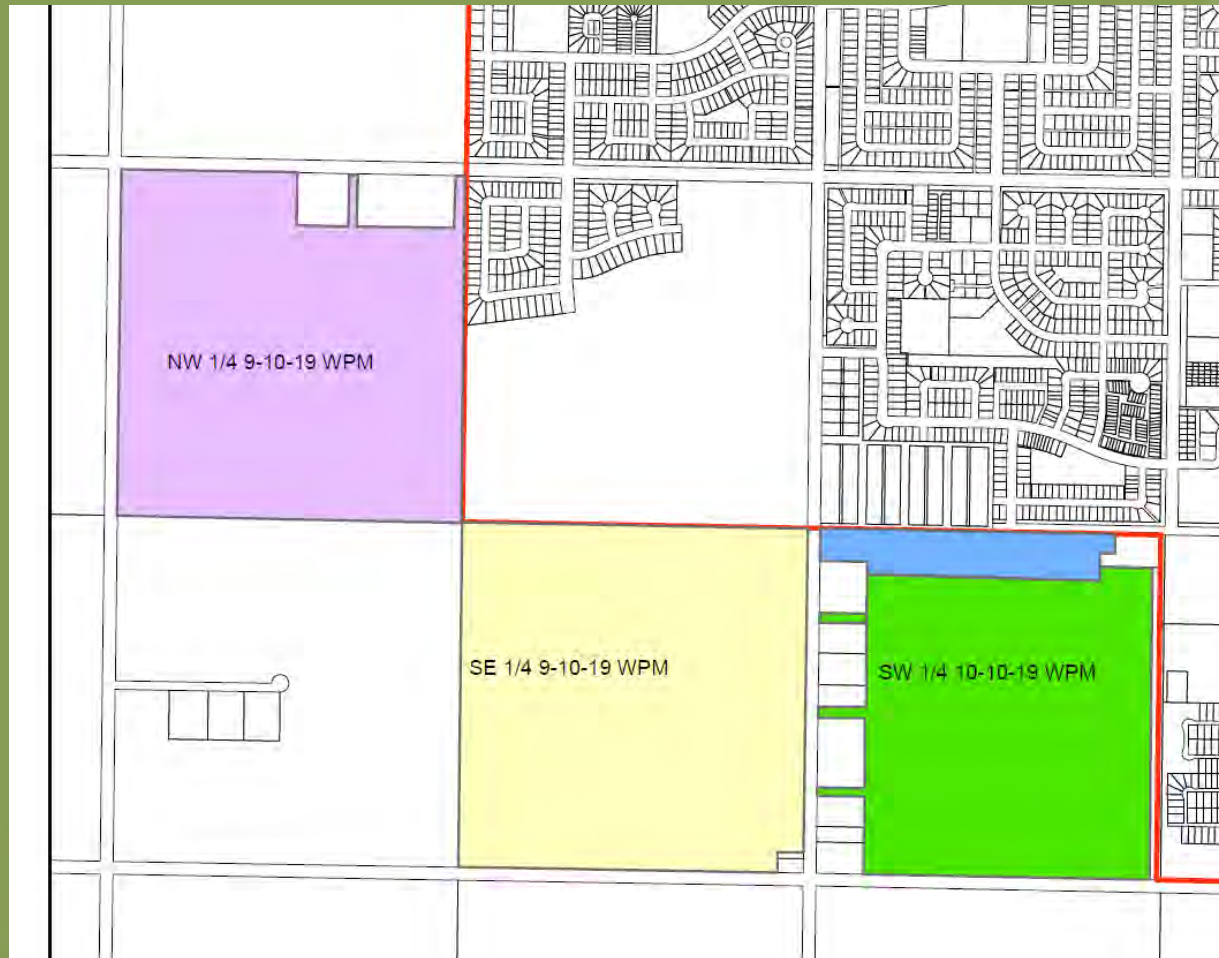
Location



Existing Conditions



Previous Annexation

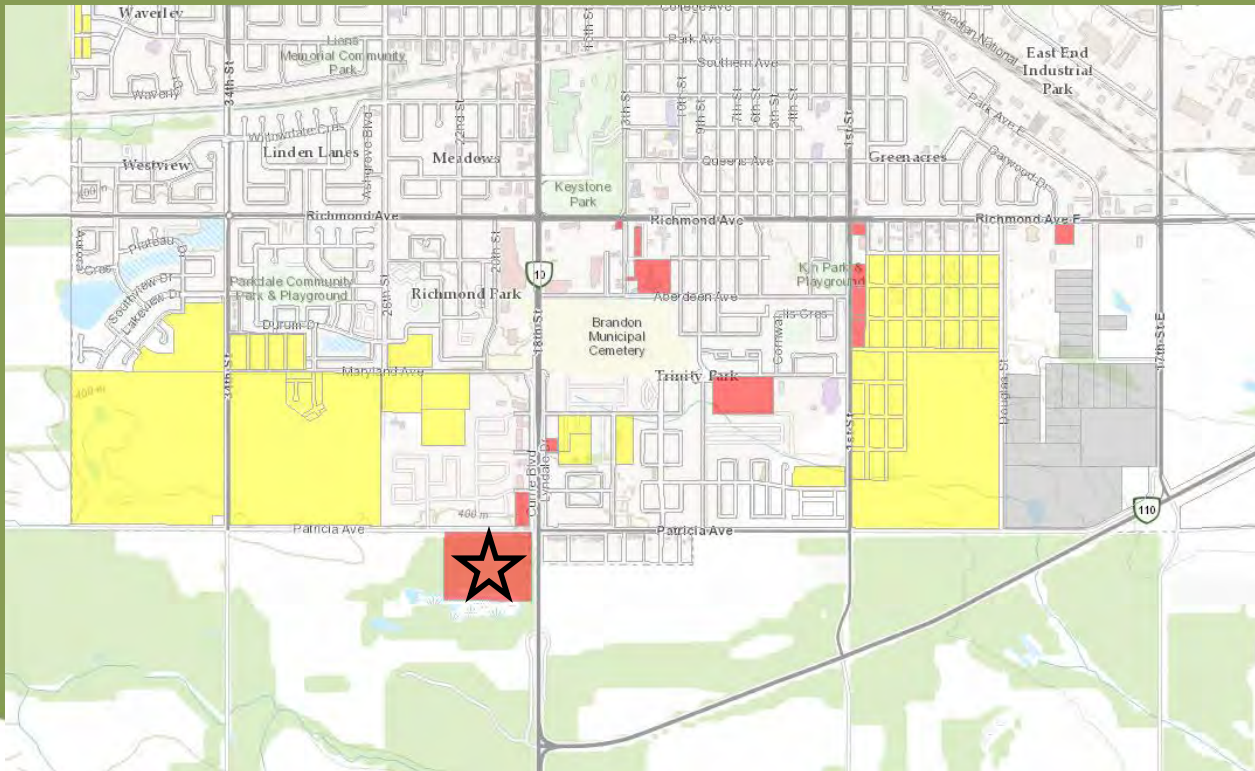


Development Concept



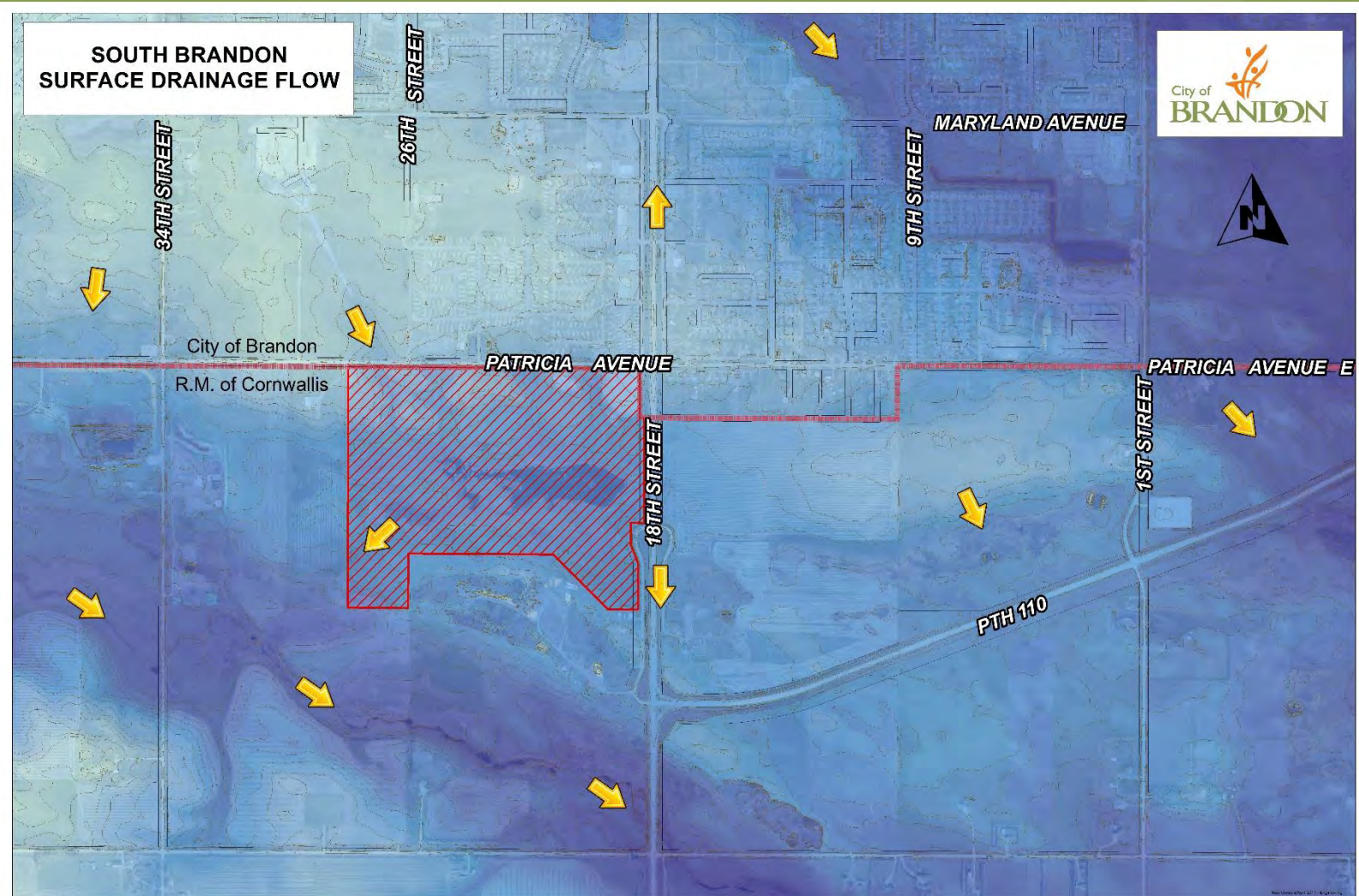
Reasons for Annexation

- The City of Brandon has no undeveloped commercial land available for regional retail development to service the south growth area
- <http://bdnmb.maps.arcgis.com/apps/webappviewer/index.html?id=5b4949cf81644c60acf14d1a0df30ee9>



Reasons for Annexation

- The large wetland area on the site is an essential part of the City's storm water management network



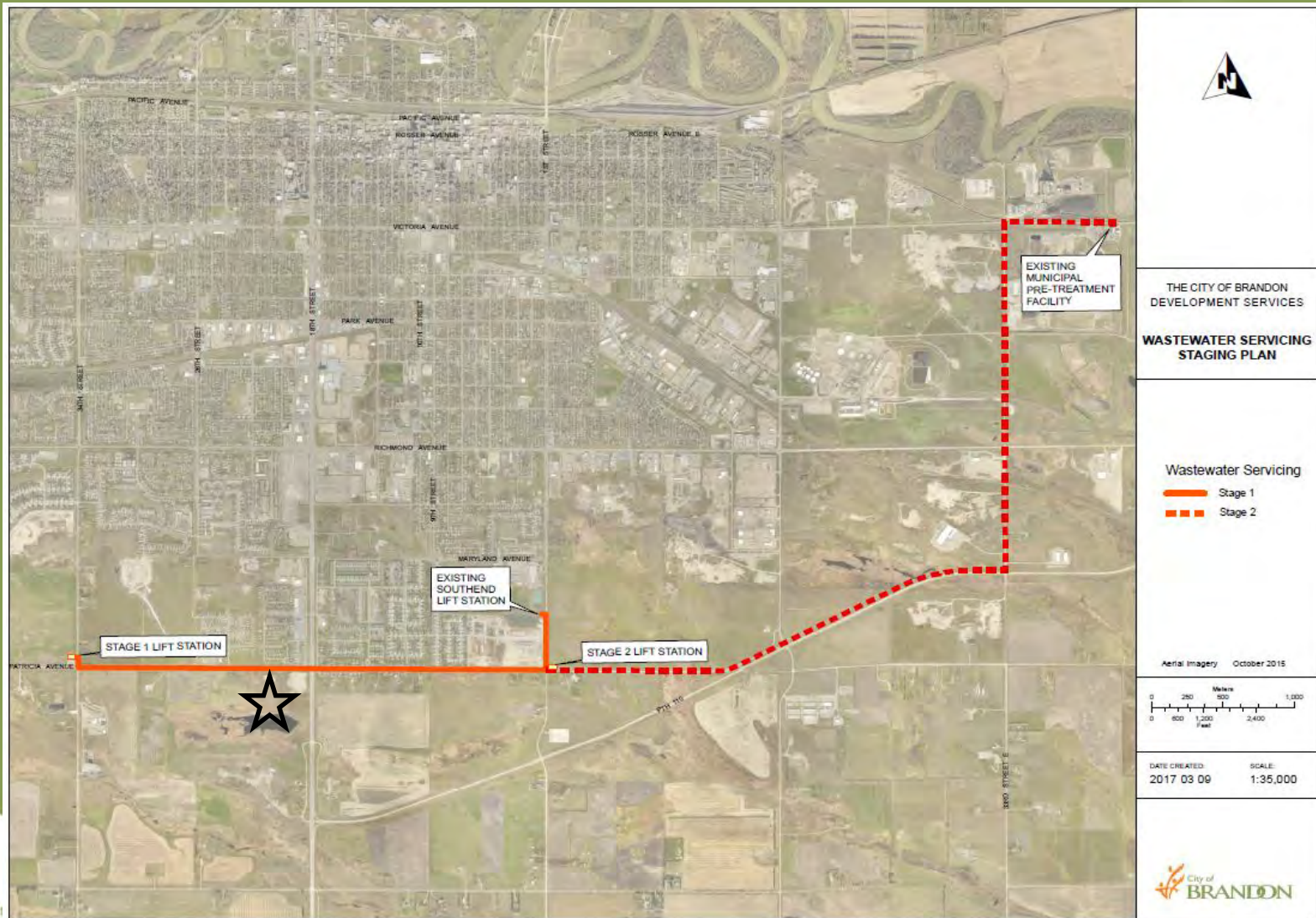
Principles for Annexation

#1 Servicing

- Water - The capacity in the water network is sufficient to accommodate full build-out of the development
- Wastewater - The Wastewater network requires two stages of capital infrastructure investment to accommodate full buildout of the development, along with other developments in the south growth area (projected cost = \$15,750,000)
- Drainage - A 36.4 hectare wetland is located on the property with a natural storage volume of approximately 85,000m². The overall drainage boundary (catchment) area is 177.4 hectares (438 acres), which includes 105 hectares (237 acres) located in the City
- Transportation - The Richmond and 18th Street intersection and the Patricia Avenue and 18th Street intersection may require upgrades to accommodate traffic from the development at full buildout
- Community Services - As new development occurs the demand for community services (e.g. police, fire/EMS, parks, recreation facilities, transit) increases

Principles for Annexation

#1 Servicing



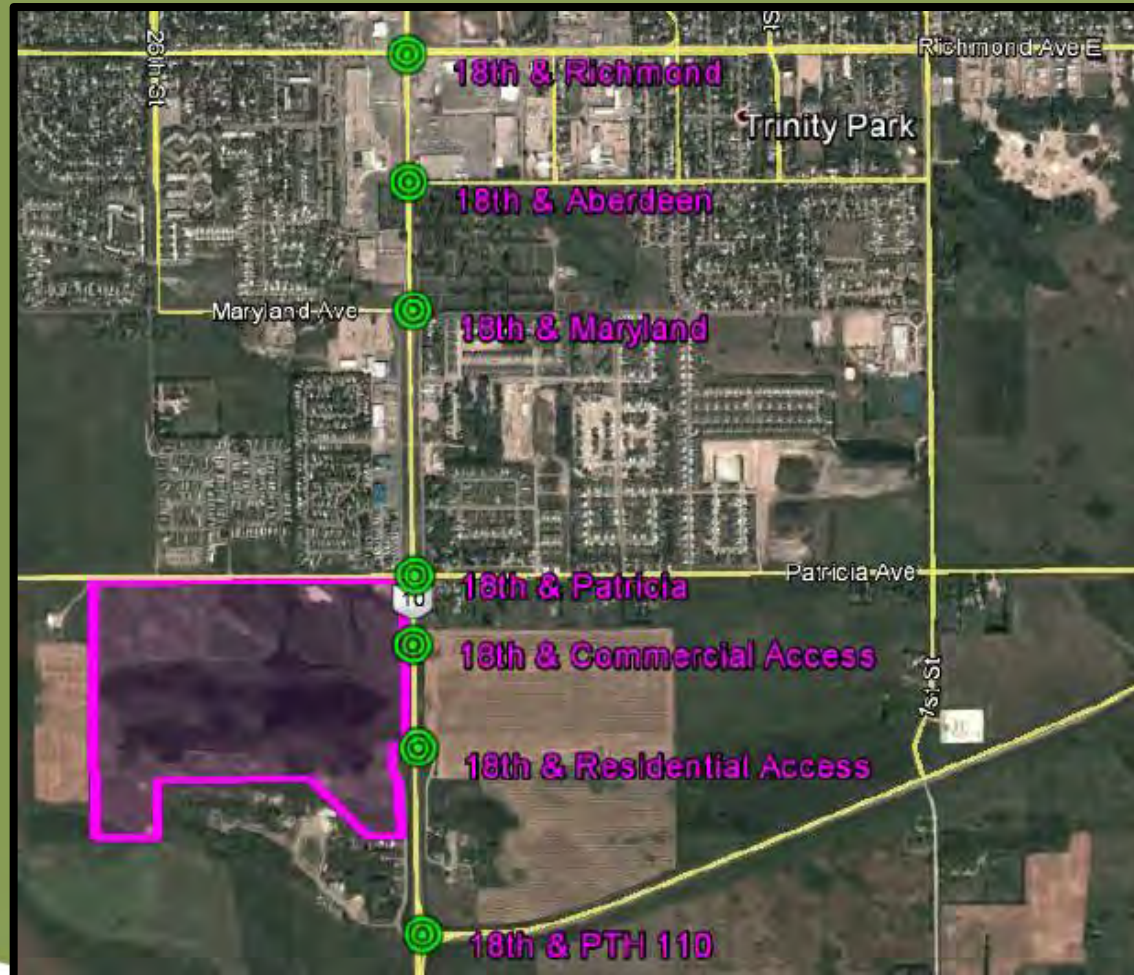
Principles for Annexation

#1 Servicing



Principles for Annexation

#1 Servicing



Principles for Annexation

#2 Social and Economic Ties

#3 Land Uses in the Area

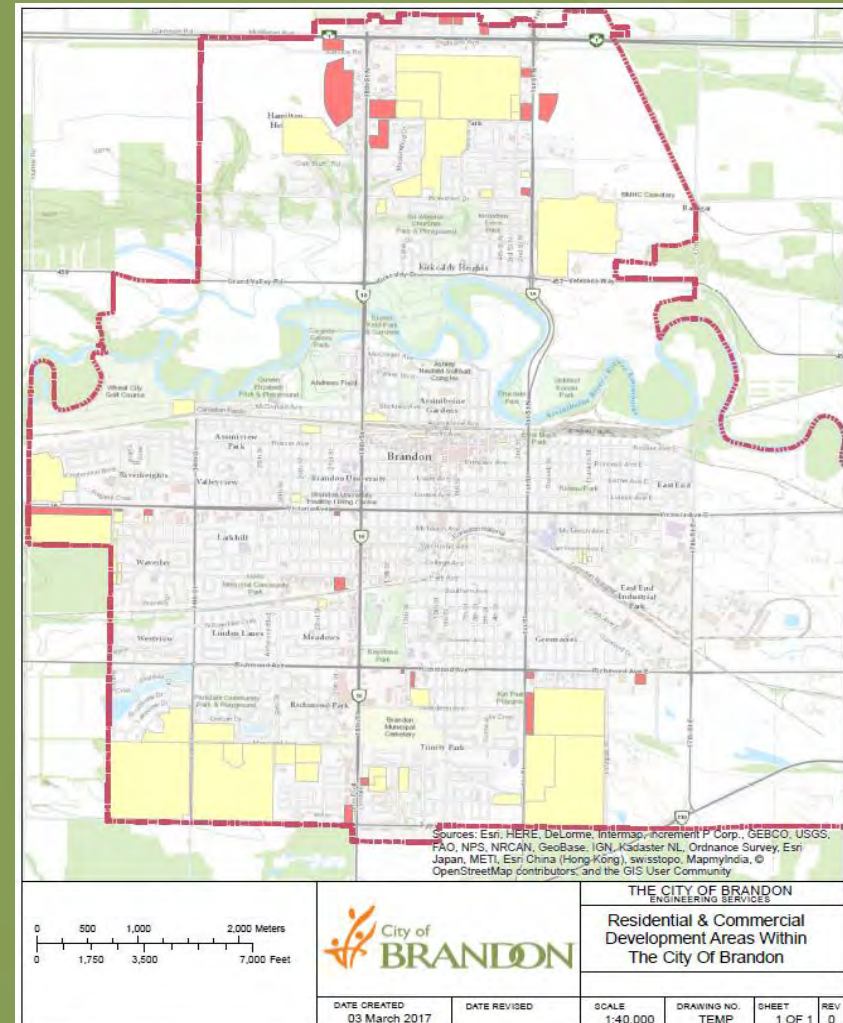


Principles for Annexation

#4 Viability and Future Growth

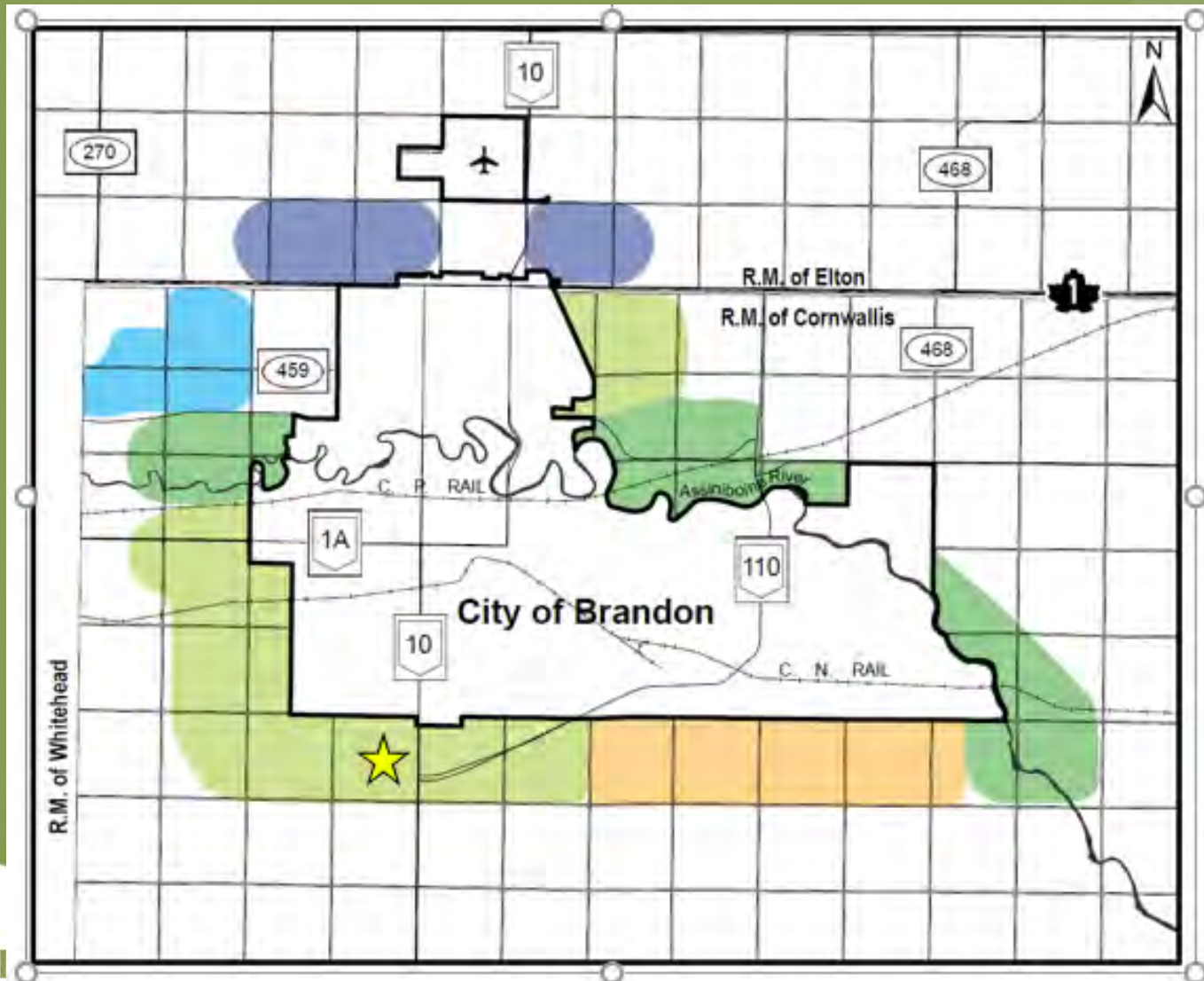
Land Supply and Demand

- Residential designated areas are projected to accommodate 30-35 years of residential growth
- Commercial designated areas are projected to accommodate 15-20 years of commercial growth
- During the past 5-10 years, the majority of new residential dwelling units (65% to 75%) have been constructed in the south growth area
- No commercial designated areas exist in the south growth area which can accommodate regional retail development



Principles for Annexation

#4 Viability and Future Growth



Principles for Annexation

#5 Will of the People

#6 Geographical Boundaries

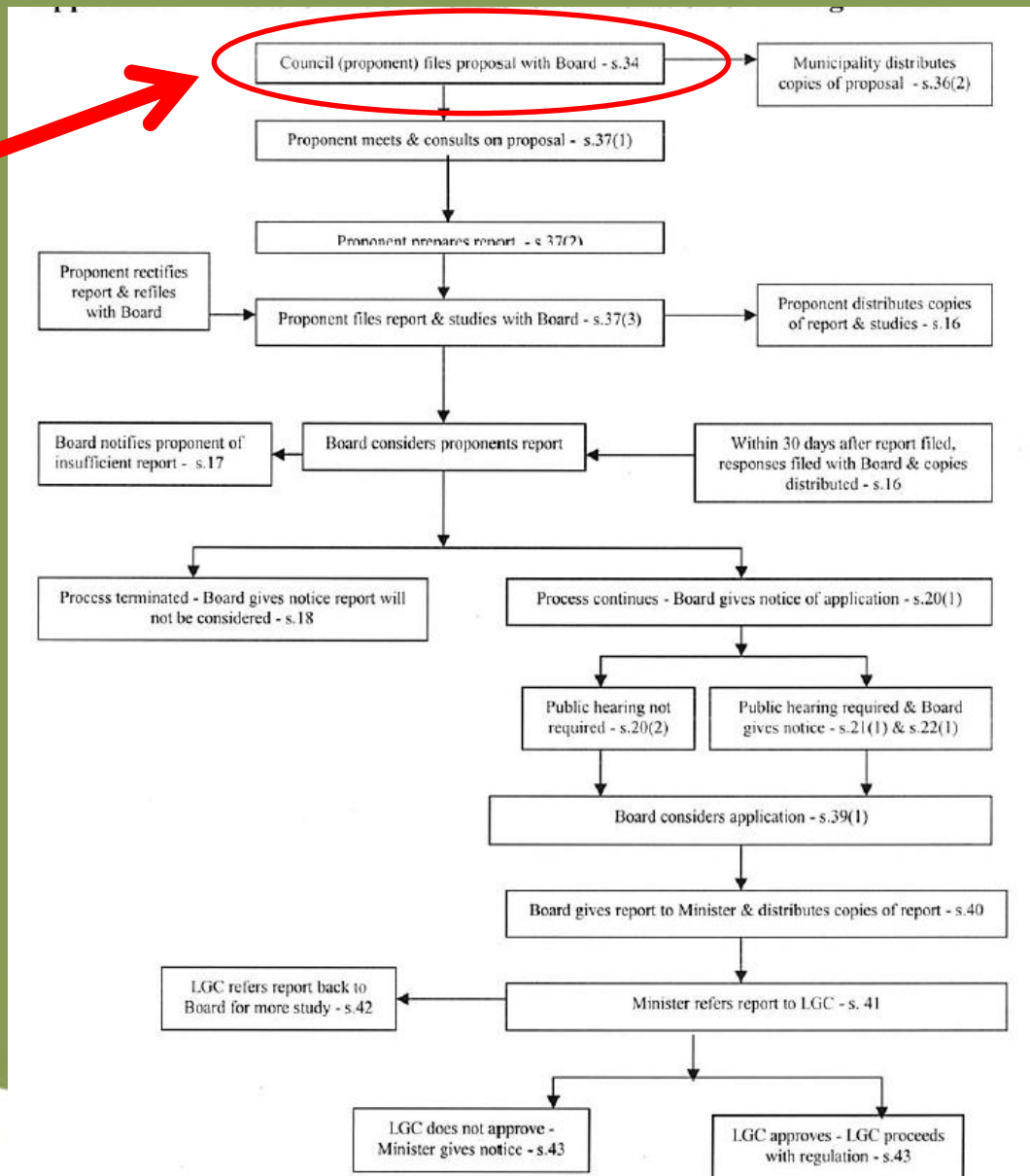


Terms of Annexation

- **Municipal Responsibilities** - The City will be responsible for operating and maintaining new public infrastructure and providing community services. The annexation will not affect servicing responsibilities for the RM as the site is currently undeveloped and the City and Manitoba Infrastructure operate and maintain the roads bordering the site (Patricia Avenue and PTH 10)
- **Property Tax Implications** - The subject site is valued at \$236,400 and classified as “farm property” by Manitoba Provincial Assessment (2016 Tax Year). The 2016 municipal property tax for the site was \$391.19. The City is prepared to negotiate mutually acceptable terms during the consultation process
- **Drainage Impacts** - Development of the subject site will result in no net loss to the natural storage of storm water on the site. Any development of the wetland shall incorporate principles of naturalization, including but not limited to intercepting and filtrating overland runoff, filtering out coarse sediment, and impeding colonization by undesirable invasive species. The City will invite the RM to undertake a peer review of any conceptual or detailed drainage plans submitted to the City and Manitoba Sustainable Development as part of any rezoning and subdivision application to develop the site

Annexation Process

We are here



Next Steps - Consultations

Pursuant to Section 37(1) of The Municipal Act (Manitoba), following submission of the annexation proposal, the City will initiate consultations. The intent is to have all consultations completed between May and August of 2017 (Report to Council in Sept).

RM of Cornwallis

- Present at RM Council on April 26th
- Intermunicipal Committee meetings to negotiate terms of annexation agreement

Local Authorities

- The Brandon & Area Planning District
- The Brandon School Division
- The Assiniboine Hills Conservation District
- The Prairie Mountain Health Regional Health Authority

Public

- Two Open Houses
- Meetings with adjacent property owners
- Reoccurring meetings with applicant

Next Steps – Drainage

BAPD to prepare a scope of work and consider study for south drainage area evaluating the existing conditions of the drainage system:

- its topographical features, size, expected flow quantity for 5, 25, and 100yr storm events, the number and capacity of the sub-catchments within the area and
- identification of the main drainage channels servicing the area.
- how urbanization within the area will impact the drainage system
- the down stream impacts that can be expected as urbanization takes place within the drainage system both with controls such as water storage and without controls.

Conceptual drainage plan to be submitted by developer with development plan amendment to for review of BAPD Board, Manitoba Sustainable Development and Manitoba Infrastructure.

Next Step - Drainage

Standards and Requirements

Manitoba Sustainable Development (Water Control Works and Drainage Licensing):

The following must be considered prior to the issuance of a license. Conditions of a license must ensure that the following impacts are mitigated:

- ecological impact on water resources – including water quality and quantity, etc.
- impact on other resources – fisheries, forestry, crown lands, wildlife, etc.
- impact on public and private property – municipal infrastructure, neighboring lands, etc.
- impact on riparian areas – sedimentation and erosion
- hydraulic impacts on the receiving drainage works, natural waterway or waterbody, etc.
- impact on community standards – integration of approved watershed management plans, municipal design standards, etc.
- purpose of the project
 - impacts on other authorized works
 - impacts on irrigation and water supply

A license **will not** be issued for the drainage of permanent or semi-permanent wetlands whether the drainage would be accomplished by ditching, filling, subsurface drainage works, pumping or other means unless substantiated by science, engineering and social needs and subject to mitigation. Licenses may be issued for works constructed to regulate water levels within permanent or semi-permanent wetlands for the purposes of flood mitigation respecting the natural boundaries of the wetlands. Works authorized under this policy should not alter the classification of the wetland. If a license is issued to drain a semi-permanent or permanent water body, this drainage will be offset by additional water retention within the sub-watershed. This recommendation would not apply to water removed from these wetlands to regulate water levels within natural boundaries.

Next Step - Drainage

Standards and Requirements

Retention pond size requirements:

- Provincial Standard: 1 in 25 year storm event
- City Standard: 1 in 100 year storm event
- Level in Conceptual Design: 1 in 100 year storm event

Hydraulic design calculations are to be provided for review using a design scenario that details how post development storm water runoff rates of the subject property are to be equal to, or less than pre development runoff rates subject to the following criteria*:

- The site design must be able to handle a minimum of a 1-in-25 year storm event. Water-ponding volumes should equal the difference between a 1-in-5 year allowable outflow, and a 1-in-25 year post development flow hydrograph. The allowable outflow is the 1-in-5 year peak flow based on pre-development conditions. The ponding storage is typically accomplished through retention ponds, or internal storage via ditches and drainage patterns.
- The storm duration for the design should be 3 hours.
- Report must clearly detail:
 - Pre-development catchment area runoff volumes and rate for design event.
 - Post development catchment area runoff volumes and rate for design event.
 - Volume of water to be stored and proposed outflow rate.

Questions?

Agenda

Date & Time: May 17, 2017

Location: 410 9th Street

Purpose of the Meeting: Annexation Principles

Invited: Intermunicipal Committee Members

Item	Approximate Time
1. Adoption of Agenda	15 minutes
2. Roles and Responsibilities	15 minutes
• Taking of Minutes	
• Scheduling Meetings	
3. Annexation Proposal	30 minutes
• Questions arising	
4. Communication	30 minutes
• Consultation Process	
• Discussions Public or Private	
5. Future Discussions	30 minutes
• Taxation rates for the landowner within the annexed area	
• Compensation to the RM for lost tax revenue	
• Other	

Agenda

Date & Time: July 19, 2017

Location: 410 9th Street

Purpose of the Meeting: Review Community and Province Feedback

Invited: Intermunicipal Committee Members

Item	Approximate Time
1. Adoption of Agenda	5 minutes
2. Adoption of May 17, 2017 Minutes.....	5 minutes
2. Survey and Community Feedback.....	15 minutes
3. Development Plan Circulation Comments	45 minutes
• Provincial commenting agencies (focus on transportation and drainage)	
4. Terms of Annexation Agreement.....	15 minutes
• Compensation to the RM for lost tax revenue	
• Other	
5. Next Steps.....	15 minutes
• Process Update	
• Future meetings	

Agenda

Date & Time: September 19, 2017

Location: 410 9th Street

Purpose of the Meeting: Drainage Plan Update & Terms of Annexation Discussion

Invited: Intermunicipal Committee Members

Item	Approximate Time
1. Adoption of Agenda	5 minutes
2. Adoption of July 19, 2017 Minutes.....	5 minutes
3. Drainage Study Update.....	45 minutes
• Manitoba Drainage and Licensing and City Drainage Requirements	
• Updated Drainage Study	
4. Terms of Annexation.....	1 hour
• Tax rate of property following annexation	
• Compensation to RM of Cornwallis for lost tax revenue	
5. Next Steps.....	15 minutes
• Process Update	

Agenda


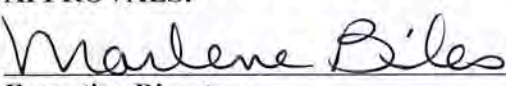
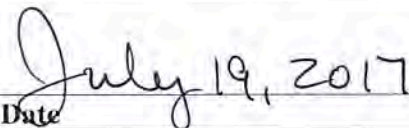
Date & Time: October 16, 2017

Location: 410 9th Street

Purpose of the Meeting: Final Discussion on Terms of Annexation

Invited: Intermunicipal Committee Members

Item	Approximate Time
1. Adoption of Agenda	5 minutes
2. Adoption of July 19, 2017 Minutes.....	5 minutes
3. Updates on provincial correspondence.....	15 minutes
• Manitoba Infrastructure	
• Manitoba Sustainable Development	
4. Terms of Annexation.....	1.5 hours
• Infrastructure Impacts	
5. Next Steps.....	5 minutes
• Process Update	

INTER MUNICIPAL COMMITTEE DISCUSSIONS ANNEXATION PRINCIPLES		 Brandon Area Planning District
PRESENTER: Donna Anderson		
TITLE: Recording Secretary	COMMITTEE MEETING DATE: May 17, 2017	
CLEARANCES:	ATTACHMENTS: Report (2 pages)	
APPROVALS: <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  Executive Director </div> <div style="text-align: center;">  Date </div> </div>		

SUMMARY OF DISCUSSION:

Present: Rick Chrest, Heather Dalglish, Jeff Fawcett, Ryan Nickel, Jacqueline East, Dean Hammond, Rod Sage, Barry Cullen, Donna Anderson, Emil Egert, Bob Brown

Ms. Dalglish called the meeting to order at 2:05 pm.

The agenda was adopted as presented.

Donna Anderson was appointed as recording secretary for the meeting.

Mr. Nickel provided an update on this process. It is estimated that there is a four month time frame for this process in the proposal. The committee discussed that if issues were identified that require more meetings they could be scheduled at the call of the chair.

Annexation Proposal

Mr. Nickel presented a re-cap of the principals of annexation. A public open house has been scheduled for May 30, 2017. Cornwallis to share this information with its residents. Mr. Brown indicated he had received notification as a land owner in the area.

The committee discussed the process and that it was expected that the Annexation proposal was to run concurrently with the Development Plan Amendment for this location. To date the developer has not submitted the application. When it is received, BAPD will request the Provincial Planning Department to facilitate the circulation for comments.

The committee discussed the possibility that the public may be interested in information at the open house which is may only be available thru the development plan amendment process. It is expected that representatives of VBJ will be in attendance at the open house to answer questions.

The committee discussed the possibility of initiating the development plan amendment to ensure that they run concurrently.

There needs to be an assurance to Cornwallis residents of what the bigger picture may be.

Communication

The next steps were discussed. Again it is a proposed four months' time frame for this process. Following the open house on May 30th, there will be a survey available on the City's website as well as a follow-up open house in July. The committee discussed having a meeting at the end of June to review information following the open house and survey results.

The committee also discussed the meeting minutes. The minutes will remain public to ensure transparency, however, items like negotiations and financial information may be discussed in camera. The possibility of BAPD posting the minutes on their website was also discussed.


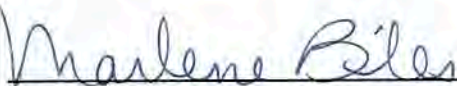

Future Discussions

The committee discussed taxations rates for the landowner. Compensation to Cornwallis on lost taxation revenue was briefly discussed. The committee also wondered if the change in land use may affect adjacent land owner's assessment. These items will be discussed further at the next meeting.

City planning will follow up with the developer regarding the Development Plan Amendment.

A copy of the minutes will be sent to the BAPD Executive Director and well as ensuring that the executive director be involved in future meetings.

Adjournment 3:18pm

INTER MUNICIPAL COMMITTEE DISCUSSIONS ANNEXATION PRINCIPLES Annexation Committee Meeting #3		
PRESENTER: Marlene Biles	City Hall – Councillors Meeting Room	
TITLE: Recording Secretary	COMMITTEE MEETING DATE: July 19, 2017	
CLEARANCES:	ATTACHMENTS: Report (2 pages)	
APPROVALS: <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  Executive Director </div> <div style="text-align: center;">  Date </div> </div>		

PRESENT:

BAPD Directors: Rick Chrest, Heather Dalglish, Jeff Fawcett, Barry Cullen, Bob Brown, Emil Egert

BAPD and Brandon Staff: Marlene Biles, Jacqueline East, Ryan Nickel, Erin Meagher, Angie Veilleux, Dean Hammond

RM of Cornwallis Staff: Shelley Livingstone, Bev Storzinski

Jeff Fawcett chaired the meeting.

Meeting was called to order at 3:00 p.m.

Adoption of the Agenda

Moved/Heather Dalglish

Seconded/Bob Brown

The agenda was adopted as presented.

Minutes of May 17, 2017

Moved/Barry Cullen

Seconded/Emil Egert

The minutes of May 17, 2017 Annexation Committee Meeting were adopted as presented.

Ryan Nickel presented a power point overview of the first public open house that was held on May 30, 2017 and also presented a summary of comments and concerns that were expressed through the on-line survey. The two main concerns received from the public were to do with drainage and transportation.

A copy of the Provincial comments related to the Development Plan amendment was circulated and reviewed with the board members. Ryan will provide a synopsis of the provincial comments to the Board.

All comments from the provincial departments were generally anticipated and consistent with most development plan amendments. Manitoba Infrastructure and Water Stewardship follow-ups will be done by Ryan and reported back to the Board as updates are obtained.

Another open house/public consultation is scheduled for August 9th. WSP Consultant, Ian McKinnon will be in attendance. The first public meeting was more of an information meeting. The second meeting will be more detailed and focus on drainage and transportation issues/concerns.

BAPD cannot promote anything other than regulatory requirements. The developer will need to work this out with the engineer to accommodate the water issues. This is a design detail and it will be addressed in the study – both ground water and surface water will need to be identified in the drainage study.

The committee discussed the BAPDs drainage committee's "climate change mitigation" proposal and the next steps they are implementing. The drainage plan could be identified as being necessary to the development plan amendment process.

Ryan provided a slide showing the future timelines:



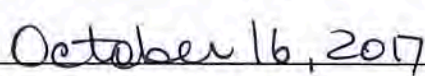
Open House on August 9, BAPD 5:00 – 7:00 p.m. (will be posted on website)

ICM meeting to be set at a later date.

September – City would submit annexation application to the Municipal Board

The committee discussed taxation issues and various methods that this could be dealt with through service sharing.

Meeting concluded at 4:45 p.m.

INTER MUNICIPAL COMMITTEE DISCUSSIONS ANNEXATION PRINCIPLES Annexation Committee Meeting Notes - #4		
PRESENTER: Marlene Biles	City Hall – Councillors’ Meeting Room	
TITLE: Executive Director	COMMITTEE MEETING DATE: September 19, 2017	
CLEARANCES:	ATTACHMENTS: Report (2 pages)	
APPROVALS: <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Executive Director </div> <div style="text-align: center;">  Date </div> </div>		

PRESENT:

BAPD Directors: Rick Chrest, Heather Dalglish, Jeff Fawcett, Bob Brown

BAPD and Brandon Staff: Marlene Biles, Jacqueline East, Ryan Nickel, Angie Veilleux, Rod Sage, Patrick Pulak

RM of Cornwallis Staff: Donna Anderson

Others in Attendance: Steve McMillan, VBJ Developments; Jack Jacobson, VBJ Developments; Neil Zulluski, Assiniboine Hills Conservation; Mark Lee, Manitoba Sustainable Development; Ian McKinnon, VBJ engineer; Geoff Reimer, RM of Cornwallis consultant; Perry Stonehouse, Manitoba Water Stewardship

Jeff Fawcett chaired the meeting.

Meeting commenced at 10:30 a.m.

Impacted landowners downstream may need to sign-off on the drainage plan but if the design is sound there should be no impacts. It is possible that only some farmland could be impacted so sign-off may only be required from these landowners. Local land use may be the determining factor.

On-site vegetation was discussed and it was agreed that it will need to be maintained. This particular area is an existing wetland which treats runoff – this will continue. In some other developments vegetation swales have been used to control contamination and treat runoff.

The project engineer indicated that after their assessment, the existing overland flow from the wetland to the coulee occurs at an elevation of 395.5. Any discharges from the site would be controlled at a 1:5 year rate which equals 1 to 1.5 cfs (a relatively minor discharge). At the Gun Club coulee, with a 1 – 1.5 cfs, there would not be a detrimental amount increase other than the water may run for a longer period

of time but would not be overly significant. The retention pond is to mitigate the runoff as close to pre-development as possible so that there should be no impact.

There was a question as to whether or not we understand the drainage corridor and was the flow through it providing the model. Mark Lee indicated that the study will verify the flow as well as using information from the Dept. of Highways that they used to determine culverts sizes, etc. and LIDAR surveys showing a substantial amount of water through the wetland to the coulee in 2011. The study will show the flow through the coulee and whether or not there will need to be any enhancements made. Mark will find this information and provide it.

There currently has been no method put in place in the coulee to divert the flow and/or reduce the flows into it. When an area is urbanized storage needs to be used to mitigate the flow and the studies will provide the information to manage the system so that it will emulate natural flow amounts.



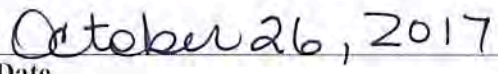
Next Steps:

An updated drainage study will be provided to the City and then submitted to the Province. Another meeting will be set for October.

Terms of Annexation:

The committee discussed the memo that was circulated by Mayor Rick Chrest in regards to terms of annexation. Concerns were discussed regarding potential future impact on municipal infrastructure and it was decided that the terms of annexation would be amended by inserting an additional paragraph to address these concerns. These will be reviewed at a later date.

Meeting concluded at 1:15 p.m.

INTER MUNICIPAL COMMITTEE DISCUSSIONS ANNEXATION PRINCIPLES		 Brandon Area Planning District
PRESENTER: Donna Anderson		
TITLE: Recording Secretary	COMMITTEE MEETING DATE: October 16, 2017	
CLEARANCES:	ATTACHMENTS: Report (2 pages)	
APPROVALS:		
 Executive Director		 Date

SUMMARY OF DISCUSSION:

Present:

City – Jeff Fawcett, Barry Cullen, Rick Chrest
 City Admin – Ryan Nickel, Jackie East
 Cornwallis – Heather Dalglish, Emil Egert, Bob Brown
 Cornwallis Admin – Donna Anderson (recording secretary)

Jeff Fawcett chaired the meeting.

Meeting commenced at 2:00 pm.

1. Adoption of Agenda

Cullen/Brown – Approved the agenda Carried

2. Adoption of September 19, 2017 Minutes

Cullen/Egert – Approved the September 19th minutes with the addition that the minutes from the July 19th meeting had been adopted. Carried

3. Updates on Provincial Correspondence

Manitoba Infrastructure updated their response dated September 18, 2017. Access to the south of the wetland is an issue and they have included this as a condition. There are 5 conditions listed in their response.

The committee discussed the traffic impact study which will be required as per the conditions.

A discussion on the drainage issues discussed at the last meeting.

Manitoba Sustainable Development – The drainage study needs to be completed to get to sustainable development to determine who would need to sign off.

4. Terms of Annexation

Ryan reviewed the terms as presented at the September 19th meeting.

Cornwallis brought forward infrastructure impact concerns.

Ryan presented the updates as per the memo dated October 16, 2017.

The committee discussed the update and the proposed wording to ensure that Cornwallis is accepting.

Appendix A.3 - Intermunicipal Committee Minutes

It was agreed that the word endeavor would be removed.

Cornwallis will continue to review and bring forward any wording changes.

City Council will present at the next regular meeting of Cornwallis on November 21, 2017.

There was agreement "in principle" on the terms of annexation.

The wording of the terms will be finalized during the next phase of the process and be included in an agreement between the RM and the City.

5. Next Steps

The committee discussed the following items:

- exchange of lots along 1st street;
- boundary road agreement;
- 1st Street & Patricia drainage; and
- the lagoon.

The consultation report will be taken to city council at either the first or second meeting in November.

City Council will then present to Cornwallis as a delegation.

Meeting adjourned at 3:16 pm. Brown/Dalgleish

MEMORANDUM

Date: August 18, 2017

From: Rick Chrest, Mayor of the City of Brandon

To: Heather Dalglish, Reeve of the Rural Municipality of Cornwallis

Cc: Emile Egert, Bob Brown, Donna Anderson, Barry Cullen, Jeff Fawcett, Rod Sage, Jacquie East, Dean Hammond, Angie Veilleux

Re: **Terms of Annexation for Discussion at September 8, 2017 Intermunicipal Committee meeting Proposal for Annexation by The City of Brandon to annex lands from the Rural Municipality of Cornwallis**

To Reeve Heather Dalglish

The following memo includes proposed terms of annexation from the City of Brandon (the City) to the Rural Municipality of Cornwallis (the RM) for discussion at the September 8th, 2017 Intermunicipal Committee meeting. The terms proposed in this notice expand upon the terms in the annexation proposal submitted by the City to The Manitoba Municipal Board on April 18th, 2017. The intent (as stated in the proposal) is for the intermunicipal committee to agree on the terms of annexation prior to the submission of the consultation report to The Manitoba Municipal Board.

Property Tax Rates

The subject site is valued at \$236,400 and classified as “farm property” by Manitoba Provincial Assessment (2016 Tax Year). The 2016 municipal property tax for the site was \$391.19. If the site were located in the City, the site’s municipal property taxes would have been \$974.33.

One property owner (who initiated the annexation request) owns the subject site. The City proposes that the City’s property tax rates will apply from the date of annexation. Once the site is developed (for commercial and residential purposes), the taxes will increase proportionally.

Compensation to the RM for lost tax Revenue

RM tax revenue will be reduced by \$391.19 a year (2016 rates). The ruling by the Manitoba Municipal Board with respect to the 2011 annexation prescribed a five year phase out of the taxes to the RM. It is proposed that the Municipal Board's formula be considered the appropriate principle in future annexations whether they be large or small. Therefore, the City proposes to compensate the RM for the loss in revenue over a five-year period beginning from the date of the annexation with the amount decreasing by 20 per cent every year over the course of five years.

The City understands the importance of the existing wetland as a natural asset and managing surface water runoff into the RM. The City is in the process of working with Manitoba Sustainable Development to have the developer update the conceptual drainage study to address all provincial requirements and standards. The intent is for engineering representatives from the developer, Manitoba Sustainable Development and the City to present and answer questions on the drainage study at the intermunicipal committee meeting on September 8, 2017. If satisfactory to the committee, the updated drainage study will be included in the final submission to the Municipal Board.

I look forward to our discussions and moving this process forward,

Sincerely,

Rick Chrest
Mayor, City of Brandon

MEMORANDUM

Date: October 16, 2017

From: Rick Chrest, Mayor of the City of Brandon

To: Heather Dalglish, Reeve of the Rural Municipality of Cornwallis

Cc: Emile Egert, Bob Brown, Donna Anderson, Barry Cullen, Jeff Fawcett, Rod Sage, Jacquie East, Dean Hammond, Angie Veilleux

Re: **Terms of Annexation for Discussion at October 16, 2017 Intermunicipal Committee meeting Proposal for Annexation by The City of Brandon to annex lands from the Rural Municipality of Cornwallis**

To Reeve Heather Dalglish

The following memo includes proposed final terms of annexation from the City of Brandon (the City) to the Rural Municipality of Cornwallis (the RM) for discussion at the October 16th, 2017 Intermunicipal Committee meeting. This memo updates the previous memo dated August 18th, 2017 and includes terms to address off-site infrastructure impacts to the RM.

Infrastructure Impacts

All off-site improvements to municipal infrastructure (water, sewer, drainage, transportation) resulting from development on the site will be determined by technical studies (traffic impact analysis, site servicing analysis) prior to the property being zoned/and or subdivided. All costs associated with the off-site improvements (design and/or construction) identified in the technical studies will be borne by the Developer or the City.

The City has a history of working with the adjacent RM's to address infrastructure needs of joint interest. The City will endeavor to continue this relationship and have an open dialogue with the RM regarding any adverse impacts from the development on municipal infrastructure.

Property Tax Rates

The subject site is valued at \$236,400 and classified as "farm property" by Manitoba Provincial Assessment (2016 Tax Year). The 2016 municipal property tax for the site was \$391.19. If the site were located in the City, the site's municipal property taxes would have

been \$974.33.

One property owner (who initiated the annexation request) owns the subject site. The City proposes that the City's property tax rates will apply from the date of annexation. Once the site is developed (for commercial and residential purposes), the taxes will increase proportionally.

Compensation to the RM for lost tax Revenue

RM tax revenue will be reduced by \$391.19 a year (2016 rates). The ruling by the Manitoba Municipal Board with respect to the 2011 annexation prescribed a five year phase out of the taxes to the RM. It is proposed that the Municipal Board's formula be considered the appropriate principle in future annexations whether they be large or small. Therefore, the City proposes to compensate the RM for the loss in revenue over a five-year period beginning from the date of the annexation with the amount decreasing by 20 per cent every year over the course of five years.

The City understands the importance of the existing wetland as a natural asset and managing surface water runoff into the RM. The updated drainage study presented at the intermunicipal committee meeting on September 8, 2017 addressing on-site storage and outflow impacts will be included in a revised annexation proposal submission to the Municipal Board.

The City and the RM have worked collaboratively throughout the annexation process to address issues and concerns. The City intends to continue this relationship with the RM as we move forward through the annexation process.

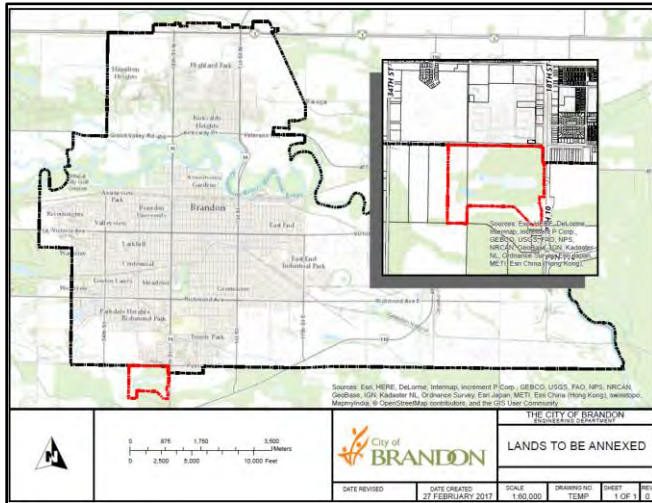
I look forward to our final dialogue on the terms of annexation and moving this process forward.

Sincerely,

Rick Chrest
Mayor, City of Brandon

Appendix B – Public Event #1

South Brandon Annexation



The City of Brandon has initiated a proposal to expand the City boundaries (annexation) to include a 69-hectare (170 acre) site currently located to the south of the City in the Rural Municipality of Cornwallis (red area on map). The intent of the annexation is to provide additional lands for regional retail and residential development in the City of Brandon.

As you are a neighbouring property owner, I am sure you have many questions or comments on how the annexation proposal will affect you and your property. The City would like the opportunity to meet with you and receive any feedback you have on the annexation request.

It is important that the City understand all factors when making an annexation proposal; and your feedback is important to us!

If you are interested in meeting in person or by phone, please contact me at 204-729-2124 or r.nickel@brandon.ca.

Sincerely,

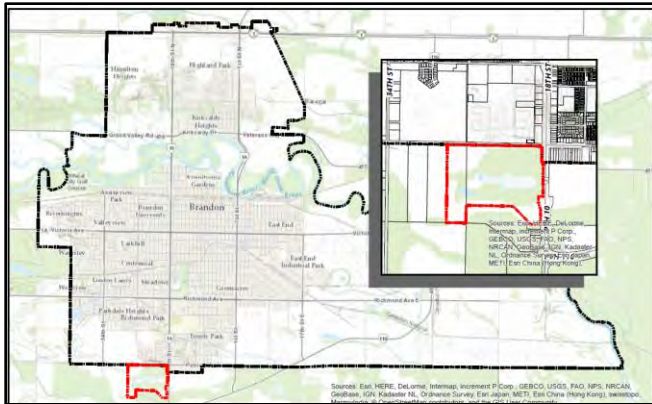


Ryan Nickel, RPP
Chief Planner, City of Brandon

Additional information on the annexation is available on our website at www.brandon.ca/annexation.



South Brandon Annexation: Growing the City to the South Public Open House—Tuesday, May 30, 2017



The City of Brandon has initiated a proposal to expand the City boundaries (annexation) to include a 69-hectare (170 acre) site currently located to the south of the City in the Rural Municipality of Cornwallis (red area on map). The intent of the annexation is to provide additional lands for regional retail and residential development in the City of Brandon.

An annexation affects residents in both the RM of Cornwallis and the City of Brandon. Come have your say on how the City and region is growing.

Time: 5:00 – 7:00 p.m.
Presentation: 5:15 – 5:30 p.m.
Date: Tuesday, May 30, 2017
Location: Brandon Design Studio, 638 Princess Avenue
****Refreshments to be served**



Please download your copy of the proposal at www.brandon.ca/annexation.



CITY OF BRANDON MEDIA RELEASE

May 19th, 2017 – FOR IMMEDIATE RELEASE

‘Growing Brandon To The South’ Focus of May 30th Public Open House

Brandon, MB – The City of Brandon Development Services Division invites all members of the public to attend an open house on Tuesday, May 30th and participate in the important conversation of growing the community to the south.

At the request of a landowner, the City of Brandon has recently initiated a proposal to bring a 170 acre parcel of land located within the RM of Cornwallis into Brandon’s boundaries. This proposed annexation has been deemed necessary to provide land for regional retail development to serve the growing residential area in the community’s south end. The land in question is also an important piece of property in relation to the City of Brandon’s storm water management network.

In order to seek broad feedback from the community on the proposal, a public open house will be held on **Tuesday, May 30th, from 5 p.m. to 7 p.m. within the Brandon Design Studio space of the City of Brandon Cultural Resource Centre at the A.R. McDiarmid Civic Complex, 638 Princess Avenue.**

“South Brandon is the City’s fastest growing residential area with a need for new services and amenities,” notes City of Brandon Chief Planner Ryan Nickel. “In this growth process, we want to work cooperatively with the RM of Cornwallis, adjacent property owners, and the overall communities of both municipalities to ensure any boundary expansion has a positive impact.”

Nickel notes that additional opportunities for feedback will be available through the summer, with the intent to present a final report to Brandon City Council for consideration in the fall of 2017 and subsequent approval from the Manitoba Municipal Board.

The full annexation proposal can be downloaded by visiting www.brandon.ca/annexation.

-30-

For more information, contact:

Ryan Nickel
Chief Planner
City of Brandon
204-729-2124
r.nickel@brandon.ca



Brandon South Annexation—Open House

May 30, 2017

NAME	ORGANIZATION/AFFILIATION	TELEPHONE	EMAIL	ADD TO SUBSCRIPTION
John Balushak		204 728 2345	none	<input type="checkbox"/> Yes <input type="checkbox"/> No
BARRY BANMAN	land owner	204 579-6464	bobbanman@gmail.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
BILL COURTICE		204-765-6433		<input type="checkbox"/> Yes <input type="checkbox"/> No
Gay Courtice	Bdn	204-727-5314		<input type="checkbox"/> Yes <input type="checkbox"/> No
Belle Bergman		204 721 8295		<input type="checkbox"/> Yes <input type="checkbox"/> No
Devin Dahl	Prince MB			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Frank & Emily Brunk	BRAND	725 2067		<input type="checkbox"/> Yes <input type="checkbox"/> No
Steve McIntosh	UBS	204 761 0904	STEVE@UBSDEVELOPMENTS.COM	<input type="checkbox"/> Yes <input type="checkbox"/> No
Kirby Baumung	Land Owner.	724-5412	lyons.trans@mymts.net	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sam van Huizen		720-4785	S.vanhuiizen@brandon.ca	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Stephen Montague		724 3494	montague@mymts.net	<input type="checkbox"/> Yes <input type="checkbox"/> No
DEKE BALEY	ALTUS Group	729-0144	deke.bailey@altusgroup.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gene Miller	LAND OWNER	728 8261		<input type="checkbox"/> Yes <input type="checkbox"/> No
Connie MILLER				<input type="checkbox"/> Yes <input type="checkbox"/> No
Cher Kirby	Southwest Post			<input type="checkbox"/> Yes <input type="checkbox"/> No



Brandon South Annexation—Open House

May 30, 2017

NAME	ORGANIZATION/AFFILIATION	TELEPHONE	EMAIL	ADD TO SUBSCRIPTION
RON BROWN	Councillor	720 1424	ron.brown@brandon.ca	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Barry Cooper				<input type="checkbox"/> Yes <input type="checkbox"/> No
Rick Chrest	Mayor			<input type="checkbox"/> Yes <input type="checkbox"/> No
Itus Lee		730-1090		<input type="checkbox"/> Yes <input type="checkbox"/> No
Heather Dalglish	Reeve	204-724-4032		<input type="checkbox"/> Yes <input type="checkbox"/> No
Trudy H.		204-726-0590	trudy.henstad@mycitybrandon.ca	<input type="checkbox"/> Yes <input type="checkbox"/> No
Valerie Bateman		204-730-0046		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Jared Jackson	J/6 group	204 761 0028		<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

Proposal for Annexation

For lands South of Brandon in RM of Cornwallis

Public Open House – May 30, 2016



What is Annexation?

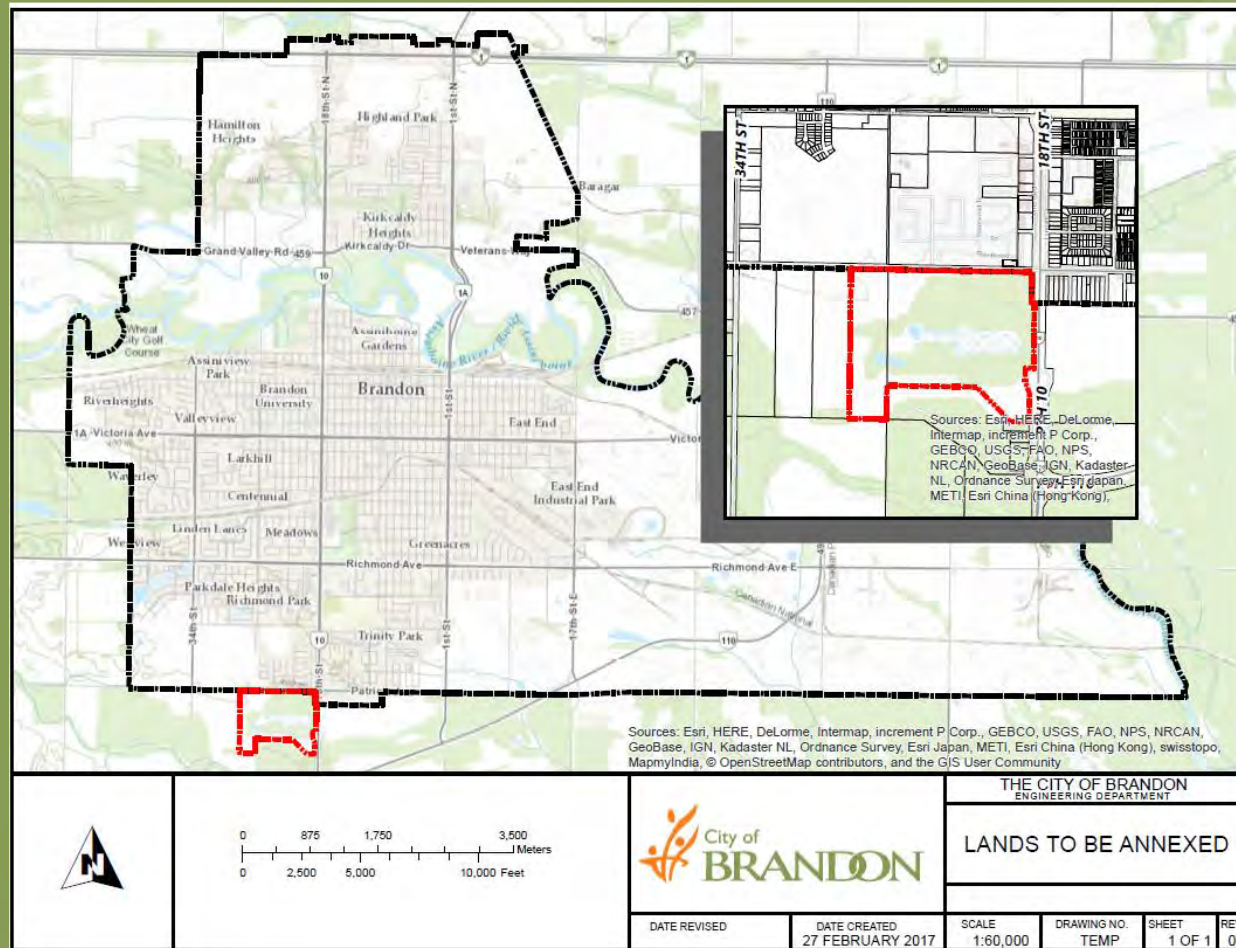
Annexation is a process to change the boundaries between one or more municipalities. The primary reason for annexation is to allow a municipality to expand its boundary and acquire more land to accommodate future growth.

Who initiated the annexation?

On April 18, the Council of the City of Brandon passed the following resolution to submit an annexation application to The Municipal Board:

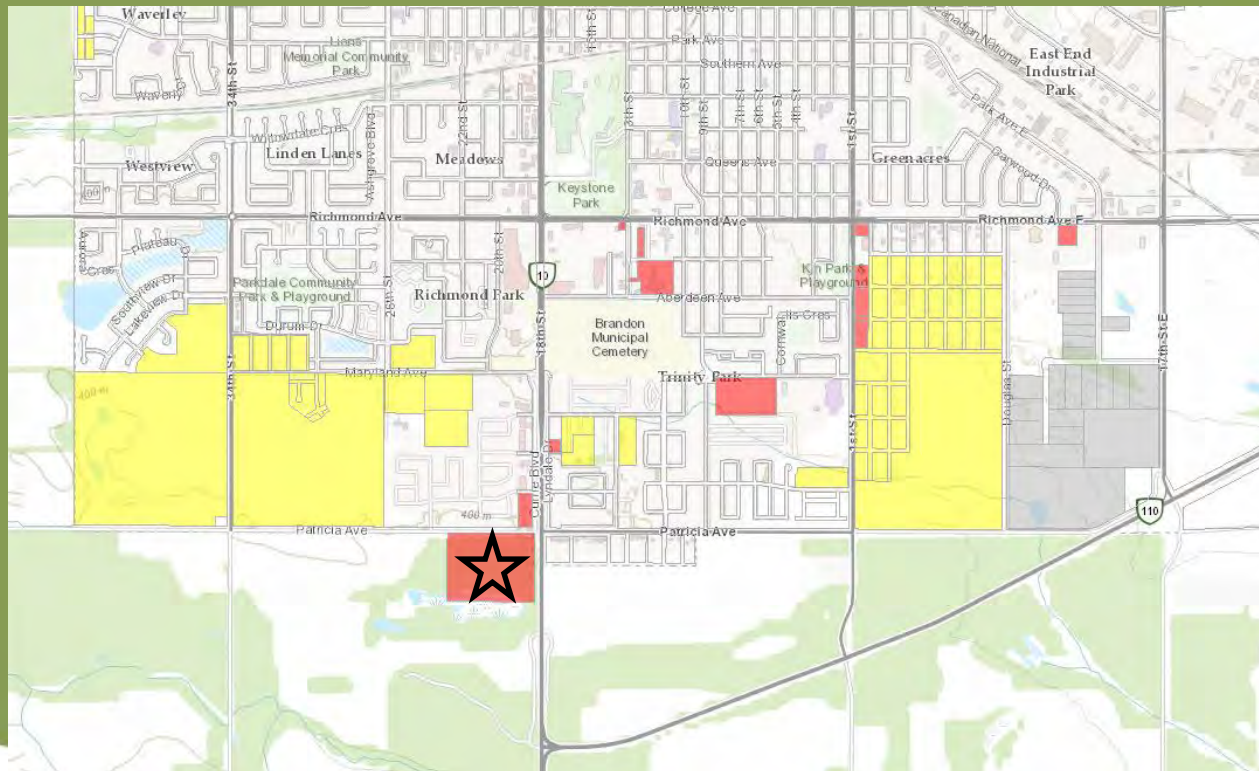
“That the proposal to annex lands from the Rural Municipality of Cornwallis attached to the report of the Chief Planner as “Attachment A”, be submitted to The Municipal Board and that Administration initiate consultations in accordance with Section 71(1) of The Municipal Act.”

Location



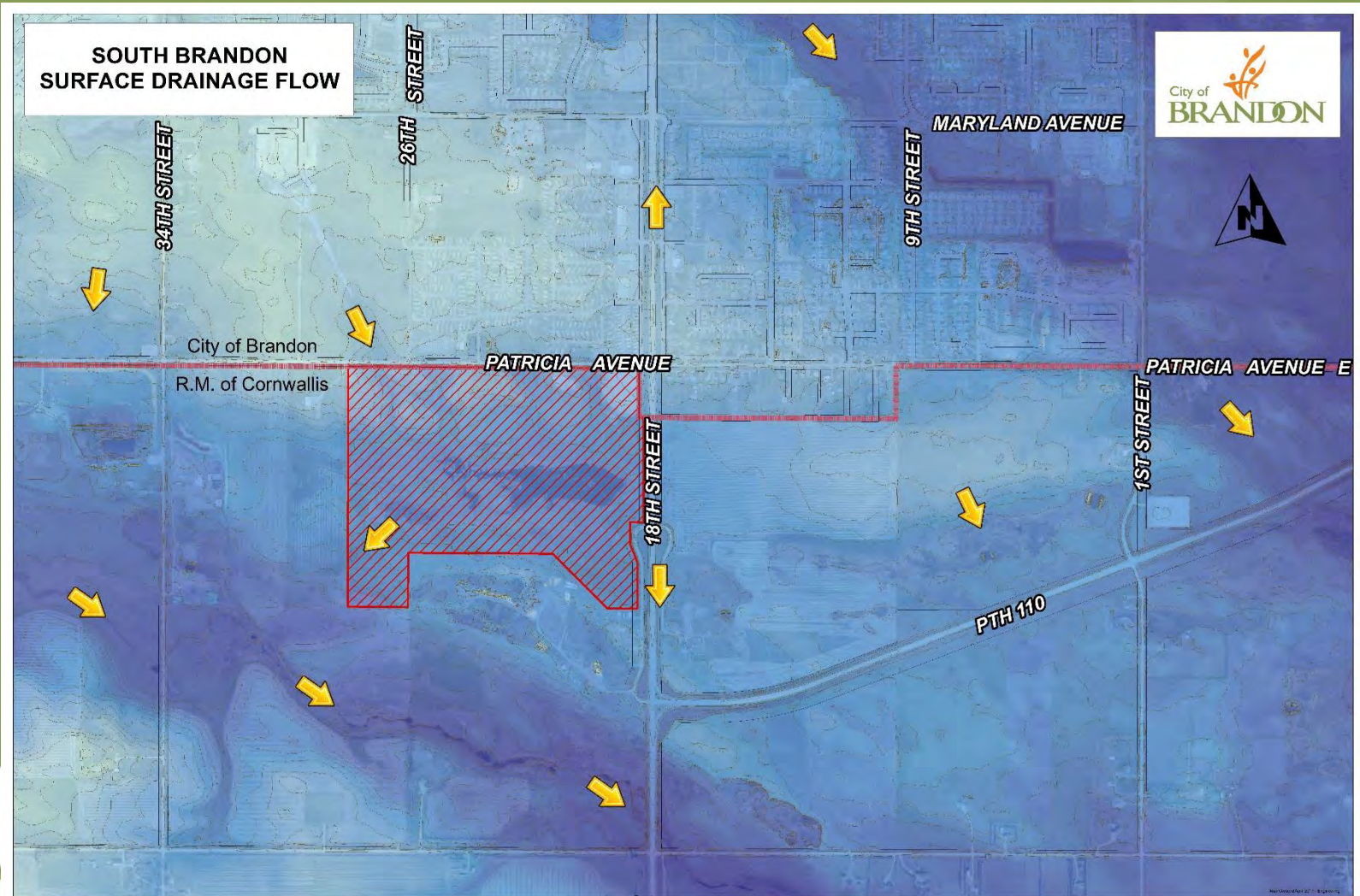
Reasons for Annexation

- The City of Brandon has no undeveloped commercial land available for regional retail development to service the south growth area
- <http://bdnmb.maps.arcgis.com/apps/webappviewer/index.html?id=5b4949cf81644c60acf14d1a0df30ee9>

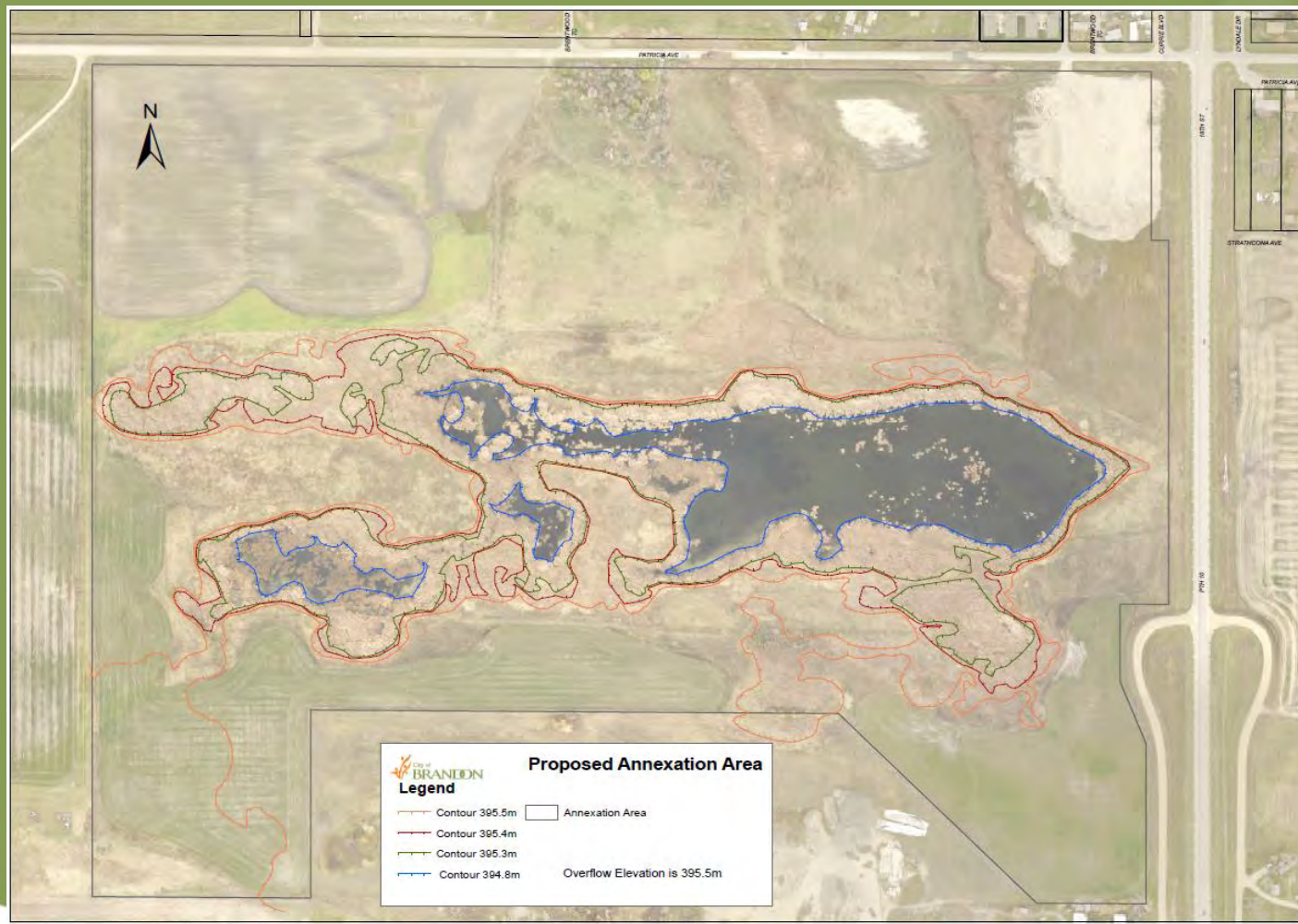


Reasons for Annexation

- The large wetland area on the site is an essential part of the City's storm water management network



Existing Conditions



Development Concept

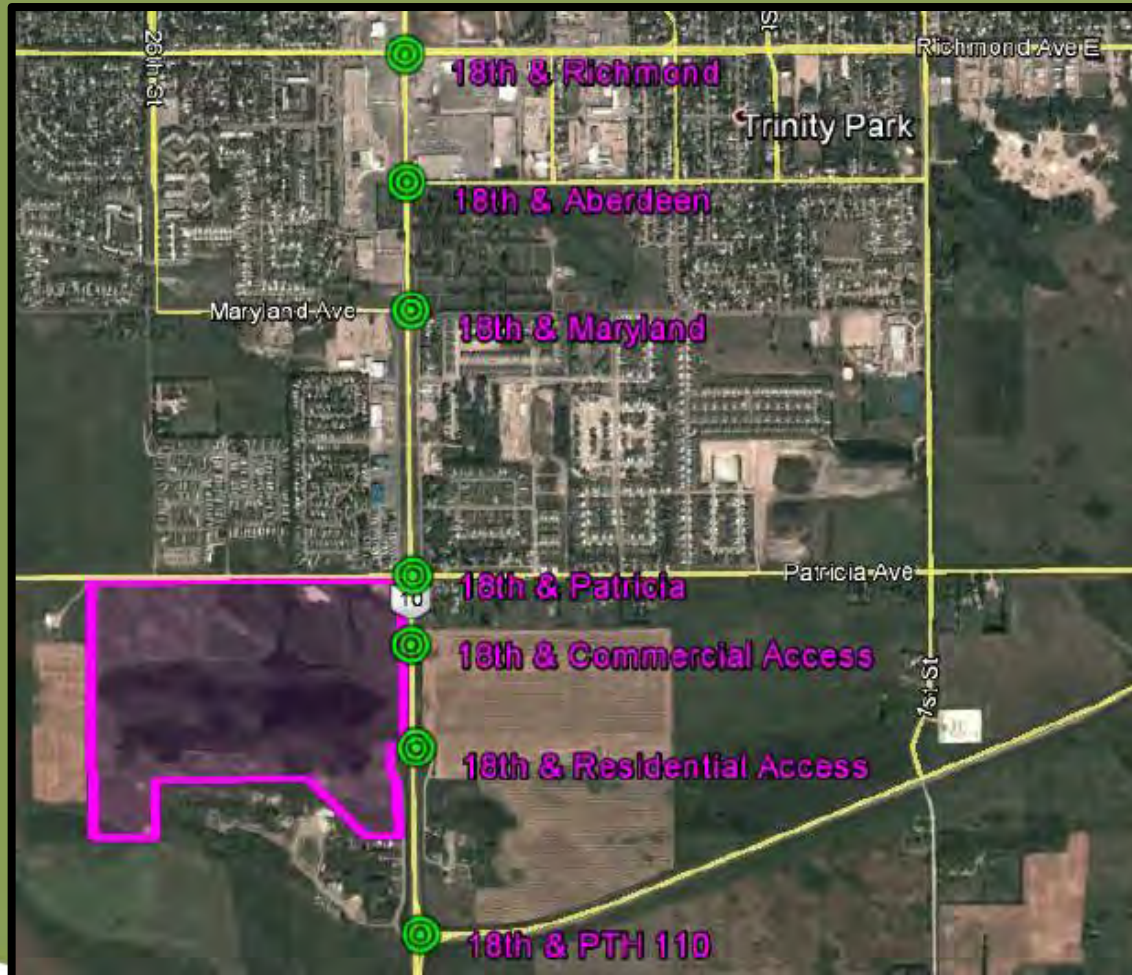




Drainage



Transportation

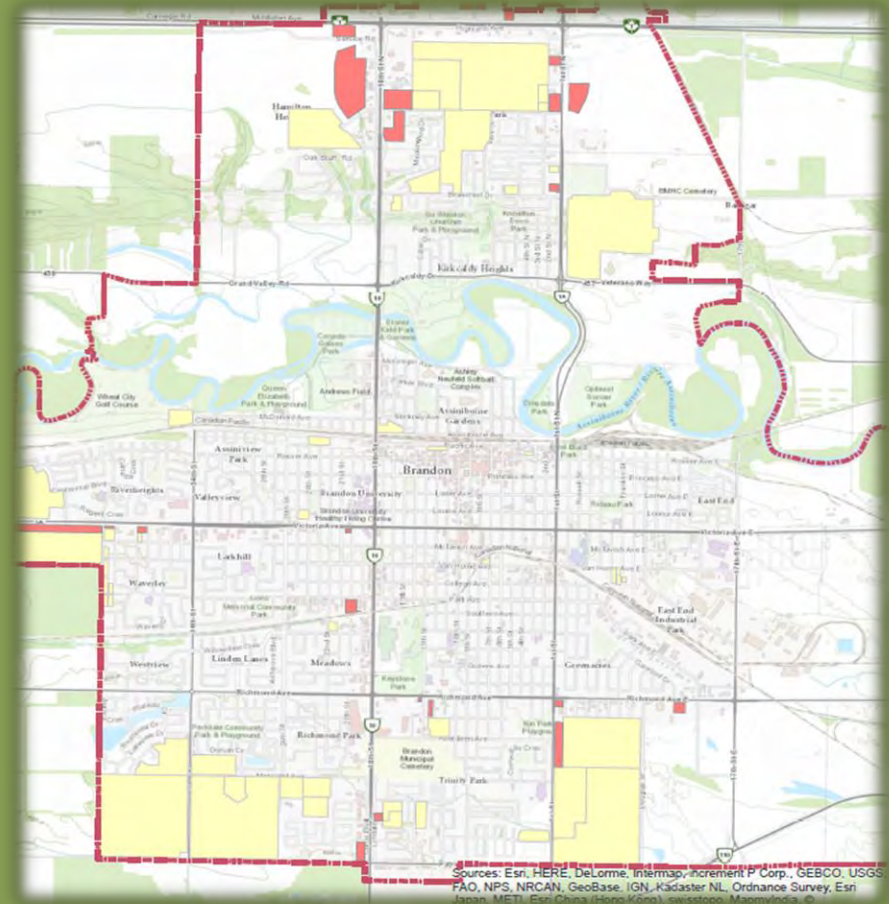


Transportation

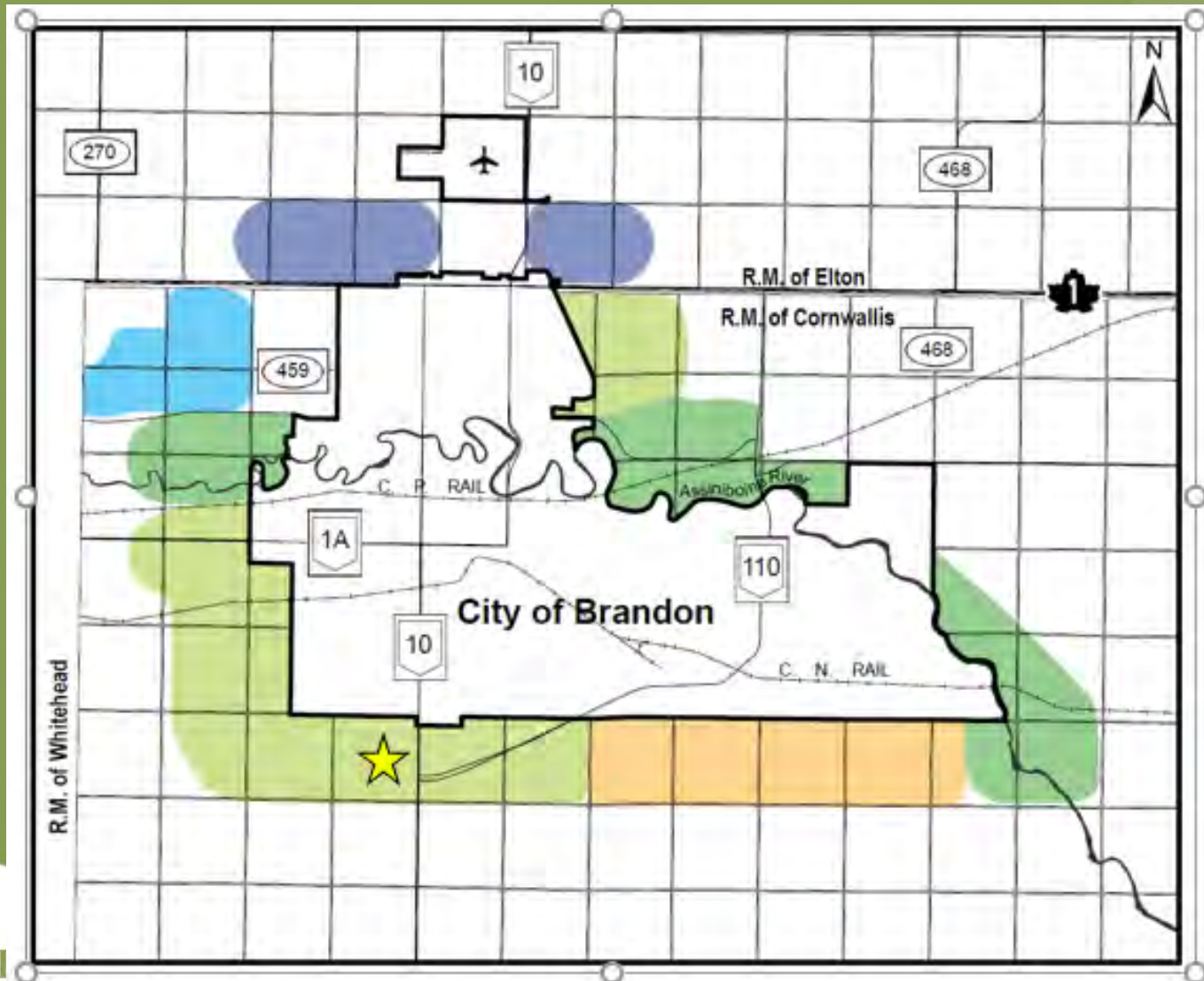


Land Supply and Demand

- Residential designated areas are projected to accommodate 30-35 years of residential growth
- Commercial designated areas are projected to accommodate 15-20 years of commercial growth
- During the past 5-10 years, the majority of new residential dwelling units (65% to 75%) have been constructed in the south growth area
- No commercial designated areas exist in the south growth area which can accommodate regional retail development

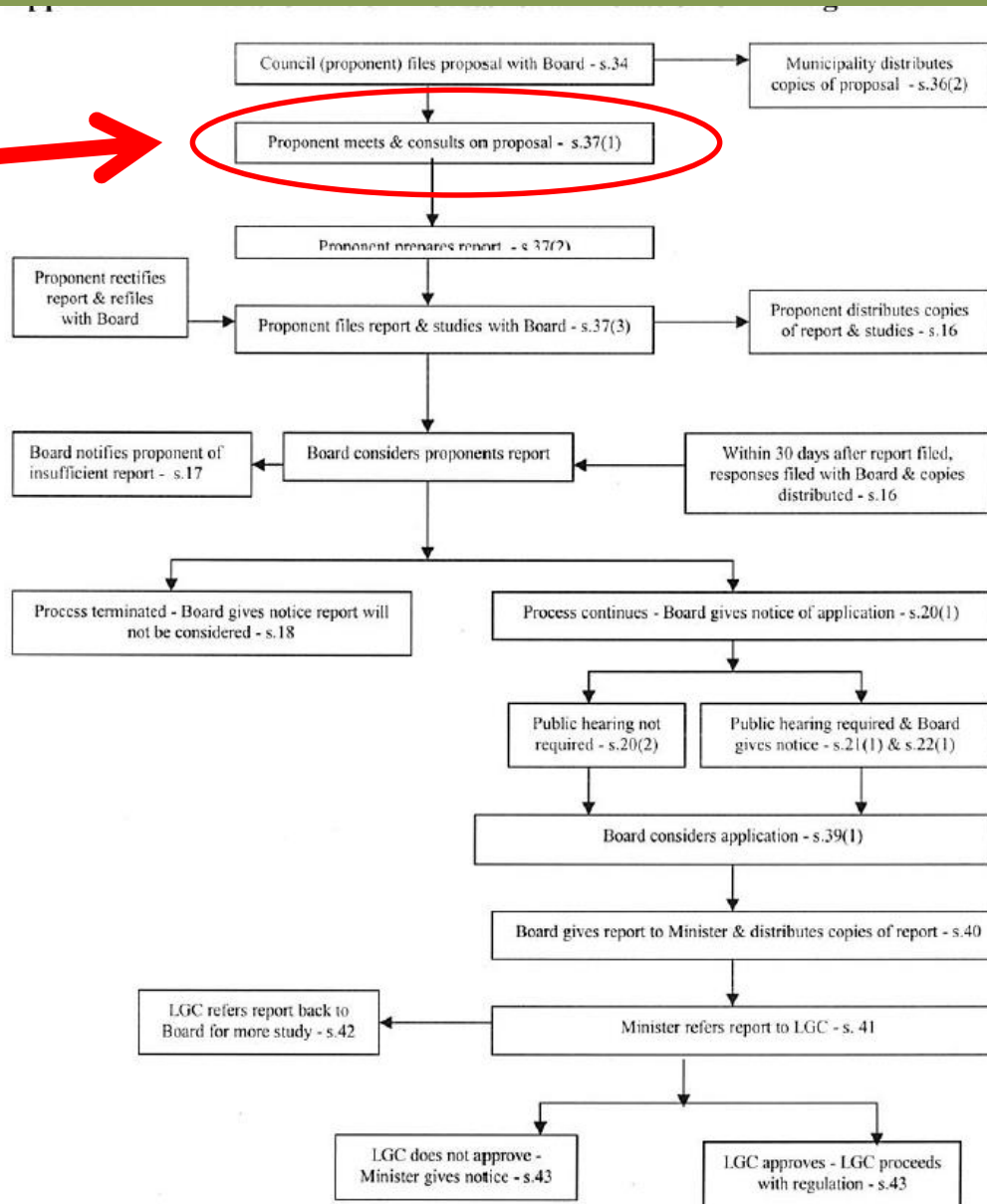


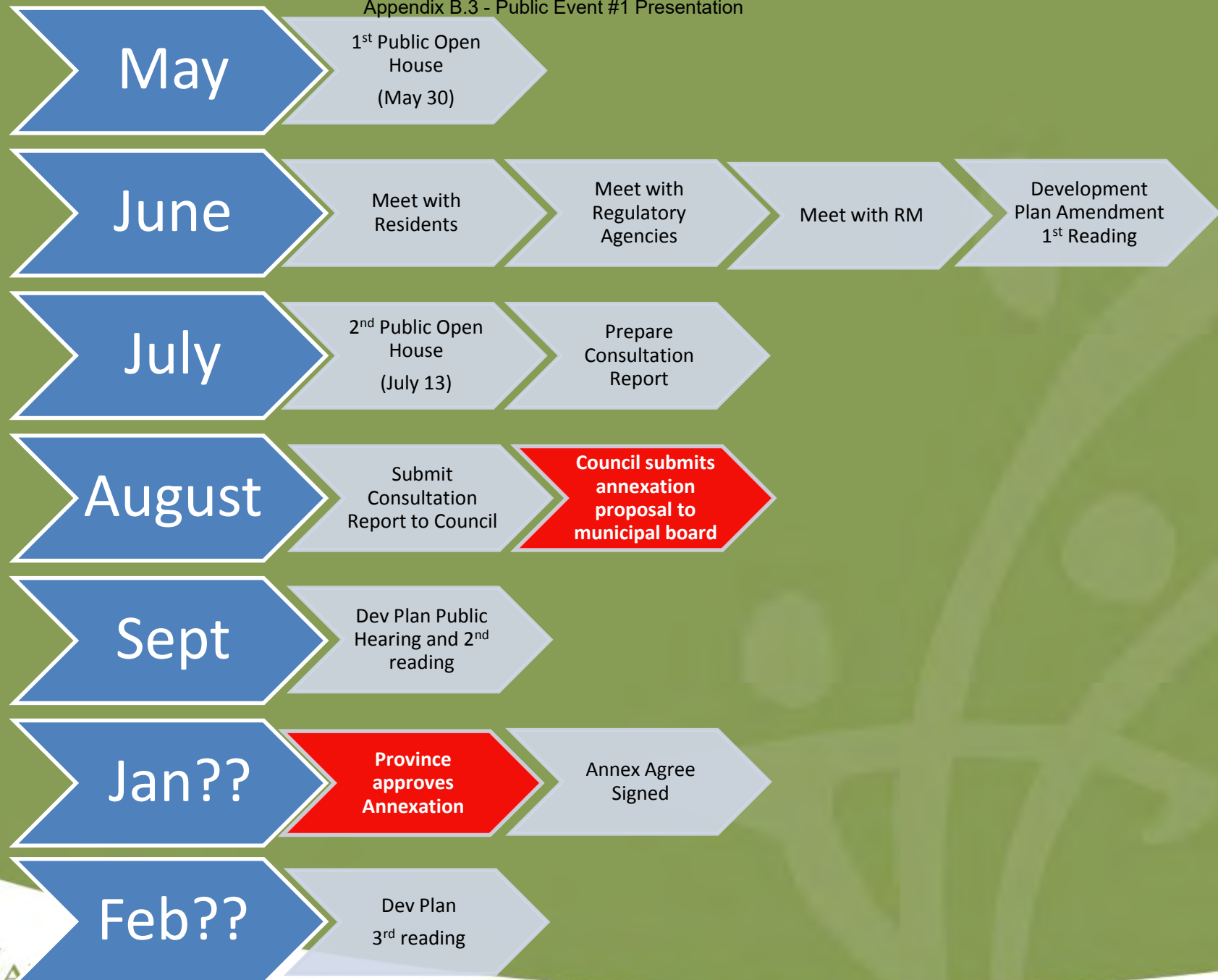
Planning Vision



Annexation Process

We are here





Questions?

DATE:

30-May-17

EVENT:

City of Brandon - Open House #1

QUESTIONS:

How will water be drained from the wetland? (e.g. ditch vs. pipe)

Where will the water from the wetland drain?

Will there be increased traffic on the existing PTH 10 service road between Patricia Ave. and PTH 110? Will it be

If there is commercial land available elsewhere in the City, why not have those lands developed first?

How will drainage from Bellafield affect the wetland? What is being done to ensure there are no detrimental effects to downstream property owners?

What do mean by regional retail?

Why not devleop comkmercial in the new south residential areas?

Can the wetland be modified or reduced?

How much will improvements to the wetland cost the City?

If the commercial development does not proceed, does that mean no new wastewater lift station and forcemain along Patricia Avenue will be built?

Will the forcemain be built beneath Patricia Avenue?

Will Patricia Avenue be improved at the same time as the construction of the forcemain?

What is the size of the pipe for the Patricia Avenue Forcemain?

How is stormwater being managed in the Bellafield Neighbourhood

How fast is the City Growing?

COMMENTS:

No confidence in City of Brandon managing storm water; examples include Crocus Plains area and 34th/Willowdale (that intersection took 8 years after Brookwood was first developed to be fixed)

34th Street and Patricia Avenue in no condition to handle more traffic; already seeing effects from Alternative Landscaping's vehicles based on 34th Street south of Patricia Avenue

Concern about increased traffic along 18th Street (PTH 10)

May be a costly venture for City to buy a swamp

High groundwater levels, property is not developable

Wet area is currently expanding to include property located to the west

Water Stewardship needs to attend further consultations to answer questions

Timing of construction for wastewater pipe should align with road construction

No market exists for regional retail development, brandon is not growing that fast

Landowner to the southwest is not in support of having an outflow on his property



FEEDBACK SURVEY

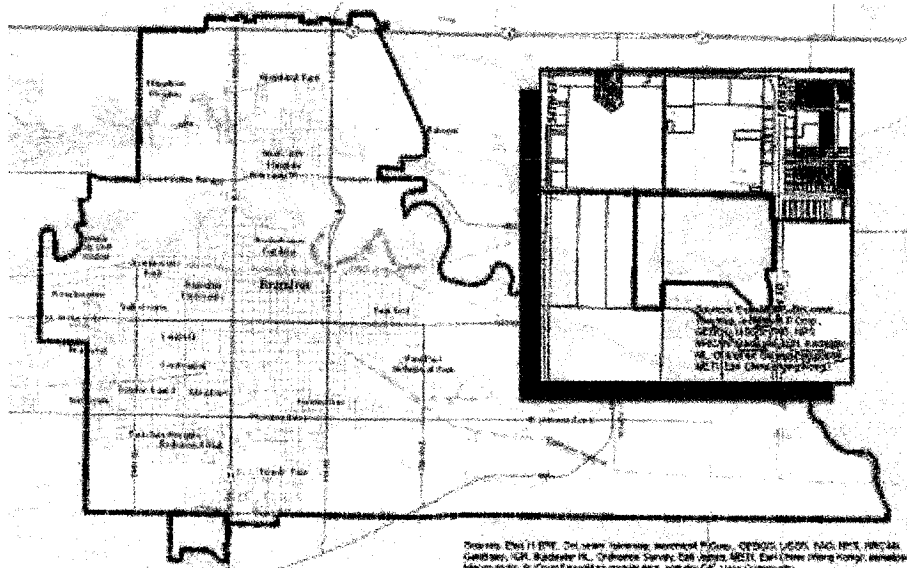
South Brandon Annexation

Your views and input are important to us.

Please take the time to share your ideas about how the City of Brandon should grow the City.

Annexation is a process to change the boundary between one or more municipalities. The primary reason for annexation is to allow a municipality to expand its boundary and acquire more land to accommodate future growth.

Annexation Proposal – The City of Brandon is proposing to annex a 69-hectare (170 acre) site currently located to the south of the City in the Rural Municipality of Cornwallis (red area on map). The intent of the annexation is to provide additional lands for regional retail and residential development.



1. Please check any that I apply to you:

- ☐ I am a resident of the Rural Municipality of Cornwallis
- ☐ I am a resident of the City of Brandon
- ☐ I am an owner of a surrounding property (within 500m of annexed site)
- ☐ I represent a local authority (e.g. health region, conservation district)



2. What type of impact do you think the annexation will have on the growth of the region?

☐ Positive Impact. Why?

☒ Negative Impact. Why?

Growth is not the issue the issue is the ground water and wetland to the south.

Enough commercial & residential land exists within

☒ Neutral Impact. Why?

the city limits.

3. If the impact of annexation is negative, do you have any suggestions to address your concerns?

4. What are the most important factors the City should be aware of during the annexation and development processes (check your top three)?

- ☒ The impact of development on roads and intersections
- ☒ The impact of development on overland drainage
- ☐ The impact of development on groundwater quality
- ☐ The impact of development on water and sewer services
- ☐ The demand for additional commercial land
- ☐ The demand for additional residential land
- ☒ Protection of the wetland
- ☐ Other, please list below.

5. Other comments:

I feel that there is plenty of land available within the city limits for commercial and residential growth. East of 1st St., West of 26th, north of Blaircrest.



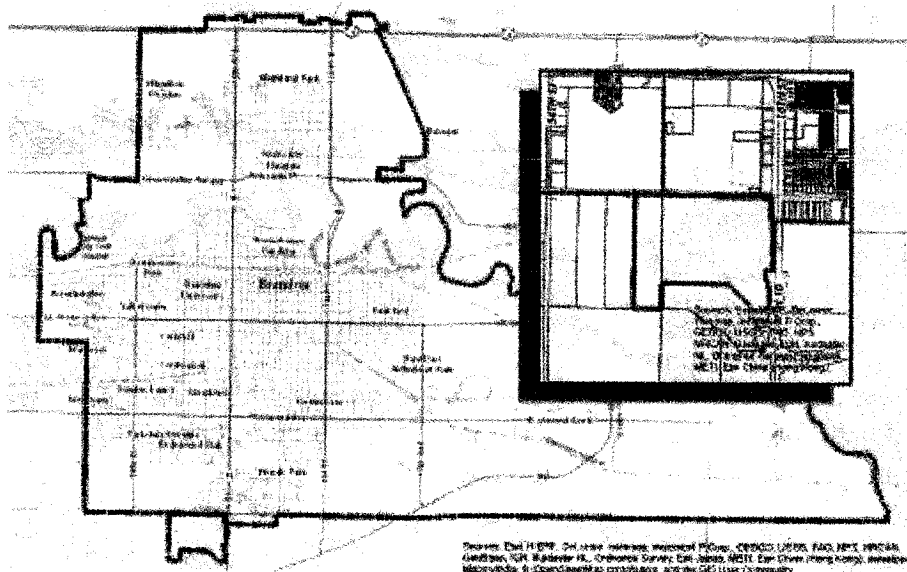
FEEDBACK SURVEY South Brandon Annexation

Your views and input are important to us.

Please take the time to share your ideas about how the City of Brandon should grow the City.

Annexation is a process to change the boundary between one or more municipalities. The primary reason for annexation is to allow a municipality to expand its boundary and acquire more land to accommodate future growth.

Annexation Proposal – The City of Brandon is proposing to annex a 69-hectare (170 acre) site currently located to the south of the City in the Rural Municipality of Cornwallis (red area on map). The intent of the annexation is to provide additional lands for regional retail and residential development.



1. Please check any that I apply to you:

- ☒ I am a resident of the Rural Municipality of Cornwallis
- ☐ I am a resident of the City of Brandon
- ☒ I am an owner of a surrounding property (within 500m of annexed site)
- ☐ I represent a local authority (e.g. health region, conservation district)



2. What type of impact do you think the annexation will have on the growth of the region?

☐ Positive Impact. Why?

☒ Negative Impact. Why?

*Effecting a natural water run, effecting a wetlands,
Causing excess noise & traffic to surrounding acreages.
Effecting ground water*

☐ Neutral Impact. Why?

3. If the impact of annexation is negative, do you have any suggestions to address your concerns?

*Do Not proceed with annexing of the E 1/2
of legal subdivision 11 & 14 on NW 3-10-19W*

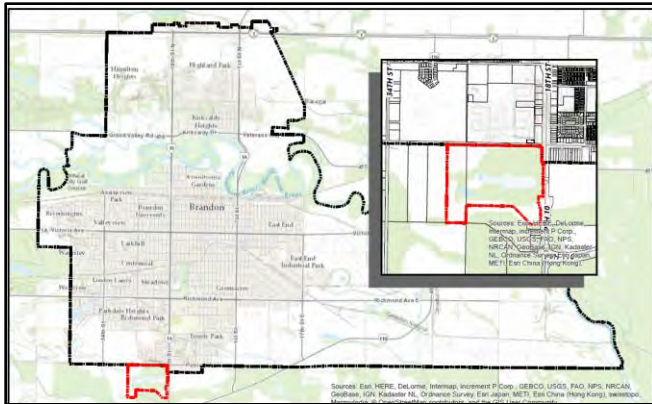
4. What are the most important factors the City should be aware of during the annexation and development processes (check your top three)?

- ☐ The impact of development on roads and intersections
- ☒ The impact of development on overland drainage
- ☒ The impact of development on groundwater quality
- ☐ The impact of development on water and sewer services
- ☐ The demand for additional commercial land
- ☐ The demand for additional residential land
- ☒ Protection of the wetland
- ☐ Other, please list below.

5. Other comments:

Appendix C – Public Event #2

South Brandon Annexation: Exploring Solutions Public Open House #2 —, August 9th, 2017



As a follow-up to the feedback received at the first open house held on May 30th, the City of Brandon and VBJ Developments Ltd. will be presenting on servicing for the annexed lands (transportation, drainage, water, and sewer).

The intent is to address concerns raised during the first open house, including:

- Managing drainage on-site to not adversely impact adjacent properties
- Preserving water quality
- Groundwater levels
- Improvements to roads and intersections
- Alignment of water and sewer to serve the development

Please join us and continue the conversation on how the City and region is growing.



Time: 5:00 – 7:00 p.m.
Presentation: 5:15 – 5:30 p.m.
Date: Wednesday August 9, 2017
Location: Brandon Design Studio, 638 Princess Avenue
****Refreshments to be served**

Please download your copy of the proposal at www.brandon.ca/annexation.



CITY OF BRANDON MEDIA RELEASE

July 31, 2017 – FOR IMMEDIATE RELEASE

‘Growing Brandon To The South’ **Exploring Solutions at August 9 Public Open House**

- The City of Brandon Development Services Division invites all members of the public to attend an open house on Wednesday, August 9 to participate in the important and ongoing conversation of growing the community to the south.
- The City of Brandon initiated a proposal to bring a 170 acre parcel of land located within the RM of Cornwallis into Brandon’s boundaries.
- The annexation will provide land for regional retail and residential development to serve the growing south end.
- Many residents have provided feedback at the first open house and by the on-line survey (150 respondents)
- The City is grateful for the interest, and desires to continue to work with the community to address concerns raised through the process, including:
 - Managing drainage
 - Preserving water quality
 - Groundwater levels
 - Improvements to roads and intersections
- This will be the final public consultation, so it is important that all interested residents come and have their say.
- The open house will be held on Wednesday, August 9, from 5 p.m. to 7 p.m. within the Brandon Design Studio space of the City of Brandon Cultural Resource Centre at the A.R. McDiarmid Civic Complex, 638 Princess Avenue.
- The full annexation proposal can be downloaded by visiting www.brandon.ca/annexation.



Brandon South Annexation—Open House

August 9, 2017

NAME	ORGANIZATION/AFFILIATION	TELEPHONE	EMAIL	ADD TO SUBSCRIPTION
John Balushak		728 2345		<input type="checkbox"/> Yes <input type="checkbox"/> No
Jillian Austin	Bdn Sun			<input type="checkbox"/> Yes <input type="checkbox"/> No
IAN MCKINNON	WSP	259 1515		<input type="checkbox"/> Yes <input type="checkbox"/> No
Ted Sauer	Assiniboine H.7/8 C.D.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Jack Elues	Assiniboine Hills C.D.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Devin Dehler	CRP MB			<input type="checkbox"/> Yes <input type="checkbox"/> No
Tara Hamilton Duffield	Citizen of RM Cornwallis	204-761-3848	t.d.hamilton@hotmail.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Ryan Johnston	-			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gay Courtice	Brandon (Cm)	727-5314		<input type="checkbox"/> Yes <input type="checkbox"/> No
Bill Courtice	Brandon (Cm)	727-5314		<input type="checkbox"/> Yes <input type="checkbox"/> No
Anuj Purohit	Precision Toyota	720-9677		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CHRIS BAKER	3ON		ROOKWIL@GMAIL.COM	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neil Grah	Bm			<input type="checkbox"/> Yes <input type="checkbox"/> No
Kathy Graharn.				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No



Brandon South Annexation—Open House

August 9, 2017

NAME	ORGANIZATION/AFFILIATION	TELEPHONE	EMAIL	ADD TO SUBSCRIPTION
STEVE McMillan	IPS	761-0904	STEVE@URSDEVELOPMENTS.CA	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stephen Montague	—	724 3494	montague@my.mts.net	<input type="checkbox"/> Yes <input type="checkbox"/> No
Margaret Hamilton	—	728-8866	mhamilton.3@hotmail.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Franklin Erickson	—	728-2663		<input type="checkbox"/> Yes <input type="checkbox"/> No
Russ Burefoot	—	728-5091		<input type="checkbox"/> Yes <input type="checkbox"/> No
Kirby Baumung	—	724-5412	lyons.trans@my.mts.net	<input type="checkbox"/> Yes <input type="checkbox"/> No
Shawn Berry	Councillor - Linnen Lakes			<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

South Brandon Annexation Exploring Solutions

Public Open House #2
August 9th, 2017

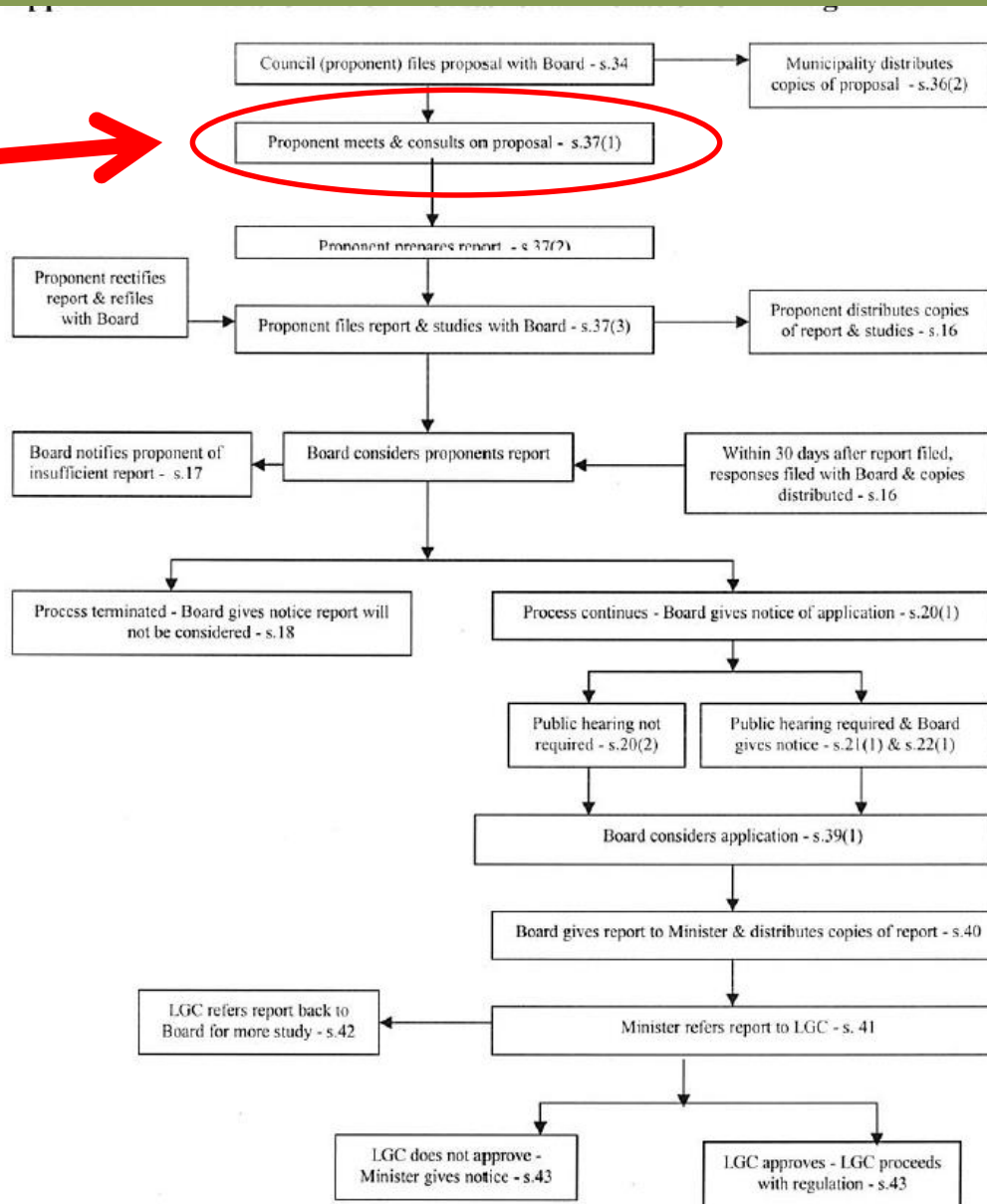


Development Concept



Annexation Process

We are here



What we heard...

Public Open House – May 30th, 2017



Public Open House

What we heard...

Drainage

- City needs to improve our stormwater management (Examples include Crocus Plains area and 34th/Willowdale)
- Surrounding property owners are not in support of any increased overland drainage flows resulting from the development
- Landowner to the SW does not want an outflow over their property
- There are high groundwater levels on the property, property is not developable
- Natural wet area is expanding to include property to the west of the site
- What is the position of Manitoba Water Stewardship

Public Open House

What we heard...

Transportation

- Roads must be upgraded to service the new development. 34th Street and Patricia Avenue are in no condition to handle more traffic. Increased traffic from Alternative landscaping was not properly addressed.
- Concern about increased traffic along 18th Street (PTH 10)
- The gravel service road to the south of the commercial development needs to be upgraded to accommodate the new development

Land Demand and Supply

- No market exists for regional retail development, Brandon is not growing that fast

Community Survey



BRANDON
Design Studio

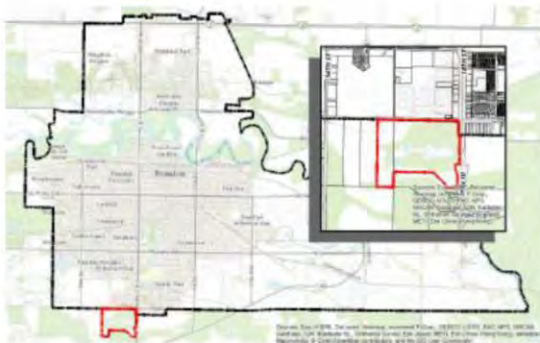
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1. Please check any that I apply to you:

- ☐ I am a resident of the Rural Municipality of Cornwallis
- ☐ I am a resident of the City of Brandon
- ☐ I am an owner of a surrounding property (within 500m of annexed site)
- ☐ I represent a local authority (e.g. health region, conservation district)



BRANDON
Design Studio

2. What type of impact do you think the annexation will have on the growth of the region?

☐ Positive Impact. Why?

☐ Negative Impact. Why?

☐ Neutral Impact. Why?

3. If the impact of annexation is negative, do you have any suggestions to address your concerns?

4. What are the most important factors the City should be aware of during the annexation and development processes (check your top three)?

- ☐ The impact of development on roads and intersections
- ☐ The impact of development on overland drainage
- ☐ The impact of development on groundwater quality
- ☐ The impact of development on water and sewer services
- ☐ The demand for additional commercial land
- ☐ The demand for additional residential land
- ☐ Protection of the wetland
- ☐ Other, please list below.

5. Other comments:

Community Survey

What we heard...

Please check any that I apply to you:

Answer Options	Response Percent	Response Count
<input type="checkbox"/> I am a resident of the Rural Municipality of Cornwallis	6.7%	10
<input type="checkbox"/> I am a resident of the City of Brandon	87.9%	131
<input type="checkbox"/> I am an owner of a surrounding property (within 500m	5.4%	8
<input type="checkbox"/> I represent a local authority (e.g. health region,	0.0%	0
<i>answered question</i>		149
<i>skipped question</i>		3

Community Survey

What we heard...

What type of impact do you think the annexation will have on the growth of the region?

Answer Options	Response Percent	Response Count
Positive Impact. Why?	66.4%	99
Negative Impact. Why?	14.8%	22
Neutral Impact. Why?	18.8%	28
Please explain your answer		123
<i>answered question</i>		149
<i>skipped question</i>		3

- Affordable housing is needed in new areas
- New, greater variety of retail is needed, especially in south brandon
- Retail is being lost to Winnipeg
- New development is good for the City, especially with new businesses
- Infrastructure is a concern, including the cost of growth
- Developing on a wetland is a concern
- Is the land developable with the high water table
- The development will negatively impact groundwater quality
- Increased traffic, PTH 10 and Patricia need to be upgraded, lights at 18th Street and Patricia
- Development is gateway into City, how will this be addressed
- Brandon already has sufficient commercial land, the new development will negatively impact existing commercial areas
- The new development will adversely impact existing commercial areas
- Drainage outflows need to be managed to ensure adjacent properties are not adversely impacted
- Need for overall plan to develop area
- City should grow in existing areas

Community Survey

What we heard...

If the impact of annexation is negative, do you have any suggestions to address your concerns?	
Answer Options	Response Count
	38
<i>answered question</i>	38
<i>skipped question</i>	114

- City needs to organize infrastructure – Have a Plan
- Develop North Hill
- Infill needs to be priority
- Maintain Integrity of wetlands
- Underutilization of existing retail sites
- Growth is not needed
- Retain the wetland in current state

Community Survey

What we heard...

What are the most important factors the City should be aware of during the Annexation and development processes? (check your top three)

Answer Options	Response Percent	Response Count
The impact of development on roads and intersections	63.3%	93
The impact of development on overland drainage	48.3%	71
The impact of development on groundwater quality	36.1%	53
The impact of development on water and sewer services	44.2%	65
The demand for additional commercial land	26.5%	39
The demand for additional residential land	25.2%	37
Protection of the wetland	34.0%	50
Other, please list below	2.7%	4
Please explain:		29
<i>answered question</i>		147
<i>skipped question</i>		5

Manitoba Water Stewardship

What we heard...

- The wetland is estimated at 36.4 ha (approximately half the site)
- The development proposes to modify the wetland;
- The province recommends that the entire wetland area (36.4 ha) be designated for Parks/Open Space;
- If the developer wants to modify the wetland, they must meet all provincial requirements, including:
 - Submitting a wetland assessment;
 - Requiring the applicant to restore wetland elsewhere;
- Existing wetland is closed basin (only outflows in extreme events)
- Any proposed outflow will require approval from private landowners, the RM of Cornwallis, Manitoba Infrastructure and Manitoba Sustainable Development

Manitoba Infrastructure

What we heard...

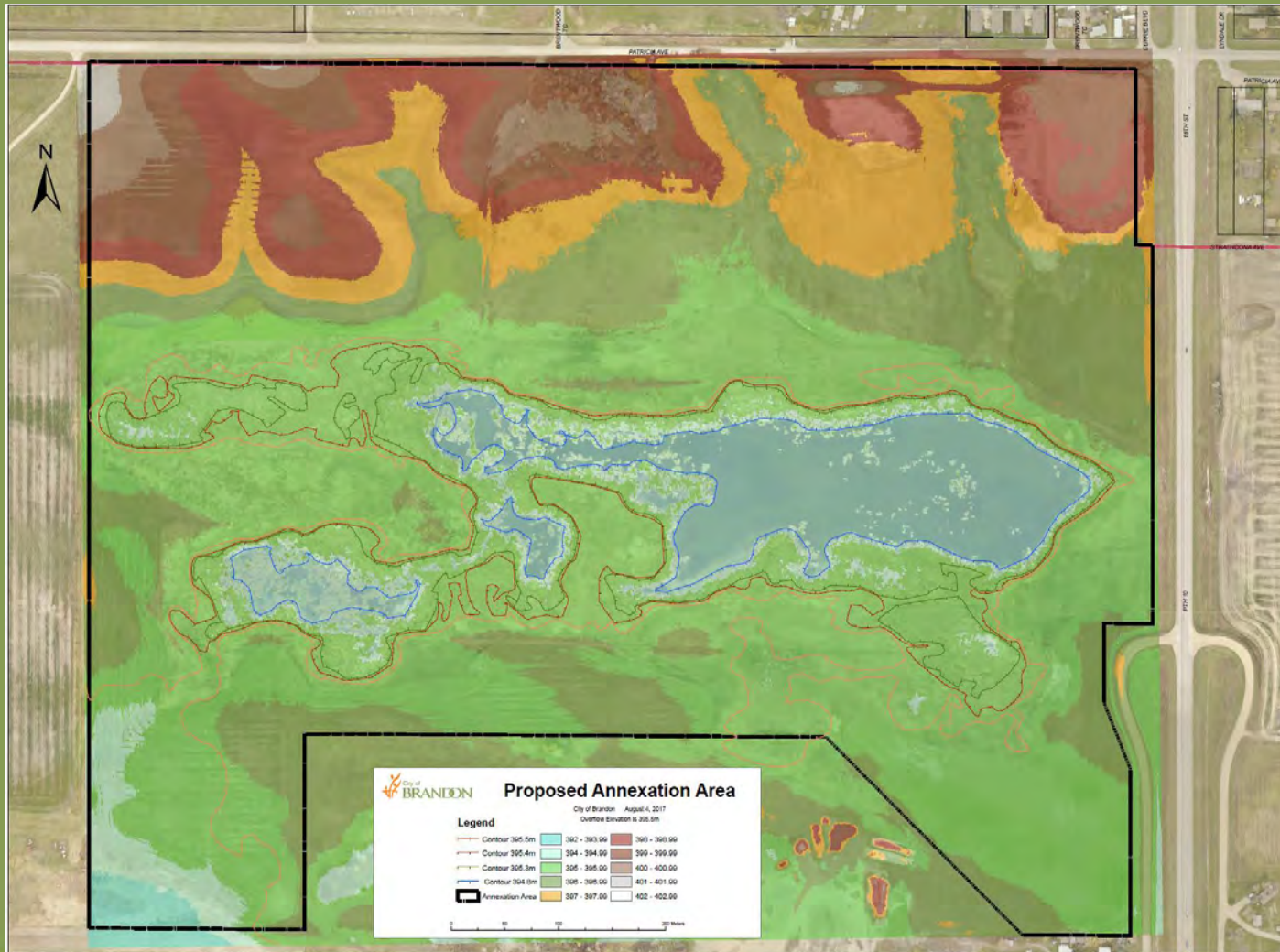
- No access connections along highways #10 or #110
- All traffic will must access the site by Patricia Avenue only
- Any drainage outflow could impact MI's future highway 110 extension
- Improvements will be required for Patricia Avenue

Exploring Solutions...

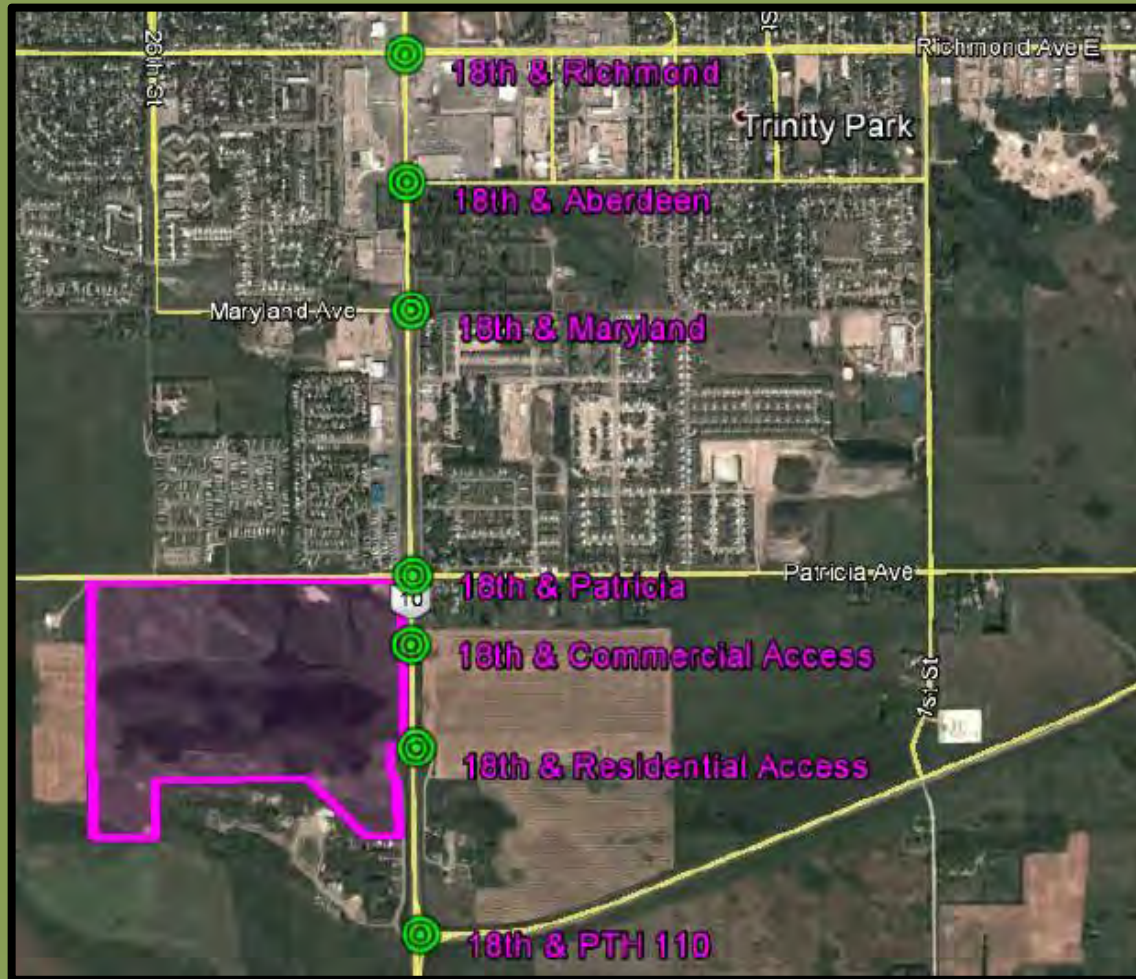
Drainage



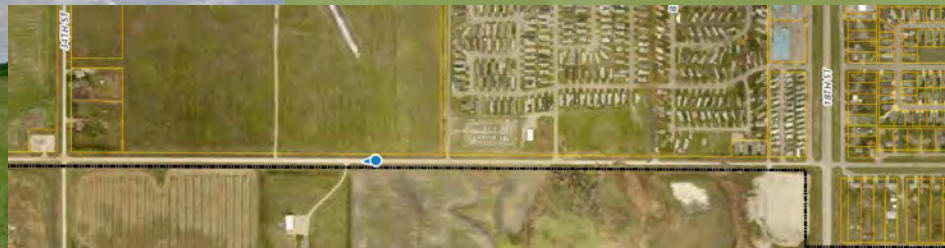
Drainage



Transportation – Traffic Impact Study



Transportation – Current Conditions



Transportation – Current Conditions



Transportation – Typical Cross-Sections

Figure 15: Typical Arterial Road Section in an Urban Context

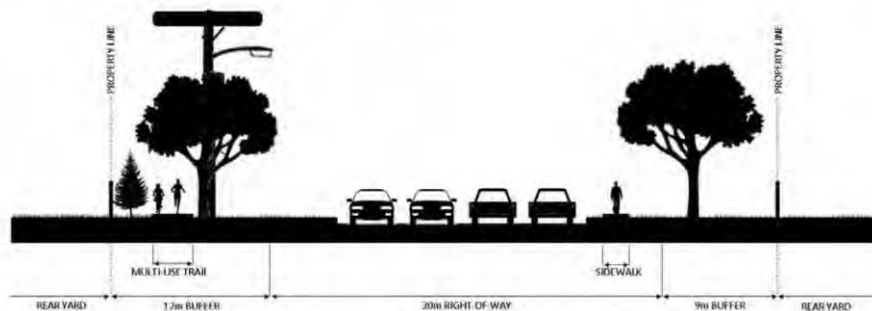


Figure 16: Typical Arterial Road Section in an Interim Rural Context

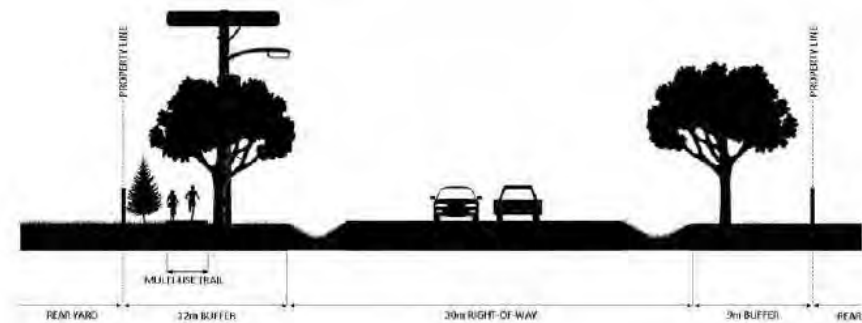


Figure 17: Typical Collector Road Section with Two Sidewalks

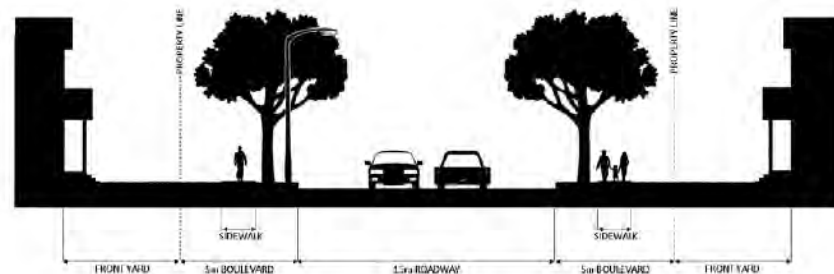
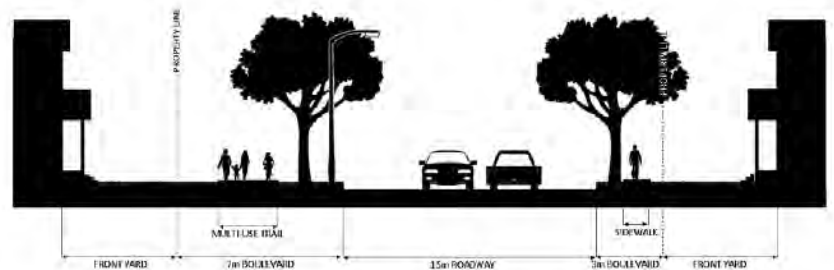
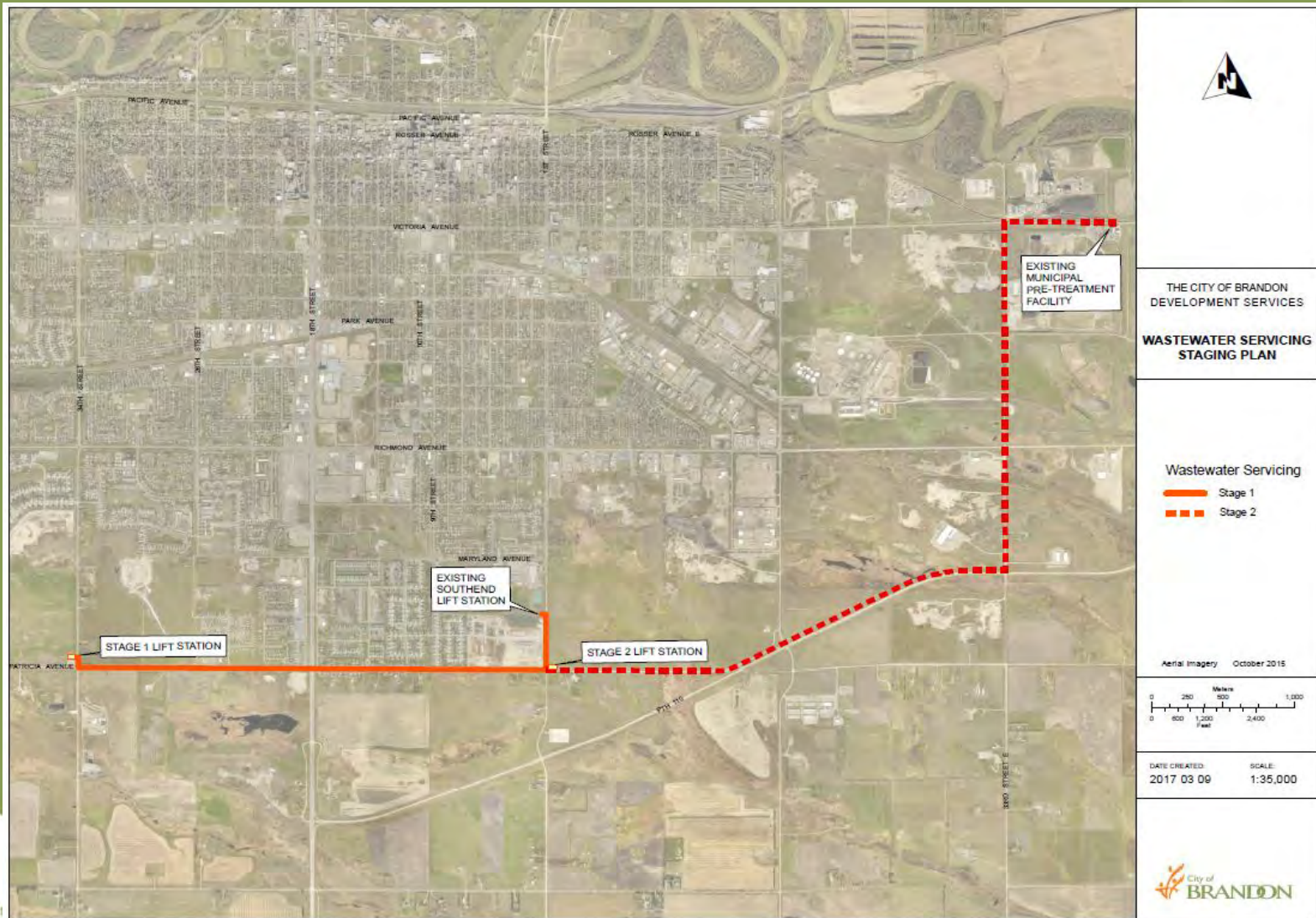


Figure 18: Typical Collector Road Section with Sidewalk and Multi-Use Trail



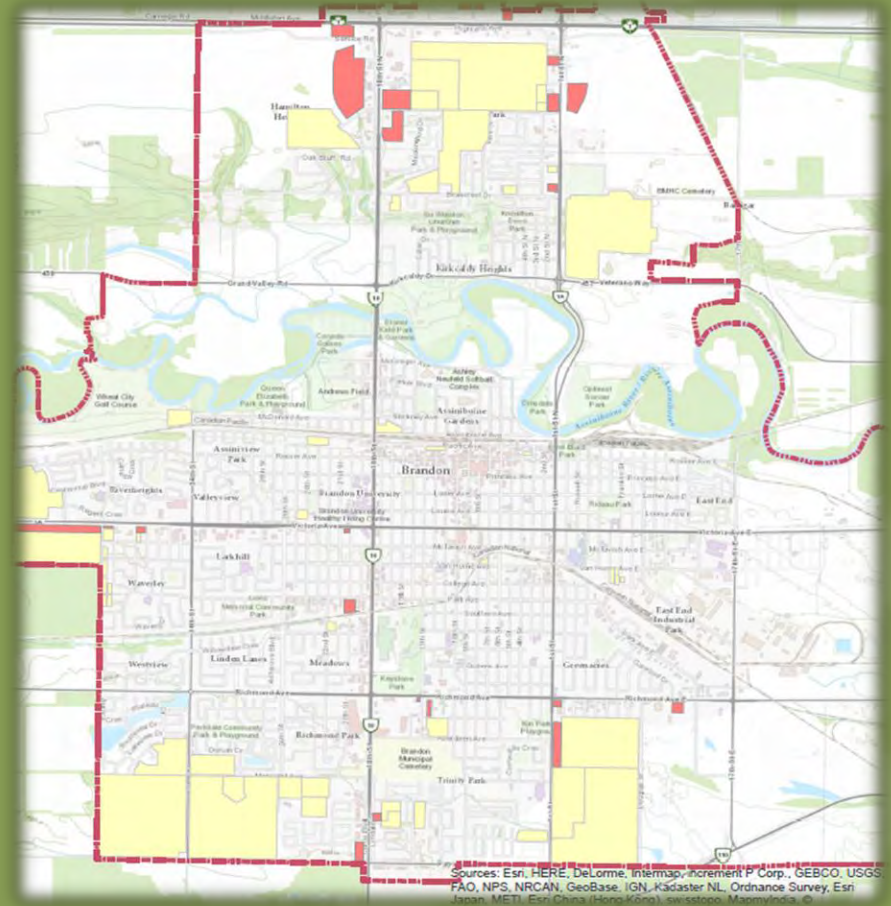
Reference: SW Secondary Plan

Water and Sewer Servicing



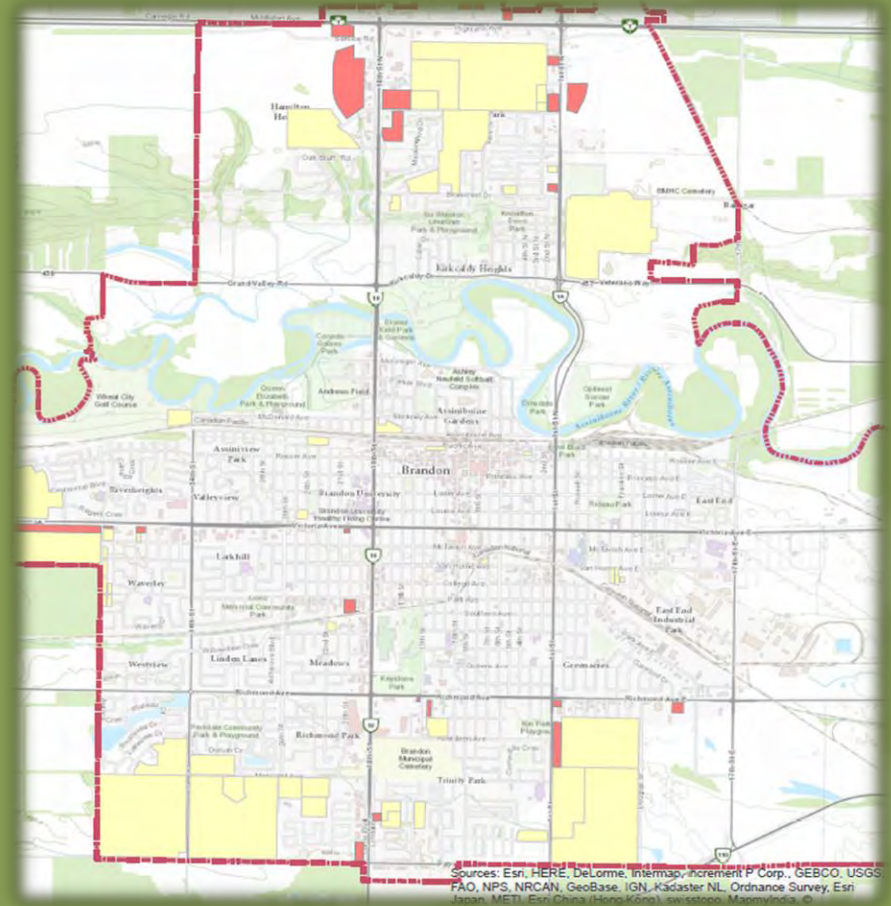
Land Supply and Demand

- Between 2006 and 2016 the City grew by 7,500 residents (41,500 to 49,000)
- By 2045 it is anticipated that Brandon will have between 60,000 and 62,000 residents
- The City has enough residential land to accommodate all those new residents (projected between 30-35 years)



Land Supply and Demand

- Commercial designated areas are projected to accommodate 15-20 years of commercial growth
- During the past 5-10 years, the majority of new residential dwelling units (65% to 75%) have been constructed in the south growth area
- No commercial designated areas exist in the south growth area which can accommodate regional retail development



Questions?

DATE:

9-Aug-17

ORGANIZATION:

City of Brandon - Open House #2

QUESTIONS:

How is pre and post drainage calculated?

What map is being used for the PTH 110 Westerly Extension?

Why does the annexation include residential, if the City does not require additional land for residential?

What geotechnical work has been completed?

What consideration will be given to groundwater levels when developing the land?

What is the impact of increased flows downstream in the Gun Club Coulee

Does the City have the right to annex land?

What role does the RM have in the annexation?

COMMENTS:

Brandon should develop land more suitable for development.

Commercial land should be only land being annexed.

The digging to put in pipes below the water table will negatively impact water quality

Brandon should focus on developing existing commercial sites

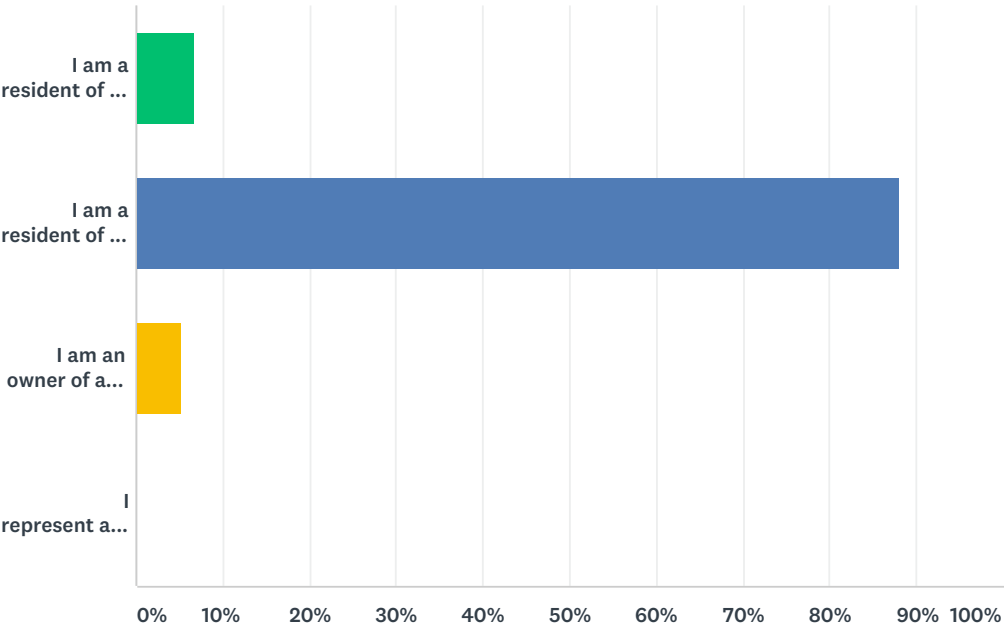
Water table is high, any development will negatively impact groundwater quality

The development will negatively impact the RM. The RM will be required to upgrade infrastructure downstream

Appendix D – Public Survey

Q1 Please check any that I apply to you:

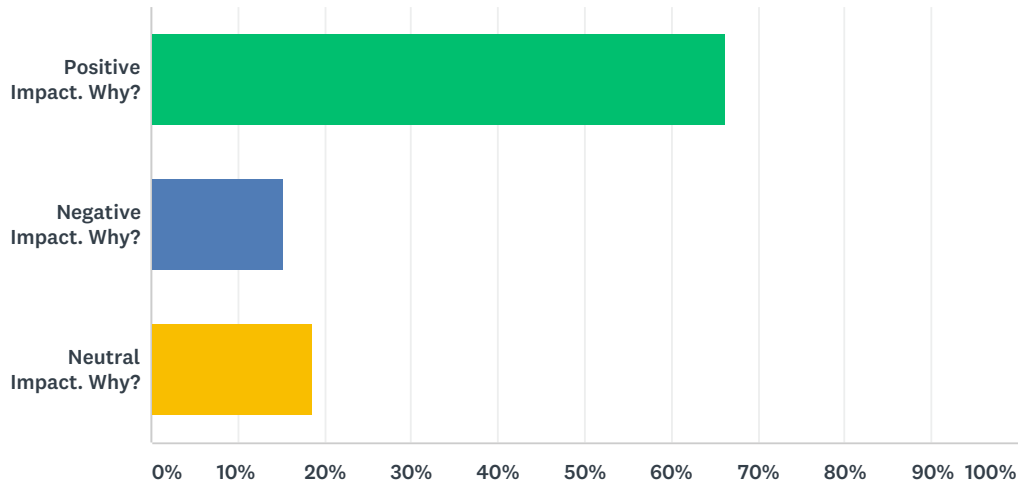
Answered: 151 Skipped: 3



ANSWER CHOICES	RESPONSES	
I am a resident of the Rural Municipality of Cornwallis	6.62%	10
I am a resident of the City of Brandon	88.08%	133
I am an owner of a surrounding property (within 500m of annexed site)	5.30%	8
I represent a local authority (e.g. health region, conservation district)	0.00%	0
TOTAL		151

Q2 What type of impact do you think the annexation will have on the growth of the region?

Answered: 151 Skipped: 3



ANSWER CHOICES	RESPONSES	
Positive Impact. Why?	66.23%	100
Negative Impact. Why?	15.23%	23
Neutral Impact. Why?	18.54%	28
TOTAL		151

#	PLEASE EXPLAIN YOUR ANSWER	DATE
1	New retailers and housing is always good. Hopefully there will be a school in that end of town also. With this area being developed, I hope that Patricia Ave. from Brentwood sign to 34th street is widened and paved. Since Alternative built out there, there is a lot of extra traffic and heavy trucks too.	8/8/2017 8:24 PM
2	That wetland must be protected. It provides far more benefits than any commercial or housing development can give us. The city needs to grow on the North Hill by Highway #1 not to the South. More commercial development is not needed at this time or in the next 15 years most likely. We only have 45,000 citizens	8/5/2017 9:38 AM
3	I'm tired of driving across town for my shopping experience.	6/19/2017 3:03 PM
4	More people, more business is always a good thing.	6/19/2017 9:05 AM
5	We have other areas in the city that need to be revitalized before adding more. J & G started Brookfield saying it would be affordable housing, but all homes are over \$300,000.00. Traffic flow will be crazy with the development of more retail stores. We were all hoping it was Costco going on that property. The only bonus to having more retail/box stores is that it brings more jobs.	6/19/2017 7:42 AM
6	Growth is a good thing.	6/19/2017 6:54 AM
7	The impact is dependent on what retail stores go in. If all we are getting is other dollar stores this won't have any impact on the city. If we get a big retailer such as Costco this will have a positive impact.	6/19/2017 4:37 AM
8	We could definitely use retail such as Costco in Brandon and this would be a great location for such development.	6/19/2017 12:12 AM
9	Growth is always positive	6/18/2017 11:27 PM

Appendix D - Public Survey

10	More jobs, opportunities for youth and development. Bring trade to the city and more people to live in area. Brandon needs to expand to meet the needs of a city that modern society expects	6/18/2017 9:06 PM
11	More retail stores would keep money in Brandon. For the reason people won't have to go to Winnipeg. With the size of our city we really should have more to offer it's residents and surrounding areas.	6/18/2017 8:49 PM
12	More crappy low quality homes, packed like sardines in a tin	6/18/2017 8:30 PM
13	I think it depends what goes in there. We do NOT need another J&G over priced community. We need affordable housing, we need affordable apartments, we need affordable daycares! Costco, IKEA, chapters, different stores like that would be nice. And hopefully not another shopping center like corral center. That place is the worst! It is extremely frustrating finding parking and sure, in summer walking from one end to the other isn't bad, but when it's raining or winter time, it is not easy shopping there with kids when you have multiple places to go. A shopping mall is better. Everything under one roof	6/18/2017 8:12 PM
14	More housing more shopping	6/18/2017 8:05 PM
15	To accommodate Brandon's increasing population's retail and residential needs.	6/18/2017 7:39 PM
16	Will give the city physical and financial growth as well. Bring more people to that end of the city. As well create more jobs in the construction and retail sector.	6/18/2017 7:30 PM
17	Brandon is growing and therefore I feel that the city limits should always be extended to help service anyone building in the area.	6/18/2017 7:11 PM
18	Investment money will be drawn to a new area and till require more infrastructure and attention where other areas that need attention will suffer. I.e. Downtown, small strip shopping malls, 18th older buildings, maintenance of rural roads and rural residential areas.	6/18/2017 6:49 PM
19	Brandon definitely needs more housing and possibly some different stores	6/18/2017 5:26 PM
20	Attract people to Brandon, great for business	6/18/2017 5:10 PM
21	Living in this area we find ourselves having to drive down to the corral centre for so many things and it would be wonderful to have more options on this side of town.	6/18/2017 4:21 PM
22	Growth is always good. Thumbs up.	6/18/2017 3:58 PM
23	As long as the process is completed properly, well thought out and takes into account impact on wildlife and environmental. If the city of Brandon or Developer have not dealt with such a large project involving so much water management it should not be considered. Past history shows not a lot of experience in this type of project.	6/18/2017 3:33 PM
24	Growth is inevitable, being prepared is a good thing.	6/18/2017 2:34 PM
25	We need better options in this city if we hope for growth. More retail equals more jobs, happy consumers, especially from the surrounding towns who spend their money in Winnipeg. This annexation is important and needed!	6/18/2017 1:51 PM
26	Growth of the Coty is a good thing as long as the old down town is not eglected. I think professionals should be encouraged to locat in the old down town region. This could be done through tax breaks.	6/18/2017 12:18 PM
27	Should be developing north hill between 18th St. and 1st st	6/18/2017 11:48 AM
28	More housing	6/18/2017 10:14 AM
29	Growth is always good for a city. Brandon is stagnant.	6/18/2017 8:30 AM
30	I would be built to code. And surely all concerns will be looked at prior to construction and the issue regarding water etc will be handled in a way that will not impact residents	6/18/2017 8:00 AM
31	I think there will be both positive and negative results of annexation	6/17/2017 10:48 PM
32	Brandon is growing and more shopping is needed. It also would bring more surrounding communities here instead of Winnipeg for shopping.	6/17/2017 9:10 PM
33	If housing is affordable and retail unique it will fill a need in this area	6/17/2017 7:45 PM
34	Growth is great!	6/17/2017 7:05 PM
35	Need more retail opportunities to encourage local shopping	6/17/2017 6:40 PM

Appendix D - Public Survey

36	More property taxes helps everyone as well more business expansion creates more jobs.	6/17/2017 6:38 PM
37	More jobs. More people.	6/17/2017 5:35 PM
38	Increase variety of residential services to citizens.	6/17/2017 5:28 PM
39	More jobs, more shopping opportunities, etc	6/17/2017 5:10 PM
40	More affordable housing (rental) developments would have a positive impact on the city, as there is currently VERY little vacancy for rentals. Students, foreign workers, and youth need spaces to live too - otherwise we are creating an environment where only the often aging or elderly financially established can live in our city. Our children are forced to live with mom, dad, or a dozen roommates to survive	6/17/2017 4:31 PM
41	Retail stores mean employment	6/17/2017 1:18 PM
42	another jarod aka J&G project i am sure.....nothing but problems in the future	6/17/2017 12:30 PM
43	More affordable housing is definitely needed. More business would be also a great idea as more jobs would benefit everyone.	6/17/2017 11:57 AM
44	Increase the number of patrons to Brandon, and will keep young people in Brandon	6/17/2017 11:38 AM
45	as the city is growing, mainly towards the west (of 34th St.) and south of Maryland, it will have a positive impact to get retail shopping in the area.	6/17/2017 11:08 AM
46	Development spurs growth, growth increases job demand.	6/17/2017 10:52 AM
47	We grew up in waverly neighbourhood so it was nice to be in the central part of town but now we live in brookwood it's like we live right on the edge so I would really love to start developing to the south of us	6/17/2017 10:48 AM
48	Expanding a city is a positive event in my opinion. As we currently sit, though, are we there yet? I know it will take years for this to develop and even be ready for buildings to go up, but we have lots of empty retail space and our housing market seems to be coming to turns with the overbuilding of \$300,000+ homes with no owners. It's hurting the homes for sale that people actually live in and own.	6/17/2017 10:03 AM
49	More opportunities	6/17/2017 9:47 AM
50	The city can always use more housing and larger retail store to bring business into the city. Hopefully there will also be green space there and a school nearby. Patricia Ave, between 18th and 34th needs to be paved also.	6/17/2017 9:33 AM
51	Expanded shopping options	6/17/2017 9:08 AM
52	Draws people to the community	6/17/2017 8:56 AM
53	We need more housing and retail opportunities to give people a reason to come to Brandon.	6/17/2017 8:36 AM
54	Allows our city to grow, we are a big city and it's great to see us acting like it	6/17/2017 8:11 AM
55	It really depends on what is done with the space. What will be done to minimize impact to the water table of the wetlands? Will the residential be providing affordable or more \$400k plus housing? Is the land going to be available for multiple developers or is there a monopoly?	6/17/2017 7:40 AM
56	Expansion	6/17/2017 7:36 AM
57	This city requires more retail expansion. Brandon is way behind other cities of similar size in Canada and the US in this respect. I've lived here 25 years and we are only now starting to see some growth in this area.	6/17/2017 3:22 AM
58	More possibility for our small city to grow stronger	6/16/2017 11:55 PM
59	We might get roads improved in south district	6/16/2017 11:32 PM
60	More opportunity for growth and jobs. Shows we are thinking ahead into the future hoping that others opportunities will open for the city of Brandon east flights in the fall by Westjet, more green space to have a pool like Souris that will draw people from surrounding communities to come to town	6/16/2017 11:32 PM
61	Grow city with opportunity for new business development and sense of community. The issue i see is the preservation of the wetlands in the area.	6/16/2017 10:57 PM
62	Need more retail. Lower income housing.	6/16/2017 10:55 PM

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63	I think it can have a positive impact, as more housing is needed and retail along with it is always good. Though J&G builds many of these new homes and they are horrible builders. They slap the houses up as cheaply as possible, don't follow the safety rules while building, way over price the homes. We need more builders who are actually interests in providing good quality homes in Brandon. I don't think higher priced homes should be intermingled with lower prices homes or apartments. We are in the process of moving out of the east end and it o one of the more expensive areas in Brandon simply to get away from the low income housing that brings its own issues.	6/16/2017 10:53 PM
64	I feel that we need more retail in the downtown core, especially the town center, and do not require another retail area on the sound side of Brandon. This will also negatively impact the Brandon Shoppers Mall.	6/16/2017 10:44 PM
65	Our City is growing and we need to expand our retail growth. We have so little shopping here that most people go to Minot ,Grand Forks or Winnipeg to shop because there is no choice.	6/16/2017 10:38 PM
66	More businesses, more jobs. More houses, more taxes for the city to use. Win, win, win all around.	6/16/2017 8:56 PM
67	I don't know It depends on what sort of development will be there	6/16/2017 8:45 PM
68	It's time for the city to grow.	6/16/2017 8:35 PM
69	It's still a swamp, the report of the land survey stated the massive amount of water and high water table. Even if it's terraformed it's going to be an ongoing mess to maintain.	6/16/2017 8:17 PM
70	More urban sprawl. New development charges are being considered by the City, due, in part, to urban sprawl not being self-sustaining. We are going to spread the city out more, forcing more services, instead of increasing density in the city. Bricks and mortar retail is dead anyway - why would we waste our resources on this? Plenty of land already in the city limits - let's develop that first.	6/16/2017 8:17 PM
71	More traffic, more crime, less quality of life.	6/16/2017 7:54 PM
72	Positive if more retail and they are decent stores. Negative if more residential.	6/16/2017 7:52 PM
73	They are trying to annex a piece of land that houses a huge wetland, and while they think they have done their studies, they have not addressed the impact on ground water contamination, drainage (ie: how it will effect surrounding residents and those further down the natural path of the waterway), as well as the feasibility of building on a natural wetland. There is also the impact of traffic and the increased strain on city resources for police and fire service.	6/16/2017 7:34 PM
74	This development will improve our ability to attract small, medium and large size business investment and become more attractive to new families moving to Brandon from everywhere.	6/16/2017 7:25 PM
75	If its retail such as costco is great Or affordable housing	6/16/2017 7:19 PM
76	Brandon needs more industry however we could benefit from better shopping	6/16/2017 6:20 PM
77	The City needs to get their infrastructure in place before any of these projects get going. ALL lanes in and out of Brandon should be double lanes so not to impede traffic and make it easier for vehicles to move, right now Brandon completely FAILS in this!	6/16/2017 5:56 PM
78	I'm not sure about how it would impact the RM of Cornwallis. I hate to lose natural space but the city rally does need some more room	6/16/2017 5:27 PM
79	There is land inside of Brandon. This will only move the city out and downtown areas will become more vacant with crime etc escalating. Jacobson is flooding the market with housing,commercial areas. Encourage what we already have.	6/16/2017 5:21 PM
80	More homes and businesses. Brandon needs to grow. And we aren't.	6/16/2017 4:33 PM
81	Growth rarely is negative when done well	6/16/2017 4:06 PM

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82	Oh, many reasons: 1. There is a lot of under-developed land already within the city boundaries, and this will require the city to expand and provides services to a new area. 2. Increasingly, growth like this doesn't pay for itself, and will be a burden on existing taxpayers. Cf. http://www.metronews.ca/news/edmonton/2016/03/17/edmonton-sprawl-will-cost-billion-more-.html 3. This will extend the length of traffic problems along 18th Street, rather than spreading it out to new areas of the city 4. This will pull the city's centre of gravity further away from the Trans-Canada highway 5. The type of development envisioned here is "big box mall" that is increasingly under threat from online services like Amazon and may not be sustainable. 6. The land is marginal at best for development, and will require significant work for good drainage — and that's without the effects of climate change 7. This will be a fuzzy, low-impact "gateway" for the city, with negative perceptions for travellers	6/16/2017 4:03 PM
83	Honestly depends what goes in there. Affordable housing would be amazing.	6/16/2017 3:53 PM
84	Depends what types of growth, if we decide to add more housing or a costco that is what people want and will be a positive impact. If it is more stores we already have around brandon then it is pointless.	6/16/2017 3:44 PM
85	The wetland and wildlife habitat on this land will be destroyed. Such expansion means more city infrastructure, which will cost the city more over time. The city struggles as it is to keep up with the maintenance of Brandon's infrastructure. Personally I think the city should be replacing the lead pipes in the city's core. While building's are literally collapsing downtown, urban expansion lowers interest in developing Brandon's core. Losing that centralized core (which Brandon has already done) makes public transportation less functional and practical, causing an increased dependency on private vehicle usage. Private vehicle use demands more space for parking and driving (it dominates the city); lowers air quality; causes weight gain; makes our streets less safe; and so on. Urban expansion cannot go on forever and it is our responsibility today to preserve wetlands and wilderness areas and the wildlife that live there for future generations. Personally I've seen foxes, deer, a great horned owl, many waterfowl, frogs, salamanders, snakes, evidence of a badger, and many other species on this land. You will also find many, many native flowers, including yellow lady slippers, and a particularly fragrant area that has lots of wild mint. In short, the project is unsustainable and not in the greater interest of the city. It should be stopped. We are living in a time where our collective impact has altered the global climate enough to pose a threat to our very existence. We must act wisely today. That wise acting starts by not approving unsustainable projects.	6/16/2017 3:30 PM
86	We need good stores to shop at	6/16/2017 3:28 PM
87	Growing the city is always a good thing. More affordable housing and some new stores to this area would really help bring people to the city	6/16/2017 3:19 PM
88	We need more affordable homes not large expensive J and G homes. Having more retail options for South Brandon would be beneficial to those living in the south end. Corral Centre is too far and awkward to travel to especially for transit users.	6/16/2017 3:12 PM
89	Our city has expanded with all the new houses in the south end, that I think it's time to add more retail opportunities to that area. Also many people that reside south of Brandon visit our city for their retail needs. Having stores at that end of the city may free up some of the traffic congestion towards the Corral Centre.	6/16/2017 3:09 PM
90	All depends what it will be . Brandon is desperate need of another elementary school . Since all schools are over populated	6/16/2017 2:53 PM
91	More offerings=more traffic = more opportunity for everyone.	6/16/2017 2:41 PM
92	As much as you hear people complain about empty stores in Brandon, I have found that the opposite is true. Trying to find suitable retail/office space is almost impossible. We need more if we are to grow.	6/16/2017 2:34 PM
93	IF YOU CONTROL THE PRICE OF THE HOMES SO THAT THEY ARE FOR ENTRY LEVEL HOMEOWNERS I AGREE WE COULD USE THEM. IF YOU ARE GOING TO BUILD ANOTHER BROOKWOOD DON'T BOTHER, YOU WOULD JUST BE ENCOURAGING PEOPLE TO INCUR DEBT THAT THEY CAN NEVER HOPE TO GET OUT OF IF THEY WOULD EVEN QUALIFY IN THE FIRST PLACE. ALL YOU ARE DOING IS KEEPING RENTAL PROPERTIES OVERPRICED.	6/16/2017 2:30 PM
94	I believe Brandon is in desperate need for two things: Affordable living (both in apartment complexes (NO MORE CONDOS), and entry level housing (200K-250K)) And A progressive plan to attract more young working class families from across Canada and the world. The second point would be a lot easier to achieve if the first point was made a reality.	6/16/2017 2:17 PM

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95	Water, electricity and sewerage can be established and managed more simply than if the land remained within the RM, I suppose.	6/16/2017 2:11 PM
96	If this is on the corner of 18th & Patricia, you need to pave Patricia. Brentwood already gets so dusty from Alternative Landscaping trucks. If you plan for residential- you need to plan on building that new elementary school in the south end. You will need lights at 18th and Patricia.	6/16/2017 2:04 PM
97	we already have enough on our city's plate.	6/16/2017 1:51 PM
98	Depends on what stores and services will be going into this space	6/16/2017 1:41 PM
99	Regionally, this will weaken the existing working Commercial area of Brandon. It will likely draw more businesses out from the Downtown and create a concentrated North/South polarity on 18th Street. Big Box stores that may elect to locate there will have to entice shoppers past the existing Shoppers Mall and Strip Malls and businesses that line 18h Street from The Coral Centre past the Movieplex.	6/16/2017 1:40 PM
100	We need a larger variety of retail. We are the 2nd largest city in Manitoba and very limited stores to shop at. I feel that Brandon is large enough to host a Costco.	6/16/2017 1:22 PM
101	As residential development expands south of the city it is good to have mixed-use development within its vicinity	6/16/2017 1:15 PM
102	There is too much vacant land in the current city boundaries to justify expansion. This expansion will inevitably have a negative affect on me.	6/16/2017 1:01 PM
103	Increased housing space and larger business opportunities.	6/16/2017 12:59 PM
104	I think progress is good for the city, however development always seems to happen at the benefit of one particular group,	6/16/2017 12:40 PM
105	Traffic. You will have a lot of people using what are already inadequate roads: Patricia Ave and Highway 10	6/16/2017 12:38 PM
106	I feel that if you can't fill the spaces of retailers in our Mall then how are you going to convince retailers to come for this?	6/16/2017 12:30 PM
107	it's a positive action for urban growth	6/16/2017 12:09 PM
108	As with other developments adjoining the R M of Cornwallis the drainage will affect the adjoining properties, any development undertaken should not affect the adjoining property or it should not be undertaken.	6/16/2017 11:57 AM
109	Growth is important for any city. Without growth the city becomes stagnant and will eventually decline. Growth needs to happen to keep people coming to a city, and to keep the people already in the city.	6/16/2017 11:53 AM
110	More development and more retailers = more jobs, more jobs = more money and people staying in Brandon and more tax dollars back into Brandon.	6/16/2017 11:30 AM
111	Because there's always room for growth in any city and Brandon definitely could use it.	6/16/2017 11:22 AM
112	Any growth and opportunity for Brandon is great! Would be nice to have a indoor water park or something for young families!	6/16/2017 11:17 AM
113	Allow for more services within the City.	6/16/2017 11:11 AM
114	Majority of brandon residents wont care, just another new development. Dont think it should be used for commercial but that is just my opinion.	6/16/2017 11:07 AM
115	Not sure if the City has the resources to accommodate the infrastructure? What happens when Maple Leaf decides to pack up and leave?	6/16/2017 11:05 AM
116	If it means we will finally get the rumored costco store it would be extremely positive	6/16/2017 10:59 AM
117	Why buy it? Lots of land on the north hill and to the east that is empty. Build there first, then expand the city once it's full. Better yet, rip down the old buildings that should be condemned and build there. Most of our heritage buildings look like crap. Fix em up or bring them down!	6/16/2017 10:45 AM
118	I live in the very south end and believe the growth to the south is the best option for the city to create new opportunities for housing and new business. The growth will attract more people looking to live on the south end and could help me sell my condo in the future.	6/16/2017 10:44 AM
119	Easy access	6/16/2017 10:34 AM

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120	No sense of plan regarding the development of this area. It will further aggravate urban sprawl.	6/16/2017 10:32 AM
121	It will make more room for development, hopefully it will be done in a balanced way that makes new green space as well.	6/16/2017 10:04 AM
122	With new businesses comes a need for more employees (more residents) and creates new customers both internally in Brandon and from outside of Brandon.	6/16/2017 10:00 AM
123	Not enough population forthcoming in the City of Brandon to validate this annexation. There is plenty of undeveloped lands elsewhere in the City to be developed first..	6/15/2017 5:59 PM
124	My land is south of the proposed annexation. The Southwest option for drainage directly involves my property (pasture & hay land). The water will flow into the Gun Club Coulee that passes through my property. During a wet year the creek gets quite full. The west side is an access point for the back of my property.	5/25/2017 9:24 PM
125	There is already plenty of commercial property available around the region	5/22/2017 9:57 PM

Q3 If the impact of annexation is negative, do you have any suggestions to address your concerns?

Answered: 39 Skipped: 115

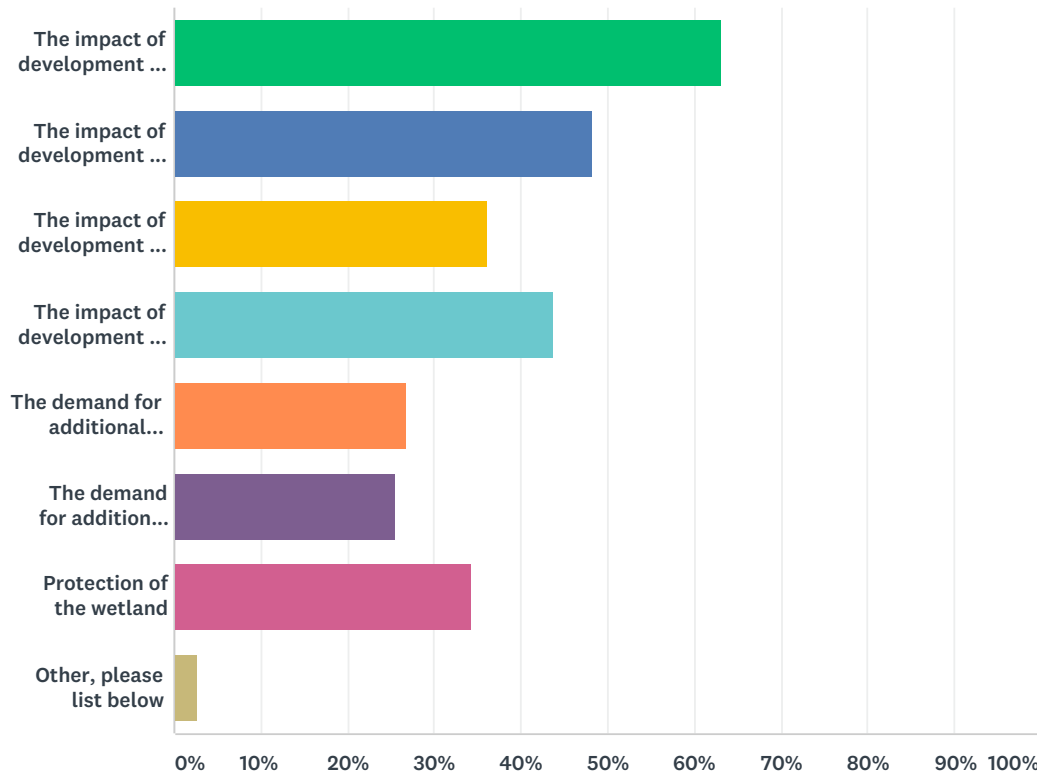
#	RESPONSES	DATE
1	Only the area right beside Highway #10 should be touched. Maybe use 10 acres there. Leave the rest alone	8/5/2017 9:38 AM
2	Patricia avenue cannot handle high volumes of traffic. People walk on the roadway there so if the road is no widened wuth shoulders and no walk path put in this could be a disaster waiting to happen.	6/19/2017 4:37 AM
3	Develop Brandon in existing non used sites. Larger more branded well known stores need to come to the area to attract people	6/18/2017 9:06 PM
4	Space the home out further, it adds to beautification	6/18/2017 8:30 PM
5	wish that the marsh didn't have to get destroyed	6/18/2017 7:39 PM
6	None	6/18/2017 7:30 PM
7	I would hope that they would keep the integrity of the wetlands but I am worried about what having building so close will do.	6/18/2017 4:21 PM
8	Water management needs major consideration at no cost to city. Best to have developer to pay for all consultants	6/18/2017 3:33 PM
9	No	6/18/2017 11:48 AM
10	...	6/17/2017 5:35 PM
11	In my experience, I have seen retail stores struggling, or underperforming compared to our Winnipeg counterparts, resulting in headoffices pressuring or closing their Brandon locations. I.e. the shoppers mall could be doing better. Brandon definitely needs more housing more than anything. Overall, I say no to more box and outlet stores for the sake of our mall and local shops. That being said, the idea of a Costco or similar large anchor stores could still be beneficial in the south end, and potentially bring in more rural business.	6/17/2017 4:31 PM
12	keep J&G out of control.....would be a great start	6/17/2017 12:30 PM
13	Prepare it for expansion (like they have been doing with fill), but it's not necessary to go all out yet.	6/17/2017 10:03 AM
14	N/A	6/17/2017 9:47 AM
15	It depends what the negative impact entails.	6/17/2017 8:36 AM
16	Serious and thorough research as to the ACTUAL impact of altering a wetland. Requirements on the percentage of accessible and AFFORDABLE rental and home owner real estate (do research on the "hollow" areas Brandon has in this regard). If it's going to be another round of mediocre \$500k plus homes why bother?	6/17/2017 7:40 AM
17	Not at this time. I would need to know what the negative impact concerns before I could answer this question.(6/17/2017 3:22 AM
18	Wetland preservation. (appears to have been worked into the artist rendering)	6/16/2017 10:57 PM
19	Ask the developer which retailers are interested in opening stores in the annex area and see if they would be interested in the downtown area instead	6/16/2017 10:44 PM
20	Stop building in swamps. Put money into refurbishig standing building a or empty lots already existing.	6/16/2017 8:17 PM
21	Yes. Refuse this request. Make them use land already in the city - the city extends all the way past Maple Leaf.	6/16/2017 8:17 PM
22	What is wrong with staying the size we are? Really.	6/16/2017 7:54 PM

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23	While I understand what the developer wants to do, I see so many retail opportunities within city limits that are not being utilized. ie: the down town core, the soon to be vacant space of Sobeys south, the vacant Zellers location on Victoria ave, just to name a few. As far as the residential portion of this proposal, I feel that the city cannot support that growth unless there is some sort of industry brought to town. Building a few more box stores will not even support the existing residential development that is already on going.	6/16/2017 7:34 PM
24	No	6/16/2017 7:19 PM
25	The City needs to get their infrastructure in place before any of these projects get going. ALL lanes in and out of Brandon should be double lanes so not to impede traffic and make it easier for vehicles to move, right now Brandon completely FAILS in this! Yes those are Province roads but come on you have a say in how things are built in your City!	6/16/2017 5:56 PM
26	Assessment of what we have and how this can be better utilized.	6/16/2017 5:21 PM
27	Nope	6/16/2017 4:06 PM
28	Yes — Focus on growth to areas of the city that are already within our boundaries, are closer to existing services, and which aren't marginal swampland.	6/16/2017 4:03 PM
29	I suggest the city purchases the land and uses it to create a greenbelt around the city that will serve to transition region between the city and the rural municipalities surrounding it, but also as a wildlife and agricultural corridor that connects the southern part of the city to the valley and Brandonites to nature. It could be classified a environmental restoration and conservation area. The city should refocus its energy on sustainability, and it aim to meet new demands by retrofitting older areas in the city with human need, public, and active transportation in mind.	6/16/2017 3:30 PM
30	it will make our taxes go up and that is a no no.	6/16/2017 1:51 PM
31	Contemplate an Eastern Expansion centered along Victoria Avenue. This will broaden and distribute traffic less than in a long thin straight line as this plan will force on Brandon. the city should publish the change of hands this/these properties go through from 2010 to the Present...VJB, Landmark, and Shindico included.	6/16/2017 1:40 PM
32	Proceed with infill instead of expansion. Develop the North Hill instead.	6/16/2017 1:01 PM
33	There were a lot of issues with homes flooding when the homes on 34th and Richmond were built on an existing wet land. How do you plan to do better this time?	6/16/2017 12:38 PM
34	no	6/16/2017 12:09 PM
35	Either install a proper storm sewer to remove the drainage properly or don't develop.	6/16/2017 11:57 AM
36	Growth is always good.	6/16/2017 11:30 AM
37	Keep people informed	6/16/2017 10:34 AM
38	Brandon needs to make in-fill development a priority. You cannot fill in under-developed or brownfield areas if you allow the continued growth of major commercial/residential areas at the fringes of the City.	6/16/2017 10:32 AM
39	First of all, no one has ever approached me, knowing that this was an option for drainage. Secondly, my concern, as with many people in the city of Brandon, is that VBJ Holdings will get to do whatever they want anyway. The City of Brandon are basically puppets to the Jacobsen's. Quite honestly the city has taken a step back from its once best places to live in Canada. The new "Old Boys Club" can be thanked for this. My opinion and concerns expressed in this format or at any subsequent meetings will be irrelative. Meetings like this are "after-the-fact" gatherings and just meant to appease the general public. How my concerns will be addressed will be interesting? I believe I know the answer to this already, though. I also believe that the drainage option has already been chosen.	5/25/2017 9:24 PM

Q4 What are the most important factors the City should be aware of during the Annexation and development processes? (check your top three)

Answered: 149 Skipped: 5



ANSWER CHOICES	RESPONSES	
The impact of development on roads and intersections	63.09%	94
The impact of development on overland drainage	48.32%	72
The impact of development on groundwater quality	36.24%	54
The impact of development on water and sewer services	43.62%	65
The demand for additional commercial land	26.85%	40
The demand for additional residential land	25.50%	38
Protection of the wetland	34.23%	51
Other, please list below	2.68%	4
Total Respondents: 149		

#	PLEASE EXPLAIN:	DATE
1	That wetland is a natural heritage site that was originally used by bison in the 1800s, It provides fabulous wildlife habitat and needs to be protected permanently. Downtown Brandon needs to be redeveloped before worrying about destroying more wildlife habitat.	8/5/2017 9:38 AM
2	Conservation needs to happen! Water is an important resource - we need to take care of it!	6/19/2017 9:05 AM

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3	Patricia ave as stated in last question. There is a marsh where it seems to have already started to be developed on the corner. This should be protected.	6/19/2017 4:37 AM
4	Still no school built in this area. How will this impact school populations in the area. Start including things like recreational green space as part of the development requirement, ie soccer fields and other useful green space. Don't let J&G over populate the area with condos/townhouses or apartment complexes. And stop with the cookie cutters already!	6/18/2017 11:48 PM
5	Develop tourism and make Brandon a more beautiful place to live. Parkland. Live theatres. Outdoor entertainment areas. Brandon lacks appeal	6/18/2017 9:06 PM
6	Costs to surrounding home owners	6/18/2017 8:28 PM
7	Cheaper housing and quality housing should be attempted.	6/18/2017 6:49 PM
8	We need a Costco!!	6/18/2017 1:51 PM
9	The impact this will have on the already overflowing schools in Brandon.	6/18/2017 10:14 AM
10	Need more affordable housing. Brandon rental rates are outrageous too high	6/17/2017 6:40 PM
11	The infrastructure needs to be appropriate to support the level of development without undue duress on the existing and new facilities, (roads, parks, schools, amenities, access, green space/playgrounds.)	6/17/2017 5:28 PM
12	We need more jobs and low income housing and any of this flooding would not be good	6/17/2017 1:18 PM
13	If the city develops for building retail places, please have a better infrastructure than the corral center. Also, I think if the city grows more to the south, between 1st and 18th, a completion of the 110 to the west should be thought of. A perimeter around Brandon.	6/17/2017 11:08 AM
14	Developers should be majority contributors to the cost of new infrastructure needed to expand and accommodate proposal, not the everyday tax payer.	6/17/2017 8:47 AM
15	We need more rare store in Brandon... also more entertainment for small children besides play time	6/16/2017 11:55 PM
16	There were plans for a new school in the newer south end are years ago and yet there is still no school there to go along with all the new people. The fact that kids from the south end have to bus to Riverheights is absolutely ridiculous. Housing keeps being put up with no concern to the planning of schools, community centres, green spaces, etc. All these things are needed together to increase our population and accommodate the new residents.	6/16/2017 10:53 PM
17	Economic development anywhere cannot be at the expense of environmental degradation.	6/16/2017 7:25 PM
18	Costco	6/16/2017 7:19 PM
19	The ground water level is already rising in that area thanks to all the fill being put in that slough, what are they going to do to help the people that live to the south with those issues? Hopefully more than they are doing now!	6/16/2017 5:56 PM
20	This area is very wet and impact on environment could be hazardous. They keep piling dirt on that area south of Patricia and the water still seeps through. I lived for 6 years in the south end and my sump ran constantly.	6/16/2017 5:21 PM

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21	I hope this project doesn't go ahead, but if it does: "The impact of development on roads and intersections" One of the nice things about Brandon is you can get across it fairly quickly. It's small enough. I can see that this new development is going to add a new set of lights at Patricia and Highway 10, which is going to have traffic backed up before it enters the city. I look at Regina and see how the original plan was to have the option to go onto Ring Road and quickly get as close to the neighbourhood you are seeking with as little delay as possible. Now when you go to Regina, the movement is very slow due to the city's expansion beyond Ring Road. This makes passing through and/or visiting Regina time consuming and unpleasant. Going through Headingly into Winnipeg is the same, but please don't even get me started on going through Winnipeg. The same thing will happen in Brandon if we continue along this path of reductionist development plans. We need to do better, but maybe the damage is already done from Maryland and so on southwards. "The impact of development on groundwater quality" + "the protection of the wetland" There is no denying that water is life. That's simply because it provides life. Water is sacred and we need to treat it as such. Here the water is the life provider to the wildlife that will die without it when this development comes along. The city must do everything it can to minimize the impact on water, if it's possible the wetland should not be altered. That includes the wetland's vegetation, each and every cattail. Have you noticed the Shoppers' Mall parking lot in the spring? It's covered in garbage. It wouldn't be stretch to say that the same thing will happen once this new development is completed. Once the garbage reaches the water, who will go in and fetch it out? That's why it's important for the city to either ramp up its litter laws (hold property owners responsible for ever little piece of litter on or from their property) or outright ban single use packaging (drink cups, fast food wrappers, et cetera) to drastically reduce the possibility that someone might toss some garbage from their car only to have it land in the wetland.	6/16/2017 3:30 PM
22	There are not enough apartment or rental housing. Especially pet friendly accommodations. We don't need more large houses we need apartment blocks.	6/16/2017 3:12 PM
23	I DON'T LIKE THE IDEA OF USING ANY MORE FARM LAND FOR RESIDENTIAL OR BUSINESS USE. YOU HAVE ENOUGH EMPTY LOTS IN BRANDON THAT NEED TO BE CLEANED UP WITH NEW DEVELOPMENTS.	6/16/2017 2:30 PM
24	In the past some unfortunate decisions have been made regarding road and intersection layout, failing to account for traffic volume and behaviour. Overland drainage will have to be addressed if development is not to exacerbate any down-slope flooding. Groundwater quality anywhere within the watershed of the Assiniboine River will impact any part of it downstream. I'm supposing that any action which affects water will have an impact on every water issue.	6/16/2017 2:11 PM
25	Find a builder who can build modest, affordable homes. 400,000. Is. NOT. AFFORDABLE. That makes people house broke. A	6/16/2017 2:04 PM
26	All are important and are deserving of City Administration attention	6/16/2017 1:15 PM
27	Brandon is need of more shopping facilities and hopefully when considering this that they also take in consideration that we could use more plus size shopping and more men's clothing that are trendy for the average man and woman ages 30 -50. It's hard to find clothing without either looking way to young or way to old.	6/16/2017 11:22 AM
28	There is a demand for new commercial and residential land and this demand will continue to grow with Brandon's population. Growth to the south is the best option the city has for a new development of this size.	6/16/2017 10:44 AM
29	The City needs much more urban parks and green space, not just maximum density housing like row condos or strip malls. We need to include medium (1sq city block) and large sized parks(multiple sq blocks) into our new developments. There also needs to be a return to some form of grid pattern in making our roads, bays and loops are nice but too many of them and it creates a lot of issues too. Lastly all new streets need sidewalks on both sides! Too many new areas have no sidewalks and its dangerous and unpleasant for people who are walking, including small children.	6/16/2017 10:04 AM
30	The majority of this area is a natural waterway, full of animals, plants (which absorb additional water), and nesting birds. It provides a natural flow of water and is a large reservoir. The surrounding lands should not be developed because it cannot be done properly - the ground is not stable enough to provide a base for future homes or businesses.	6/15/2017 5:59 PM

Q5 Other Comments

Answered: 21 Skipped: 133

#	RESPONSES	DATE
1	No	6/19/2017 4:37 AM
2	Brandon needs to appeal to all age ranges. Offering more outdoor activity and areas to relax. Larger retail outlets and department stores need to come to the city. There is limited choice of where to shop. Make more of the natural resources to benefit the area for both tourism and everyday pleasure. The only way to do this is to bring more people into the city and have relevant facilities to support. There needs to be more of a central focus for people to meet, eat, drink and shop with entertainment facilities for all age groups	6/18/2017 9:06 PM
3	Brandon needs to take into consideration the fact that our schools are overcrowded, our clinics are overflowing, our ER wait times are long. The services provided need to match the residential growth!	6/18/2017 10:14 AM
4	Will the new subdivision school be the proposed new one near Crocus? Will there be playgrounds and other amenities? Will the 13th Street Firehall need to be expanded now that there is so much development in the south end?	6/17/2017 4:05 PM
5	get it out of the hands of J&G.....enough said	6/17/2017 12:30 PM
6	I'm all for this as are many others I believe, but like most people out there I feel if J&G take the majority of the land to develop it will just become a cookie cutter developed looking area. Most people in this city have had enough of them running this city. If you buy a home that they own you are locked into buying and using Rona products and Jarred will tell you what you can use how much you can use and if he doesn't like what you want, to bad for you! It's time this city and people here stood up to them and let not allow them to tell you what and where you can buy your products and if we are going to build and pay for our homes we should be able to pic and choose what we want them to look like. After all when did Jacobsons become the dictators of what could be a beautiful amazing city!!	6/17/2017 11:57 AM
7	I have seen Brandon expanding over the years and some of it I shake my head at. When we see this many new homes and commercial space sitting empty and companies who were prepared to building more commercial space on city land hold off due to this. I am sad to see these new areas go up with little green space, hence the reason we moved out of one. The city needs to implement/force more green space and parks on these new developments. The "older" areas of Brandon are great examples of that. What direction is this city moving in? Why do we need a new development now when existing ones aren't finished? Bella Field is no where close to being complete, on a large piece of land and was to have commercial options as well.	6/17/2017 10:03 AM
8	This project is a done deal no matter what we say. They wouldn't spend millions to level the land if there was the slightest chance it wouldn't go through.	6/17/2017 1:48 AM
9	make Brandon Grow !!!!!	6/16/2017 10:38 PM
10	I support this project and carry on forward....	6/16/2017 7:25 PM
11	Decision should be the betterment of Brandon not a company.	6/16/2017 5:21 PM
12	Seems a little late in the game for this type of survey. From the news stories, this sounds like it has been a done deal behind closed doors for years already.	6/16/2017 4:03 PM
13	I would like the city to do a proper environmental assessment to take stock of the wildlife (species and quantity) and vegetation on this land (species and quantity) and calculate the environmental cost such a development will have on the wildlife, vegetation, and wetland. Thank you.	6/16/2017 3:30 PM
14	Don't understand why the city isn't in more of a rush to build another elementary school . Kids have the future why not give them more room.	6/16/2017 2:53 PM
15	Amend the Byelaws for downtown sharply- to discourage non-resident speculative property owners from endlessly holding our downtown properties as their cheap ransom. Disallow all property ownership to Corporate and Private Investment and Pension Fund Institutions. Let no on Park their Money in Downtown Brandon Real Estate.	6/16/2017 1:40 PM

Appendix D - Public Survey

16	It would be great to see different stores and better selection come into the Brandon area.	6/16/2017 1:22 PM
17	Costco please	6/16/2017 1:15 PM
18	This expansion will have a huge positive impact of residents of the South.	6/16/2017 11:30 AM
19	Always a concern that current land owners be treated fairly.	6/16/2017 11:11 AM
20	I am the neighboring property to the west of the proposed annexation and do not want houses in my backyard or on my fenceline. We farm the land and do not accept any complaints from our daily/yearly operations. We do want our ground water/drinking water to be jeopardized	6/15/2017 5:59 PM
21	I hope that any concerns expressed by those other than VBJ would be equally heard, considered, etc.	5/25/2017 9:24 PM

Appendix E - Responses from Local Authorities



PRAIRIE MOUNTAIN HEALTH
SANTÉ PRAIRIE MOUNTAIN

Brian Schoonbaert, CA
Vice President, Finance (CFO), Capital & Support Services
Chief Operating Officer – Brandon
Regional Health Centre
150 McTavish Avenue East
Brandon, MB R7A 2B3

Phone: 204-578-2300 | Fax: 204-578-4969

June 15, 2017

Ryan Nickel, RPP
Chief Planner | Planning, Property and Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3

Dear Mr. Nickel:

RE: City of Brandon Annexation Proposal

As per your email request of this date, please accept this as written response that Prairie Mountain Health has no concerns with the City of Brandon's proposal to expand the City boundaries (annexation) to include a 69-hectare (170 acre) site currently located to the south of the City in the Rural Municipality of Cornwallis.

I trust this is the information you require.

Yours truly,

Brian Schoonbaert, CA

/dl

Cc: Penny Gilson, CEO - PMH
Brian Will, Director of Capital & Infrastructure - PMH

Ryan Nickel

From: Denis Labossiere <labossiere.denis@bsd.ca>
Sent: Friday, June 16, 2017 2:15 PM
To: Ryan Nickel
Cc: Mel Clark
Subject: RE: Proposal from the City of Brandon to annex lands from the Rural Municipality of Cornwallis

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Ryan,

We have reviewed the proposal from the City of Brandon to annex lands from the Rural Municipality of Cornwallis and wish to advise that the Brandon School Division has no concerns with the annexation proposal.

Thanks,

Denis Labossiere, CPA, CGA

Secretary-Treasurer

Brandon School Division

1031 - 6th Street

Brandon, MB R7A 4K5

Ph: (204) 729-3111

Fax: (204) 727-2217

labossiere.denis@bsd.ca

From: Ryan Nickel [mailto:r.nickel@brandon.ca]
Sent: June 15, 2017 2:35 PM
To: Mel Clark <clark.mel@bsd.ca>; Denis Labossiere <labossiere.denis@bsd.ca>
Subject: FW: Proposal from the City of Brandon to annex lands from the Rural Municipality of Cornwallis

Hey Mel, Denis,

Just a reminder to provide a response to my annexation e-mail circulation below. I am not looking for anything in detail; just a simple response of stating you have no concerns (if you have no concerns) is fine.

Thanks,

Ryan Nickel, RPP

Chief Planner | Planning, Property and Buildings Department

638 Princess Ave

Brandon MB, R7A 0P3

204 - 729 - 2124



From: Ryan Nickel
Sent: Friday, April 28, 2017 9:49 AM
To: 'Mel Clark' <clark.mel@bsd.ca>
Subject: Proposal from the City of Brandon to annex lands from the Rural Municipality of Cornwallis

Hey Mel,

Please find attached a copy of a proposal from the City of Brandon to annex lands from the Rural Municipality of Cornwallis.

You and any other representatives of the school division are invited to attend an open house scheduled on May 30, between 5:00 – 7:00 p.m. (notice attached) for more information.

The City requests a formal response to the annexation proposal from the school division board in writing by no later than **June 14th**.

I am available to meet in person if you would like further details. Please do not hesitate to contact myself if you have any questions regarding the proposal,

Sincerely,

Ryan Nickel, RPP

Chief Planner | Planning, Property and Buildings Department
638 Princess Ave
Brandon MB, R7A 0P3
204 - 729 - 2124



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Ryan Nickel

From: Neil Zalluski <ahcd.mgr@mymts.net>
Sent: Tuesday, June 13, 2017 10:43 AM
To: Ryan Nickel
Subject: RE: Proposal from the City of Brandon to annex lands from the Rural Municipality of Cornwallis
Attachments: image001.png
Follow Up Flag: Follow up
Flag Status: Completed

Hi Ryan,

The only concern we would have here at AHCD is that the drainage be managed in a way as not increase peak flows downstream. I realize that may mean less water flowing for longer period of time, which may impact some landowners. It would be nice if there was some public meetings held to layout the engineers plan to release water from any retention site and how that may impact downstream landowners in terms of access to hay land and pasture. Residents in the area may also have questions about impacts to infrastructure such as yard lanes, roads, culverts, bridges, etc.

Any questions feel free to contact me.

Neil Zalluski
Manager
Assiniboine Hills CD
205 Elizabeth Ave. East
Box 160
Baldur, MB R0K 0B0
Phone: 1-877-535-2139
Cell: 1-204-825-7410
ahcd.mgr@mymts.net

From: [Ryan Nickel](#)
Sent: April 28, 2017 10:03 AM
To: [Neil Zalluski \(ahcd.mgr@mymts.net\)](#)
Subject: Proposal from the City of Brandon to annex lands from the Rural Municipality of Cornwallis

To: The Assiniboine Hills Conservation District
CO: Neil Zalluski

Please find attached a copy of a proposal from the City of Brandon to annex lands from the Rural Municipality of Cornwallis.

You and any other representatives of the conservation district are invited to attend an open house scheduled on May 30, between 5:00 – 7:00 p.m. (notice attached) for more information.

The City requests a formal response to the annexation proposal in writing by no later than June 14th.

I am available to meet in person if you would like further details. Please do not hesitate to contact myself if you have any questions regarding the proposal,

Sincerely,

Ryan Nickel, RPP

Chief Planner | Planning, Property and Buildings Department

638 Princess Ave

Brandon MB, R7A 0P3

204 - 729 - 2124



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Appendix F - Studies Submitted

VBJ DEVELOPMENTS

CONCEPTUAL DRAINAGE PLAN SOUTH BRANDON VILLAGE



1600 BUFFALO PLACE
WINNIPEG, MB CANADA R3T 6B8

PHONE: 204-667-6650
FAX: 204-474-2864
WSP.COM



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1 INTRODUCTION

VBJ Development Ltd. is proposing a development currently under the name, South Brandon Village. WSP has been retained to provide a conceptual drainage plan for the property in conjunction with the planning discussions which are currently underway. The conceptual drainage plan is intended to be a pre cursor to an in depth storm management report which would involve drainage modelling of the full development once a more defined development layout is confirmed. The conceptual drainage plan will advance a concept to incorporate the existing wetlands and to define a means to drain the property and meet City of Brandon and Conservation/Water Stewardship's requirements.

2 EXISTING CONDITIONS

The subject property is located in the RM of Cornwallis bordered by Patricia Avenue to the north, PTH #10 to the east, a line approximately 791m west of PTH #10 for a west boundary and the south limit of the NE ¼ section, 3-10-19 with the exception of Lot 3, Plan 36654 as the southern limit.

The site is currently undeveloped and zoned agricultural. A distinct feature of the property is a wetland area. The extent of the water retained in this feature varies, dependent on precipitation and snowfall totals. Under very wet periods the wetland has drained to the southwest and ultimately to the Gun Club Coulee. The coulee is an area drain which runs from west to east and crosses under PTH #10 approximately 725m south of the south limit of the development. The areas north of the site drain to the site through three culverts under Patricia Avenue. The discharge from the culverts flow into well-defined ditches that empty into the wetland area. The City of Brandon is in the process of regrading the ditching on Patricia and eliminating the culvert directly west of 18th Street.

The topographic data of the site was determined from a client supplied survey which was undertaken by Richmond Surveys in 2012.

The area has approximately 4m of fall from Patricia Avenue to the south limit. The 400m (geodetic) contour generally follows Patricia Avenue west to east.

3 DRAINAGE BOUNDARY

The contributing area that drains to the subject lands, starts north of Maryland Avenue at 34th Street (see attached Dwg 01). Approximately 11.0 ha of land is included in the Bellafield Subdivision catchment. Including the lots that front onto the east side of 34th Street, the total area north of Patricia and west of the Brentwood Trailer Park is 77.2 ha. This area makes its way to the subject lands via ditches and culverts along Patricia Avenue. A portion of the Brentwood catchment drains south to Patricia, this area is approximately 28.3 ha. The lands to the west of the site generally drain in a southwest direction, eventually to the Gun Club Coulee. Therefore including the subject lands, the overall drainage area to be considered is 177.4 ha (438 acres). Much of this area is the Bellafield Catchment, this development has a proposed retention pond to store runoff and will discharge via pipe to the subject lands. The discharge will be designed to emulate pre-development conditions typically under a 1:5 year event.

4 WETLAND ASSESSMENT

An assessment of the wetland area was undertaken in July/August 2016 by the MMM Group. A summary of the findings are as follows:

- The area of the wetland is 36.4 ha consisting of 5.5 ha of Deep Marsh Zone, 11.4 ha of Shallow Marsh Zone, 9.5 ha of Wet Meadow Zone and 10.0 ha of Low Prairie Zone.
- The waterline (edge of the shallow marsh zone) at the time of the survey was used as the benchmark elevation contour for determining water volume, surface area and depth.
- The total area of standing water in the wetland at the time of the survey was 14.2 ha.
- Water volume was 55,525 m³.
- Average depth of the inundated zone including shallow marsh and deep marsh zone is 0.5 m.
- The deepest part of the wetland located in the deep marsh zone has a depth of 1.2 m at an elevation of 394.3.
- The elevation of the water surface at the time of the survey was 395.3.
- The wetland was classified as a Class IV Wetland.

5 PROPOSED DEVELOPMENT PLAN

A current development proposal for the subject property is a mix of low density and moderate density residential with a significant regional commercial area. The commercial area with the highest runoff potential is located north of the wetland area in the northeast corner of the site. The proposal maintains a significant portion of the wetland to provide a stormwater feature for the development and lands to the north.

6 PROPOSED DRAINAGE CONCEPT

The plan for a drainage system on the site would incorporate and maintain the wetland feature. The beneficial areas for stormwater purposes are the deep marsh and shallow marsh zones which have maintained their general shape, function and storage characteristics over time.

To make full use of the wetland component and its ability to store and treat runoff requires an engineered drainage outlet that manages the runoff from the overall drainage boundary. The natural gradient drains to the southwest, however to access the Gun Club Coulee, an outlet would have to cross private property. This option would provide a very short route to the coulee and would have very favourable hydraulic elevations for a piped outlet. The elevation of the coulee at this location is around 4-5m lower than the general grade of the subject site. However, this location is currently not accessible due to the private lands which must be crossed. It may be possible that in the future an easement agreement could be negotiated. However some of this land will become part of the right of way for the westerly extension of PTH 110 and acquired by the Province which could make access much easier. Another route to access the coulee is southeast to the west ditch of PTH #10. The ditch itself is not deep enough to surface drain a piped land drainage system, however, a pipe could be installed in the ditch alignment from the site to a point where the necessary elevation in the ditch becomes suitable.

Preserving the majority of the main basin of the wetland would involve a pond of approximately 7.5 ha (18.5 acres). The contour elevation that provides a good fit with the water level in the main basin is 395.0. This would be set as the normal water level for the basin. The bottom of the pond is generally at 394.3. The wetland assessment recommends that if the wetland is modified a slope of 6:1 should be established to maintain a more naturalized border including a 10 m buffer zone of shallow marsh zone. The top of the 6:1 slope would be at 396.6.

The current development plan must meet the current Provincial and City of Brandon requirements for drainage of new developments. These requirements deal with the allowable discharge from the site and the volume of storage required for a 1:100 year event.

The pre versus post guideline restricts the discharge to what the undeveloped land would discharge during a 1:5 year rain event. Then as a secondary requirement storage must be provided to retain the difference of the 1:25 year event runoff, discharging at the 1:5 year rate.

Based on contour data it would appear that overland flow to the Coulee begins when the pond water level reaches an elevation of 395.5. When the existing pond is below this elevation all runoff generated from rain events remains stored on site. Therefore it is reasonable to assume that under typical operating levels there would be limited or no discharge from the site from a 1:5 year event. However as discussed earlier, there needs to be a means to manage the water levels of the wetland area with a drain to the Coulee. A typical central structure would be a stepped weir, this would maintain a normal water level in the pond and discharge at various rates above that level. To emulate the pre development condition, the discharge rate would have to be extremely low, potentially taking several weeks to achieve normal water level after a significant rain event.

The storage requirement of the City of Brandon is to contain a 1:100 year event which for Brandon is a 125 mm (5") rain event. For the entire drainage area and assuming a composite runoff coefficient of 0.6, the 100 year event would generate around 135,000 m³ of runoff to be stored.

To determine the storage currently in the wetland, we have determined that the area under the 395.5 elevation, the level at which the overland flow to the Coulee starts is 98,060 m³. The proposed normal water level for the pond is 395.0. The volume below this contour is 15,410 m³. Therefore, the volume of storage that exists prior to discharge off the site is 82,650 m³. The storage shortfall is 52,400 m³, this would be made up of a combination of the storage in the Bellafield Subdivision retention pond and additional storage built into the site south of Patricia. Preliminary sizing of the Bellafield retention pond would provide 41,000 m³ of storage.

7 PROPOSED WATER QUALITY MEASURES

Maintaining the quality of the runoff to the Gun Club Coulee is an important element of the drainage plan. Several measures have been considered as necessary elements to this process:

- Pre-treatment of runoff prior to entering the wetland is beneficial to the natural treatment process of the wetland.
- At source treatment of runoff has been proven to be most effective for sediment reduction, particularly for the first flush from the rain event.
- Bioswales and vegetated ditching can be used around large hard surface areas. This can be a system of catchbasins/piping as well as sheet flow to drain into the perimeter vegetated ditches. These elements are typically designed to have a long flow path through the vegetation to enhance the removal of coarse sediments.

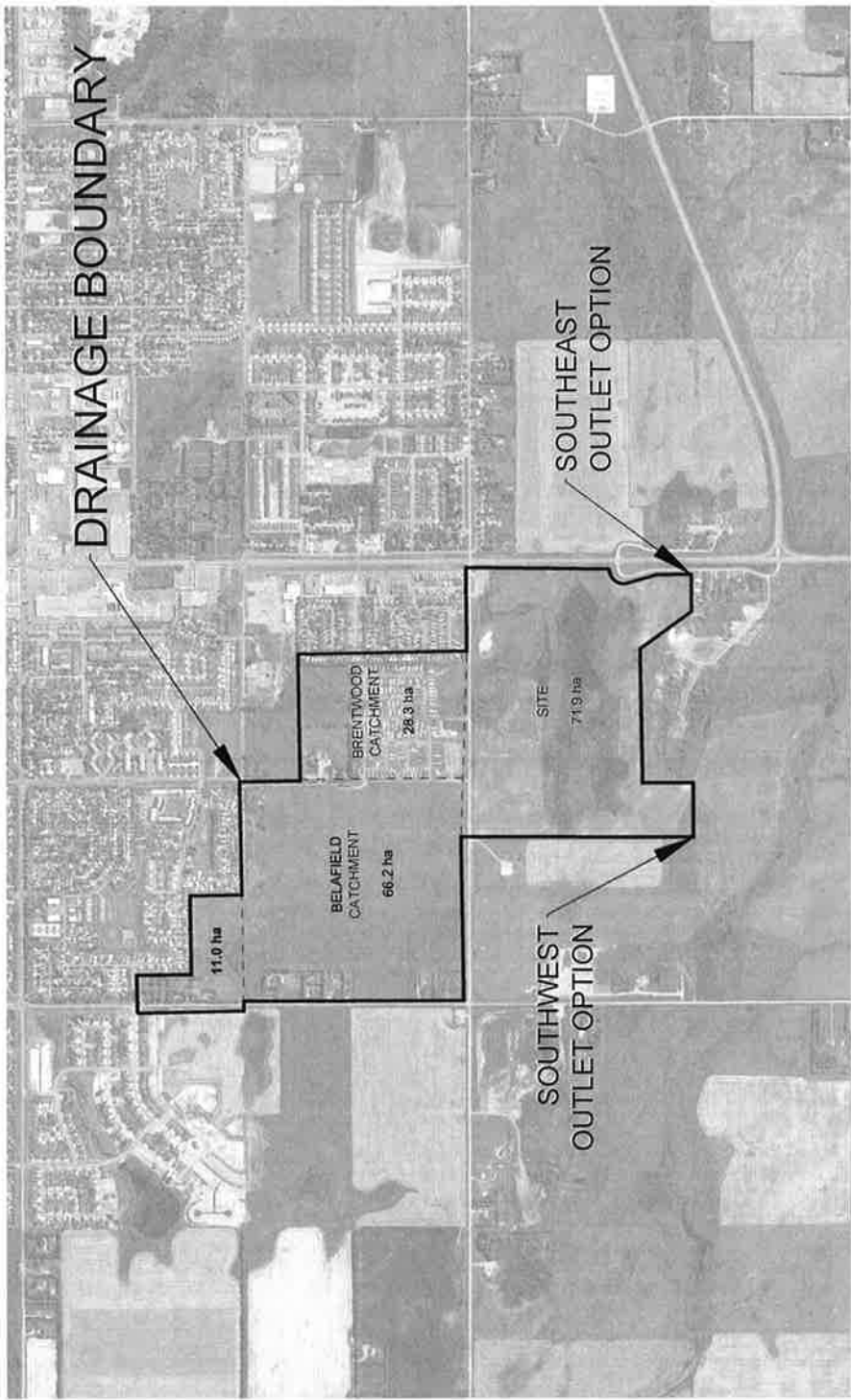
- The retention pond in the Bellafield Subdivision will provide extensive pre-treatment of runoff from this area. This pond could be constructed as a wetland style pond which has recently become popular due to the high quality of its discharge.
- The other lands north of Patricia currently flow into the wetland via a heavily vegetated ditch. The wetland assessment found the vegetation in the ditch to be indicative of the shallow marsh zones in the area. This feature should remain as part of the overall system as it provides a supply of runoff to the wetland pond and pre-treatment of the runoff before it enters the wetland.
- Any part of a piped network directed to the wetland should go through a forebay which is designed to further sediment removal. The forebay then discharges to the wetland typically through an overflow which disperses across a large width of the wetland, promoting a longer flow path through the pond to the outlet. The ideal configuration would be an inlet at one end of the pond, with the outlet at the opposite end. This promotes a longer detention time in the wetland, increasing sediment removal by decreased water velocity and the filtering effect of plant stems and leaves.


8 SUMMARY

The South Brandon Village area already provides a vital role in the drainage of the southwest corner of the City. To develop this land, the existing drainage features need to be managed and maintained. As the various drainage elements will be draining public right of ways, the City of Brandon should take ownership of the infrastructure. The site should become part of the City of Brandon to facilitate the operational control and maintenance of the system.

The wetland area can be reconfigured to maintain the most significant zone of the wetland and retain its natural function. A defined outlet is needed for the existing and new land drainage features. As discussed above, the existing and new elements can work together to provide the required conceptual drainage system.

The proposed drainage concept we have presented demonstrates the site can retain its current functionality and be expanded to provide for the planned development in conjunction with current drainage guidelines and criteria.



 1500 BUFFALO PLACE WINNIPEG MANITOBA CANADA R3T 6B8 TEL: 204-477-5650 FAX: 204-474-2864 WWW.WSPGROUP.COM	PROJECT:	VBJ DEVELOPMENTS LTD. BRANDON SOUTH VILLAGE	SCALE: 1:20,000
	TITLE:	STORMWATER MANAGEMENT DRAINAGE BOUNDARY PLAN	DRAWN BY: MBS
			PROJECT NO: 141-15057-01
			DATE: 2016-10-13
			DRAWING NO: 01

MMM Group Limited



WETLAND ASSESSMENT AND DELINEATION

NW/NE-03-10-19WPM

Brandon, Manitoba

Prepared for:
VBJ Developments

Submitted by:



October 2016 | 3316453-000-EV1

Wetland Assessment and Delineation NW/NE-03-10-19WPM, Brandon, Manitoba

Prepared For:

VBJ Developments

Submitted by:

MMM Group, a WSP Company

October 2016

3316453-000-EV1

EXECUTIVE SUMMARY

Introduction

MMM Group Limited (MMM), a WSP Global Company was retained by Mr. Steve McMillan of VBJ Developments to conduct a wetland assessment and delineation of a large wetland located on the northeast quarter of 03-10-19WPM and portions of the northwest quarter of 03-10-19WPM, bounded by Patricia Avenue to the north and 18th Street (Highway #10) to the east, south of the City of Brandon, Manitoba, herein referred to as the "Site". The Site is approximately 80 hectares (ha) in size.

Objective

The objective of the wetland assessment and delineation was to determine the areal extent of the on-site wetland as well as its functional value in terms of the hydraulic and ecological function. This information will be utilized to aid in the residential and commercial development design of the property including design for future stormwater management on the Site.

Summary of Findings

The wetland has been located on-site since at least 1947, and has remained relatively unchanged in aerial extent since that time. It has likely remained an important feature for local drainage and for storage of stormwater and spring runoff. At the time of the site visit in July 2016, the total wetland area including Low Prairie, Wet Meadow, Shallow Marsh and Deep Marsh zones was approximately 36.4 ha (89.9 ac) in size and had a maximum depth of 1.2 m. The field reconnaissance survey carried out by MMM classified the wetland as a Class IV wetland, a semi-permanent pond, according to the Stewart and Kantrud Wetland Classification methodology.

Based on observations made during the field reconnaissance survey and mapped contours from the topographic survey, the following general observations are provided:

The hydrologic input for the wetland appears to include two potential sources:

1. Two drainage channels connect to the wetland at its north end and extend northerly towards the municipal drainage ditch system located along Patricia Avenue at the north end of the Site.
2. A slight elevation difference is evident at the east end of the wetland area whereby that area of the Site is lower in elevation than the quarter section of land to the west of the Site across 18th Street. A culvert located along the eastern edge of the wetland crosses under 18th Street and is anticipated to allow water drainage from the quarter section opposite 18th Street to the west, into the subject wetland.

The drainage output for the wetland appears to include two potential sources:

1. The wetland drains to the southwest via a natural drainage swale that was dry during the site visit. Historic aerial photographs and satellite imagery show that there is a connection established during some spring runoff events in which water flows from the wetland to the southwest to connect with a drain approximately 450 m to the southwest of the Site.
2. The topographic survey also indicates that the wetland likely drains from its east/southeast end, southerly into the municipal ditch along 18th Street during spring runoff events or during high rainfall events.

The vegetation zones associated with the wetland consisted of a mixture of native forb, grass, sedge and aquatic species as well as agricultural weed species (including noxious weeds) that have become established in the zones due to the close proximity of agricultural fields around the wetland. The wetland provides habitat for a variety of wildlife species including song birds, waterfowl, white-tailed deer, amphibians and reptiles.

The value of this wetland is in its function for potential amphibian habitat, its flood and stormwater attenuation, its distinct hydrological role and in vegetative diversity. Although no species of conservation concern were identified, timing was not conducive for the assessment of rare early flowering vegetation species, amphibians or breeding birds.

Recommendations

Based on the desktop review and field survey completed as part of the wetland assessment, the following recommendations have been made:

- Utilization of the Subject Wetland for Stormwater Management:
 - The stormwater management plan for the Site should incorporate the existing on-site natural wetland as much as possible into the design, or if modified, a slope aspect of at least 6:1 should be established in order to maintain a more “naturalized” system.
 - A vegetated buffer zone of at least 10 m should be retained from the Shallow Marsh Zone of the wetland in order to provide a wildlife corridor.
 - The stormwater management plan should include measures that prevent runoff of sediments and/or contaminants from entering stormwater drains that will ultimately end up in the wetland.
 - Salvage of soil in the vicinity of the wetland for re-contouring purposes is not recommended due to the large amount of noxious weed species found in the wetland zones.
- Incorporation of Erosion and Sediment Control/Exclusion Fencing to Minimize Impact to Amphibian and Reptile Species:
 - If construction occurs during the spring, summer and fall seasons, erosion and sediment control fencing should be installed around the wetland which can also

double as 'exclusion fencing' to keep amphibians and reptiles out of the construction zone.

- The erosion fencing should be page-wire backed instead of plastic/mesh backed to avoid entangling snakes.
- Ends of fencing should be hooked (j-shaped) to redirect wildlife back towards the habitat side and away from the construction zone.
- Fencing should be checked/repared daily prior to starting works each day, with amphibians and reptiles removed from the work zone back into habitat side.

➤ Compliance with Regulatory Requirements:

- Removal of trees, shrubs and wetland vegetation should occur outside of the breeding bird window (April 15 – August 30). If timing does not allow for vegetation removal outside of this window, VBJ Developments should retain the services of an avian biologist to develop an appropriate mitigation plan.

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Vegetation Species Table

Incidental Wildlife Table

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Manitoba Conservation Data Center Search

MnRAM Wetland Functional Assessment Summary

APPENDIX D – Standard Conditions and Limitations

1.0 INTRODUCTION

1.1 Background

MMM Group Limited (MMM), a WSP Global Company was retained by Mr. Steve McMillan of VBJ Developments to conduct a wetland assessment and delineation of a large wetland located on the northeast quarter of 03-10-19WPM and portions of the northwest quarter of 03-10-19WPM, bounded by Patricia Avenue to the north and 18th Street (Highway #10) to the east, south of the City of Brandon, Manitoba, herein referred to as the “Site”. The Site is approximately 80 hectares (ha) in size (approximately one third of a full section) (refer to **Figures 1 and 2, Appendix A**).

The following report outlines the methods, findings, conclusions and recommendations of the wetland assessment and delineation.

1.2 Objective

The objective of the wetland assessment and delineation is to determine the areal extent of the on-site wetland as well as its functional value in terms of the hydraulic and ecological function. This information will be utilized to aid in the residential and commercial development design of the property including design for future stormwater management on the Site as well as to support the application for a Water Rights Act license for the proposed development for the Site.

2.0 APPLICABLE LEGISLATION

2.1 Federal

2.1.1 *Species at Risk Act*

The *Species at Risk Act* (SARA) was proclaimed in June 2003. The purposes of the Act are to prevent Canadian indigenous species, subspecies, and distinct populations from becoming extirpated or extinct, to provide for the recovery of endangered or threatened species, and encourage the management of other species to prevent them from becoming at risk (Government of Canada 2008). This applies to all species on the List of Wildlife Species at Risk, Schedule 1 of the Act. Essentially SARA protects species and their residences making it an offense to kill, harm, harass, capture, collect, possess, buy, etc., an individual of a listed endangered, threatened or extirpated species or damage or destroy its residence (Government of Canada 2008).

General prohibitions under the Act don't apply to species of special concern, but provincial legislation usually provides some level of protection for those species. SARA automatically applies only on all federal lands and marine coastal waters in Canada; however, all Canadian Provinces and territories have signed an Accord for the Protection of Species at Risk in Canada. The Accord fosters co-operations between the federal, provincial and territorial governments to ensure that species at risk are protected throughout Canada (Manitoba Conservation 2011). In addition, SARA applies automatically on provincial/territorial lands and waters for species

covered under the *Migratory Bird Convention Act* or the federal *Fisheries Act* (Parks Canada 2010). Generally provinces and territories work in-conjunction with the federal government and SARA to protect species and critical habitat on non-federal lands.

2.1.2 *Migratory Bird Convention Act*

The *Migratory Bird Convention Act* (MBCA) was implemented in 1917, after the signing of the Migratory Bird Convention treaty between Canada and the United States the previous year. The Act was designed to protect migratory birds and their nests and established the Canadian government with jurisdiction over coastal and inland bird habitats (Department of Justice Canada 2011). The Act is applicable to all activities associated with organizations, industries and individuals and to all lands and water bodies in Canada.

Under Section 2 of the Act “migratory bird” means a migratory bird referred to in the Convention, and includes the sperm, eggs, embryos, tissue cultures and parts of the bird (Department of Justice Canada 2011). Under Article V of the Act “the taking of nests or eggs of migratory game or insectivorous or nongame birds shall be prohibited, except for scientific or propagating purposes under such laws or regulations as the High Contracting Powers may severally deem appropriate” (Department of Justice Canada 2011). The “taking” of nests or eggs would include loss through the removal of trees from a site during the avian breeding season, generally from mid-April until late August in Canada.

Activities which may disturb nests and nesting birds include:

- Land disturbance (i.e., building roads, clearing trees and vegetation).
- Infrastructure rehabilitation and decommissioning disturbances (i.e., bridge replacement, building removal).
- Sensory disturbance (i.e., noises, lights, and other human activities).
- Emergency incidents (i.e., fires, spills, hazardous materials).

It is the responsibility of a project proponent to ensure compliance with the MBCA through demonstration / documentation of a due diligence approach. If there is to be risk of non-compliance to the MBCA, a project specific assessment and mitigation approach must be developed by a professional avian biologist or other qualified professional. It is not recommended that pre-clearing nest searches be conducted as means of demonstration for compliance of the Act. The Site falls within breeding bird zone B4, in which Environment Canada (EC) describes as beginning April 14 and ending August 17. During this time it is not recommended that any vegetation (i.e., trees, shrubs or herbaceous vegetation) be cleared.

2.2 Provincial

2.2.1 *Water Rights Act*

The Water Rights Act, enacted in 1930, and re-enacted most recently in 1988, provides the Water Use Licensing Section of Manitoba Sustainable Development the responsibility of delegating water resource use in Manitoba (Manitoba Water Strategy, 2016).

All property and all rights to the use, diversion and control of groundwater and surface waters is held by the Province and that all diversions of water, construction of, operations and maintenance of control works require a license under the Act (Manitoba Water Strategy, 2016). This includes modification and drainage of wetlands.

2.2.2 *Manitoba Endangered Species and Ecosystems Act*

The *Endangered Species Act* of Manitoba (MBESA) was enacted in 1990, and is administered by the Wildlife and Ecosystem Protection Branch of Manitoba Sustainable Development. The purposes of the MBESA “are to ensure the protection and enhance the survival of threatened and endangered species and their habitats in Manitoba; enable reintroduction of extirpated species into the province; and designate species as threatened, endangered, extirpated or extinct” (Manitoba Sustainable Development 2016).

This Act is applicable to any mammal, bird, reptile, amphibian, fish, or plant, living or dead as well as their habitat, and applies to all lands in Manitoba. Amendments made to the Act in 2014 and 2015, include at-risk ecosystems to fall under the Act. An ecosystem means the “dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit” (Manitoba Sustainable Development 2016). Under the Act, a species is protected once it has been declared by regulation to be threatened, endangered, extirpated or extinct (Manitoba Conservation 2011). Once a species has been declared by regulation as being threatened, endangered or extirpated, “it is unlawful to kill, injure, possess, disturb or interfere with the species; destroy, disturb or interfere with the habitat of the species; or damage, destroy, obstruct or remove a natural resource on which the species depends for its life and propagation” (Manitoba Sustainable Development 2016).

2.3 Municipal

2.3.1 *Brandon and Area Planning District Development Plan 2013*

The Brandon and Area Planning District (BAPD) Development Plan 2013, lists the following objectives for its natural resource policies within the BAPD:

- Ensure the highest possible water quality of natural water systems.
- Preserve and enhance the diversity of natural systems, including fish and wildlife, and important wildlife habitat.

Relevant natural resource policies include:

- Protection of water quality so as to reduce the potential of groundwater contaminants, prevent sediments and contaminants in runoff entering waterways and stormwater infrastructure.
- Maintain and enhance existing wildlife habitat including wetlands.

3.0 WETLAND ASSESSMENT METHODOLOGY

A wetland is land that is saturated with water for a period sufficient in length to facilitate the development of wetland characteristics, such as poorly drained soils, a vegetation community distinct in species composition (hydrophytic vegetation), and supporting biological processes and species adapted to a wet environment. Wetlands have varying degrees of characteristics, determined by hydrologic and hydrogeological influences. Wetlands inundated by water for longer periods of time typically have more distinct and numerous vegetation zones within the wetland. The zones are concentric, oriented around the wettest and lowest zone in the middle, with progressively drier and higher zones further from the centre. The inner zones are characterized by vegetation species adapted to moist growing conditions.

Similarly, soils beneath wetlands exhibit distinct characteristics determined by the hydrological regime of the wetland. Just as the vegetation zones are arranged in concentric rings around the lowest, wettest area of the wetland, soil types exist in concentric rings around the centre of the wetland, exhibiting differing characteristics in each wetland zone.

Field assessments of the vegetation and soil zones associated with a wetland, combined with a review of historic and current aerial photography, enable wetland biologists to delineate wetland boundaries.

3.1 Desktop Review

Prior to the site visit, a desktop review of available information for the Site was conducted that included the following:

3.1.1 Historic Aerial Photographs

Selected aerial photographs obtained from Canada Map Sales including the dates 1947, 1959, 1962, 1974, 1980, 1990 and 1993, were reviewed to aid in delineating the wetland boundary (**Appendix C**). A descriptive summary of the aerial photography for the Site is as follows:

Table 1. Review of Historic Aerial Photography

Year/ Scale	Description of Wetland	Adjacent Properties
1947 / 1:20,000	The deep marsh zone of the wetland is inundated with open water. The two western branches of the shallow marsh zone are visible. The two drainage channels from the north are visible.	The historic farmstead is located to the north. The surrounding area is primarily agriculture. The aggregate quarry appears to have been developed to the south.
1959 / 1:16,000	The wetland appears drier; of the two western branches, the northern branch of the wetland has been partially cultivated.	Relatively unchanged.
1962 / 1:12,000	The deep marsh zone of the wetland appears to be covered in emergent vegetation. A dugout has been developed in the northwest branch of the wetland.	Relatively unchanged.

Year/ Scale	Description of Wetland	Adjacent Properties
1974 / 1:12,000	The wetland is inundated with water.	Aggregate quarry has been further expanded.
1980 / 1:12,000	Some open water areas are visible in the eastern area of the deep marsh zone. Dugout remains visible.	Relatively unchanged.
1990 / 1:12,000	The wetland is fully vegetated. A power line has been constructed through the southern portion of the wetland.	Residential development has occurred to the north of the wetland in the City of Brandon, opposite Patricia Avenue.
1993 / 1:8,000	The deep marsh zone is inundated with water. Some emergent vegetation is visible. The connection from the dugout area of the deep marsh zone to the southern branch of shallow marsh can be observed.	Further development in the City of Brandon opposite Patricia Avenue to the north is occurring.

3.1.2 Manitoba Conservation Data Centre File Search Request

A request was made to the Manitoba Conservation Data Center (CDC) on July 27, 2016, to perform a search of their databases for any species of conservation concern associated with the Site. The response received on July 27, 2016, resulted in one listing of a snake hibernaculum on NE-03-10-19WPM in the northeast corner of the quarter. The response also indicated that small white lady's-slippers (*Cypripedium candidum*), a species listed as "endangered" under SARA, have been observed approximately two kilometers to the east of the Site.

3.1.3 Topographic Survey Results

The topographic survey was conducted by Mr. Brad Newton of Jacobsen and Greiner Group, on July 28, 2016. The survey included cross sections of the northeast quarter and portions of the northwest quarter including cross sections of the subject wetland. Elevation data of the wetland contours were based on the level of water in the wetland at the time of the survey. Further, a drone was utilized to fly the Site and the data collected included high resolution georeferenced imagery and topographic information. The topographic survey determined that the current (July 2016) maximum depth of water in the deep marsh zone of the wetland was approximately 1 m in depth.

3.2 Field Survey

A field reconnaissance survey of the wetland was conducted on July 28, 2016, by MMM Biologists, Danette Sahulka and Brian Moons. Field data, including the delineation confirmation of wetland boundaries on the Site, was collected during the field reconnaissance using a Garmin 62st Global Positioning System receiver. The base map utilized for the field data collection consisted of a recently flown, georeferenced aerial photograph obtained from the City of Brandon.

The field reconnaissance survey consisted of fifteen georeferenced waypoints in which vegetation was identified and a cover class was determined for dominant species present. Further, a Dutch hand auger was used to assess soil conditions for wetland hydric soil indicators of gleying and mottling. Throughout the survey, observations were made for evidence of rare species or those of conservation concern as well as incidental wildlife.

Representative photographs of each waypoint were also collected during the field reconnaissance survey; select photographs are provided in **Appendix B**.

The areal extent of the on-site wetland was delineated based on historical air photograph review, GIS reference points of the natural transition between riparian and upland vegetation obtained during the field reconnaissance survey and from review of the high resolution orthomosaics imagery collected on the same date as the field reconnaissance by Jacobson and Greiner Group. The transition zone, or wetland limit, for the wetland was selected using the following guidelines stated by the Alberta Wetland Classification System (2015) whereby the following characteristics aid in distinguishing the boundary of a mineral wetland:

- Presence of gleysolic soils including gleying and mottling in the rooting zone (uppermost 30 cm) which is diagnostic of mineral wetlands. Gleying is indicative of relatively long periods of soil saturation and mottling occurs under fluctuating water conditions.
- Presence of assemblages of hydrophytic (water loving/tolerant) plant species.

4.0 GENERAL SITE CHARACTERISTICS

4.1 Site Description

At the time of the assessment, the subject wetland occupied the majority of the NE and a portion of the NW quarter sections and included some agricultural crop production adjacent to the north, west and south peripheries. Infill grading on the northeast corner of the Site was occurring during the inspection in anticipation for future development of the property. The subject wetland was located centrally on the northeast quarter with portions of the wetland located on the eastern edge of the northwest quarter.

The wetland is approximately 36.4 ha (89.9 ac) in area. Woody vegetation in the vicinity of the subject wetland was limited to Sandbar Willow (*Salix exigua*) and Silver Buffaloberry (*Shepherdia argentea*) located to the south of the wetland, between cultivated land and the low prairie zone of the wetland. There were also the remnants of a farmstead north of the wetland which included tree species of willow (*Salix* sp.), green ash (*Fraxinus pennsylvanica*), Manitoba maple (*Acer negundo*) and eastern cottonwood (*Populus deltoides*).

The vegetation zones (refer to section 6.1.1) associated with the wetland consisted of a mixture of native forb, grass, sedge and aquatic species as well as agricultural weed species (including noxious weeds) that have become established in the zones due to the close proximity of agricultural fields around the wetland. Vegetation cover at the Site was quite thick with few areas of bare ground visible.

The wetland consists of a single, main basin with two branches extending to the west. Based on the aerial imagery collected at the time of the site visit, the area of standing water associated with the wetland comprised approximately 16.96 ha (41.9 ac) with an average depth of 0.5 m. The existing Site topography was observed to be undulating, with small elevation changes throughout the Site and was slightly sloping to the south. Elevations on the Site ranged from 394.0 m to 400.0 m. **Figures 3 and 6** display the topography and existing wetland zones, respectively.

4.2 Geology, Hydrogeology and Soils

4.2.1 Soils

Within the Site there are a limited number of dominant soil series. Single soil series or compound map series, aerial extent and descriptions are outlined in **Table 2** below and in **Figure 4 (Appendix A)**. On-site soils were typical of those found associated with wetlands (regosolic, imperfectly drained soils) and corresponding uplands (orthic black soils, rapidly drained soils). The area of imperfectly drained regosolic soils can be seen to be associated with the location of the deep and shallow marsh and the wet low prairie zones of the wetland (refer to **Figures 4 and 6**).

Table 2. Description of the On-site Soil Series

Soil Series / Map Unit (percent area of polygon)	Aerial Extent (ha)	Descriptions ¹
Hummerston / Slightly Saline	0.03	Developed on weakly to moderately calcareous, sandy lacustrine and deltaic deposits. Imperfectly drained. Gleyed Carbonated Rego Black soil. Runoff is moderately slow.
60% Marringhurst– 40% Wheatland	0.3	Developed on moderately to strongly calcareous outwash and glaciofluvial deposits of sand to gravel. Moderately to well drained. Calcareous Black soil. Runoff is moderate to moderately rapid and characterized by rapid permeability.
		Developed on moderately to strongly calcareous sandy sediment overlying sand to gravelly textured deposits. Well to moderately drained. Orthic Black soil. Runoff is moderately slow; permeability is rapid to very rapid.
80% Prosser– 20% Purple / Slightly Eroded	30.1	Developed on moderately to strongly calcareous very fine sandy lacustrine and deltaic deposits. Moderately well to well drained. Orthic Black soil. Runoff is moderate to rapid.
		Developed on moderately to strongly calcareous very fine sandy lacustrine and deltaic deposits. Moderately well to well drained. Runoff is moderately rapid.

Soil Series / Map Unit (percent area of polygon)	Aerial Extent (ha)	Descriptions ¹
Stockton	15.5	Developed on weakly to moderately calcareous sandy lacustrine and deltaic deposits. Moderately well to well drained. Orthic Black soil. Runoff is moderate.
Sewell	18.4	Developed on weakly to moderately calcareous sandy lacustrine and deltaic deposits. Poorly drained. Rego Humic Gleysol soil.
Taggart / Slightly Saline	4.8	Developed on strongly to very strongly calcareous, loamy lacustrine sediments. Imperfectly drained. Gleyed Carbonated Rego Black soil. Slow runoff.
Vordas / Slightly Saline	1.8	Developed on strongly to very strong calcareous loamy lacustrine sediments. Poorly drained. Carbonated Rego Humic Gleysol. Runoff is negligible.

¹Michalyna et al., 1976

4.2.2 Surficial and Bedrock Geology

The surficial geology of the area is composed of offshore glaciolacustrine sediments of clay silt and minor sand. These deposits from the Quaternary period consisted of deposited suspension in offshore, deep-water of glacial Lake Agassiz. In areas where rock outcrops are common these sediments rarely completely fill the lows between outcrops, however depths may be between one and twenty meters thick (Matile and Keller, 2004).

The bedrock geology of the Site is of the Riding Mountain Formation. The Riding Mountain Formation is of the Upper Cretaceous era and consists of greenish grey bentonitic shale known as Millwood beds (Klassen et al., 1970).

4.2.3 Groundwater Aquifer Descriptions

Groundwater in the Brandon area is generally considered to be in unconfined, shallow aquifers of gravel and sand lenses (Rutulis, 1986). The principal aquifers within the Brandon region are sand and gravel (Central Assiniboine and Lower Souris River Integrated Watershed Management Plan), including:

- Assiniboine Delta Aquifer – located to the east of Brandon.
- Oak Lake Aquifer – located significantly west of Brandon.
- Buried sand and gravel aquifers – located south and east of Brandon.
- Spiritwood Aquifer – located at a distance south west of Brandon.
- Spillway Aquifer – located at a distance east of Brandon.
- Small and isolated sand and gravel lenses throughout parts of the watershed forming local sources of aquifers.

The Odanah Shale Aquifer is also a regionally significant bedrock aquifer in the region.

Based on a topographical map of the Site (Atlas of Canada, NTS 062G13), local surface water is anticipated to travel from the north and flow southward towards an unnamed creek approximately 0.5 km distant. Local shallow groundwater flow is anticipated to flow southward towards the unnamed creek. Regional groundwater flow in the Brandon area is towards the northwest due to high head of water located in southwest Manitoba (Betcher et al., 1995).

5.0 DESCRIPTION OF WETLAND CLASSIFICATION AND FUNCTIONAL VALUE METRICS

5.1 Stewart and Kantrud Classification System

5.1.1 Classification Criteria

The Stewart and Kantrud Classification Criteria recognize the diversity of wetland ecosystems and attribute this variation to the influence of water (permanence, depth, and chemistry) and land use. These influences affect the growth forms of vegetation, canopy cover, species composition, and species dominance. The Stewart and Kantrud criteria are based on these distinctive traits, enabling field observation and classification of wetlands.

Stewart and Kantrud identified seven distinct zones that could be present within wetlands, based on vegetation community structure and species composition. These seven wetland zones are: wetland low prairie zone, wet meadow zone, shallow marsh zone, deep marsh zone, permanent open water zone, intermittent alkali zone, and fen (alkaline bog) zone. The presence of these distinctive and identifiable zones determines the classification of the wetland. Zones created by prolonged presence of surface or soil water occupy the central areas of wetlands, with concentric zones occurring beyond the centre, typical of drier habitats.

5.1.1.1 Low Prairie Zone

These zones typically occur in lowland areas or topographical depressions where seasonal surface water is present for short periods in early spring, but does not remain beyond ground thaw. Infiltration in these zones is often rapid. Typically, vegetation communities in the wetland low prairie zone are comprised of emergent species and low-prairie plants. No aquatic species (submerged plants) are present, even during periods of standing surface water.

5.1.1.2 Wet Meadow Zone

Wet meadow zones occur in lowlands and depressions, and have wetter soil conditions than the wetland low prairie zone. The wet meadow zones will contain standing water during seasonal snow melts in the spring and during periods of high precipitation. The longer duration of water permanence in the wet meadow zone encourages the growth of emergent species and several fine-textured grasses, rushes, and sedges adapted to moist conditions.

5.1.1.3 Shallow Marsh Zone

The shallow marsh zone contains open water during the spring and into the early part of summer. Typically, the open water has evaporated or infiltrated by late summer and fall. The

shallow marsh zone contains emergent plant species, fine-textured grasses, and submerged aquatic plants.

5.1.1.4 Deep Marsh Zone

Deep marsh zones contain surface water from spring to fall, typically. Open water will disappear from the deep marsh zone during periods of low precipitation. Deep marsh zones can also be found on the periphery of permanent lakes and ponds. Vegetation composition in the deep marsh zone includes submerged aquatic plants.

5.1.1.5 Permanent Open Water Zone

This zone is influenced by relatively stable open water levels, and, due to the water permanence, no emergent plants are present.

5.1.1.6 Intermittent Alkali Zone

Highly saline shallow water exists in this zone for long durations, leading to saline growing conditions. Only salt tolerant submerged aquatics inhabit this zone.

5.1.1.7 Fen (Alkaline Bog) Zone

Fens and bogs may lack open water zones, but subsurface soils are saturated and contain a high proportion of organic matter. Vegetation often grows as floating mats of emergent vegetation and submerged aquatics.

5.1.2 Stewart and Kantrud Classes of Natural Ponds and Lakes

Based on the presence wetland zones, the Stewart and Kantrud system defines seven overall wetland classes as follows:

Class I – Ephemeral Ponds: Dominated by the wetland low prairie zone at deepest part of the wetland basin.

Class II – Temporary Ponds: The wet meadow zone occupies the deepest region of the wetland basin.

Class III – Seasonal Ponds and Lakes: The shallow marsh zone dominates the deepest part of the wetland basin.

Class IV – Semi-permanent Ponds and Lakes: The deep marsh zone occupies the deepest part of the wetland basin.

Class V – Permanent Ponds and Lakes: The permanent open water zone dominates the deepest part of the wetland basin.

Class VI – Alkali Ponds and Lakes: The intermittent alkali zone occupies the deepest part of the wetland basin.

Class VII – Fen (Alkaline Bog) Ponds: The fen zone dominates the inner portion and deepest part of the wetland basin.

5.2 Wetland Functional Assessment

A Wetland Functional Assessment program (MnRAM 3.4) developed by the Minnesota Board of Water and Soil Resources (2007) was utilized to evaluate the highest functioning ecological and hydrologic services that the wetland in its current state provides. Ecological data, survey data and GIS data collected from the field survey was input into the program to obtain functional values (refer to **Appendix C** for output results).

6.0 SUMMARY OF FINDINGS

6.1 Wetland Classification

6.1.1 Wetland Distinct Zones

The on-site wetland is characterized by a Deep Marsh Zone of approximately 5.5 ha in size (refer to **Figure 6, Appendix A**). A Shallow Marsh Zone occupies the adjacent zone, and is of approximately 11.4 ha in area. A Wet Meadow Zone occupies the third zone of the wetland and is approximately 9.5 ha in size. A Low Prairie Zone occupies the outermost zone of the wetland, approximately 10.0 ha in area. In total, the wetland occupies approximately 36.4 ha. The wetland is surrounded primarily by agricultural fields, with the exception of two vegetated drainage channels extending to the north from the wetland and an aggregate quarry located to the south.

The Deep Marsh Zone consisted of open water with areas of floating aquatic vegetation including duckweed (*Lemna sp.*).

The Shallow Marsh Zone vegetation included common cattail (*Typha latifolia*), narrow-leaved cattail (*Typha angustifolia*), golden sedge (*Carex aurea*) and Canada thistle (*Cirsium arvense*). The vegetation within this zone are hydrophytic species characteristic of hydric soils and is consistent with the Stewart and Kantrud inventory of species found in a Shallow Marsh Zone.

The vegetation communities in the Wet Meadow Zone included Canada thistle (*Cirsium arvense*), wild mint (*Mentha spp.*), wild barley (*Hordeum jubatum*), marsh reed grass (*Calamagrostis canadensis*), wool-grass (*Scirpus cyperinus*) and sandbar willow (*Salix exigua*), all consistent with species typical of a Wet Meadow Zones. The wet meadow zones contained a high percentage of weed species including foxtail barley (*Hordeum jubatum*); in particular the north side of the wetland had a large area covered by this species.

The Low Prairie Zone was occupied by smooth brome (*Bromus inermis*), Canada goldenrod (*Solidago canadensis*), Canada thistle (*Cirsium arvense*), slender wheatgrass (*Elymus trachycaulus*), sedge species including golden sedge (*Carex aurea*), and field sow-thistle (*Sonchus arvensis*). All species are indicative of Low Prairie Zone vegetation communities. Vegetation cover in this zone was quite thick with little bare ground visible. Native vegetation within this zone was inundated with numerous weed species including noxious weeds.

An inventory of vegetation identified during the site visit can be found in **Table 1** in **Appendix C**.

6.1.2 Wetland Classification

The four distinct vegetation zones present within the on-site wetland – the Deep Marsh Zone, the Shallow Marsh Zone, the Wet Meadow Zone, and the Low Prairie Zone indicate that the on-site wetland is a Class IV Wetland, a Semi-permanent pond according to Stewart and Kantrud Wetland Classification System (1971).

6.2 Wetland Delineation

6.2.1 Historic Areal Extent

Select historic aerial photographs were used to compare the historical aerial extent of the wetland to the present day (refer to **Figure 6, Appendix A**). The years 1947, 1959, 1974 and 1993, were chosen for comparison due to higher image quality. The aerial extent was determined by observable vegetation changes in the photographs.

The size and shape of the Shallow Marsh and Deep Marsh zones remain relatively unchanged since 1947. The overall extent of the wetland including Wet Meadow and Low Prairie zones has varied from year to year due to different moisture regimes which are apparent in the photographs and by the areal extent and location of cultivated areas visible in the aerial photographs. The two drainage channels are observable in the 1947 aerial photograph and it is likely that the wetland has been an important feature for local drainage and storage of stormwater and spring runoff since at least 1947.

Based on the historical imagery, the wetland is likely a naturally occurring low area in which local surface water discharges, and is stored during spring melt and rainfall events.

6.2.2 Current Areal Extent and Depth

The waterline edge (edge of the Shallow Marsh Zone depicted as the yellow line on **Figure 7**) at the time of the July survey was used as the benchmark elevation contour for determining water volume, surface area and depth. The extent of the total wetland area was therefore calculated to be approximately 36.4 ha (refer to **Figure 7**). The total area of standing water in the wetland at the time of the site visit was 14.2 ha with an approximate water volume of 55,522.9 m³. The deepest part of the wetland located in the Deep Marsh Zone has a depth of 1.2 m. The average water depth in the inundated zone of the wetland, including Shallow Marsh and Deep Marsh zones, is 0.5 m.

The eastern portion of the wetland, in which the greatest aerial extent of Deep Marsh is located, has a cross sectional profile of a gradually sloping basin to its deepest point in which wetland zonation goes from Wet Meadow, to Shallow Marsh to Deep Marsh. The western portion of the wetland has a cross sectional profile that is more undulating with areas of deeper pools surrounded by Shallow Marsh.

6.3 Drainage Connectivity

Based on observations made during the field reconnaissance survey and mapped contours from the topographic survey, the following general observations are provided:

The hydrologic input for the wetland appears to include two potential sources:

1. Two drainage channels connect to the wetland at its north end and extend northerly towards the municipal drainage ditch system located along Patricia Avenue at the north end of the Site. The drainage ditches likely receive surface water runoff from areas north and west of the Site, including the developed area north of Patricia Avenue associated with the City of Brandon. The drainage channels contained common cattail (*Typha latifolia*) and narrow-leaved cattail (*Typha angustifolia*), both species of which are indicative of a Shallow Marsh Zone, and therefore, it is likely that these channels contain standing water for extended periods of time following spring snow melt and seasonal rainfall events.
2. A slight elevation difference is evident at the east end of the wetland area whereby that area of the Site is lower in elevation than the quarter section of land to the west of the Site across 18th Street. A culvert located along the eastern edge of the wetland crosses under 18th Street and is anticipated to allow water drainage from the quarter section opposite 18th Street to the west, into the subject wetland.

The drainage output for the wetland appears to include two potential sources:

1. The wetland drains to the southwest via a natural drainage swale that was dry during the site visit. Historic aerial photographs and satellite imagery show that there is a connection established during some spring runoff events in which water flows from the wetland to the southwest to connect with a drain approximately 450 m to the southwest of the Site.
2. The topographic survey also indicates that the wetland likely drains from its east/southeast end, southerly into the municipal ditch along 18th Street during spring runoff events or during high rainfall events.

6.4 Wetland Function

Results of the MnRAM program classified the wetland as having a “high” functional rank for *Characteristic Hydrology and Vegetative Diversity* and for *Flood/Stormwater Attenuation*. It also characterized the wetland as “moderate” for *Maintenance of Characteristic Amphibian Habitat*. This indicates that the subject wetland is important in the local drainage regime for storage of spring snow melt waters and stormwater during rainfall events. In addition, due to its ability to retain some open water for most of the spring and summer seasons, the wetland may provide habitat for amphibian species.

The MnRAM report summary is included **Appendix C**.

6.5 Wildlife Observations and Species of Conservation Concern

The wetland is likely a breeding ground for wetland birds as pairs of red-winged and yellow-headed blackbirds (*Agelaius phoeniceus* and *Xanthocephalus xanthocephalus* respectively) were observed within the wetland and surrounding area. A marsh wren (*Cistothorus palustris*) was also observed in the Shallow Marsh Zone of the wetland. In addition, the wetland may be important to waterfowl in the spring when it is fully inundated with water as a resting/feeding location during annual migration. A pair of Swainson's hawks (*Buteo swainsoni*) were observed in the wooded farmstead lot and a potential stick nest was observed to the southeast of the lot at the north central end of the Site. The timing of the wetland survey was not conducive for evaluating the presence of bird and breeding bird species.

White-tailed deer tracks (*Odocoileus virginianus*) were observed along the periphery of the wetland and a white-tailed deer fawn was observed to the south. This may be indicative that the wetland provides calving and/or bedding sites and foraging habitat for deer.

No evidence of rare species or species of conservation concern were observed during the site visit. No references were found pertaining to local knowledge for the presence of rare species, such as the small white lady's slippers, being located on the Site and the MB CDC did not have any records of this species being surveyed for at the Site. Based on the vegetation composition and density at the Site, the potential for small white lady's slippers to be present is considered to be low.

The Manitoba CDC database review reported the presence of a previously observed garter snake hibernaculum in the northwest corner of the quarter section. Due to an initial location error in the data provided by the CDC, the hibernaculum was not flagged for assessment during the site visit. At the time of the site visit, the in-filling of the northwest corner of the Site was underway and therefore MMM field staff did not access this area. It is unknown whether the reported hibernaculum is still present. It is likely that garter snakes using the reported hibernaculum were using the wetland for foraging purposes.

Although no amphibian species were observed during the site visit, this wetland may also be utilized by amphibian species, including the northern leopard frog, a species listed as Special Concern under the *Species at Risk Act* as habitat for breeding and foraging. Due to the overall shallow depth of this wetland, it is unlikely to provide good overwintering habitat for amphibians.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

The wetland has been located on-site since at least 1947, and has remained relatively unchanged in aerial extent since that time. It has likely remained an important feature for local drainage and for storage of stormwater and spring runoff. At the time of the site visit in July 2016, the total wetland area including Low Prairie, Wet Meadow, Shallow Marsh and Deep Marsh zones was approximately 36.4 ha in size and had a maximum depth of 1.2 m.

The field reconnaissance survey carried out by MMM classified the wetland as a Class IV wetland, a semi-permanent pond, according to the Stewart and Kantrud Wetland Classification methodology.

The value of this wetland is in its function for potential amphibian habitat, its flood and stormwater attenuation, its distinct hydrological role and in vegetative diversity. Although no species of conservation concern were identified, timing was not conducive for the assessment of rare early flowering vegetation species, amphibians or breeding birds.

7.2 Recommendations

Based on the desktop review and field survey completed as part of the wetland assessment, the following recommendations have been made:

- Utilization of the Subject Wetland for Stormwater Management:
 - The stormwater management plan for the Site should incorporate the existing on-site natural wetland as much as possible into the design, or if modified, a slope aspect of at least 6:1 should be established in order to maintain a more “naturalized” system for any amphibian and bird species that may continue to utilize the wetland for breeding, foraging and overwintering.
 - In addition, a vegetated buffer zone of at least 10 m should be retained from the Shallow Marsh Zone of the wetland in order to provide a wildlife corridor including allowing amphibian species to migrate to and from overwintering areas, breeding areas and foraging areas.
 - The stormwater management plan should include measures that prevent runoff of sediments and/or contaminants from entering stormwater drains that will ultimately end up in the wetland.
 - Salvage of soil in the vicinity of the wetland for re-contouring purposes is not recommended due to the large amount of noxious weed species found in the wetland zones such as sow-thistle, Canada thistle and foxtail barley.
- Incorporation of Erosion and Sediment Control/Exclusion Fencing to Minimize Impact to Amphibian and Reptile Species:
 - If construction occurs during the spring, summer and fall seasons, erosion and sediment control fencing should be installed around the wetland, which can also double as 'exclusion fencing' to keep amphibians and reptiles (garter snakes) out of the construction zone.
 - The erosion fencing should be page-wire backed instead of plastic/mesh backed to avoid entangling snakes.
 - Ends of fencing should be hooked (j-shaped) to redirect wildlife back towards the habitat side and away from the construction zone.
 - Fencing should be checked/repared daily prior to starting works each day, with amphibians and reptiles removed from the work zone back into habitat side.

➤ Compliance with Regulatory Requirements:

- Removal of trees, shrubs and wetland vegetation should occur outside of the breeding bird window (April 15 - August 30). If timing does not allow for vegetation removal outside of this window, VBJ Developments should retain the services of an avian biologist to develop an appropriate mitigation plan.

8.0 QUALIFICATIONS

Mr. Brian Moons, B.Sc., is a Biologist with the Environmental Management Department at MMM Group. He holds an undergraduate degree in Biological Sciences specializing in Ecology and Environmental Biology. He has experience conducting ecological surveys and wetland assessments in Manitoba, Saskatchewan and Alberta.

Ms. Danette Sahulka, M.Sc., P.Ag., is a Senior Ecologist and Project Manager with the Environmental Management Department at MMM Group. She holds an undergraduate degree in Science specializing in Ecology and a Master of Science degree specializing in Zoology. She has over 15 years of experience in designing, conducting and managing ecological surveys and wetland assessments in western Canada.

9.0 STANDARD LIMITATIONS

Standard limitations are presented in **Appendix D** as they apply to this report.

10.0 REFERENCES

Betcher, R., Grove, G. and Pupp, C. 1995. Groundwater in Manitoba: Hydrogeology, quality concerns, management. NHRI Contribution No. CS-93017. Manitoba Natural Resource, Water Resources Branch, Environment Canada.

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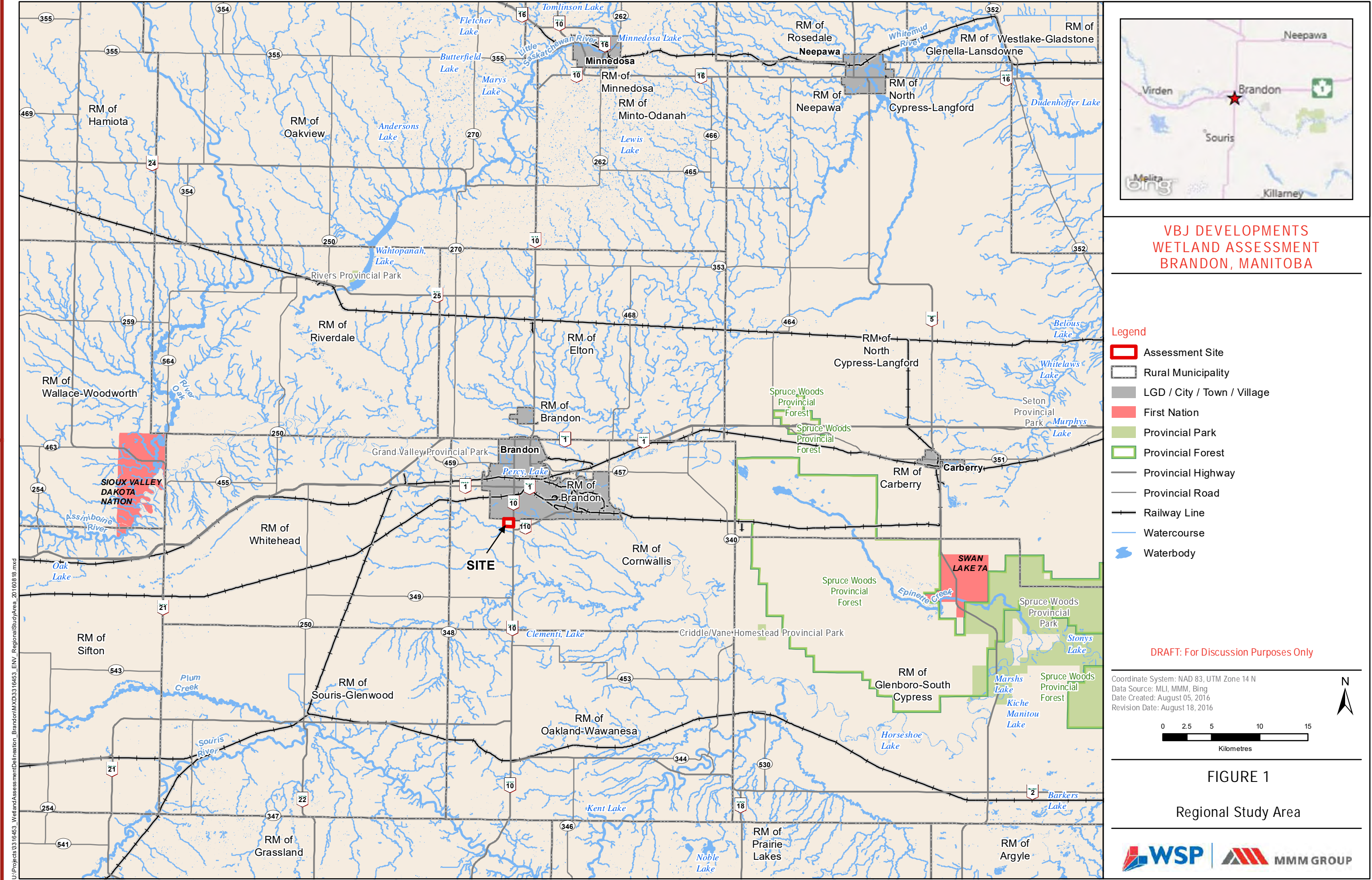
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<http://www.pc.gc.ca/eng/nature/eep-sar/itm1/eep-sar1b.aspx>

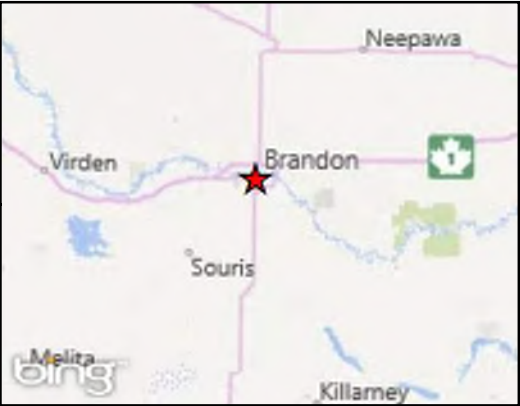
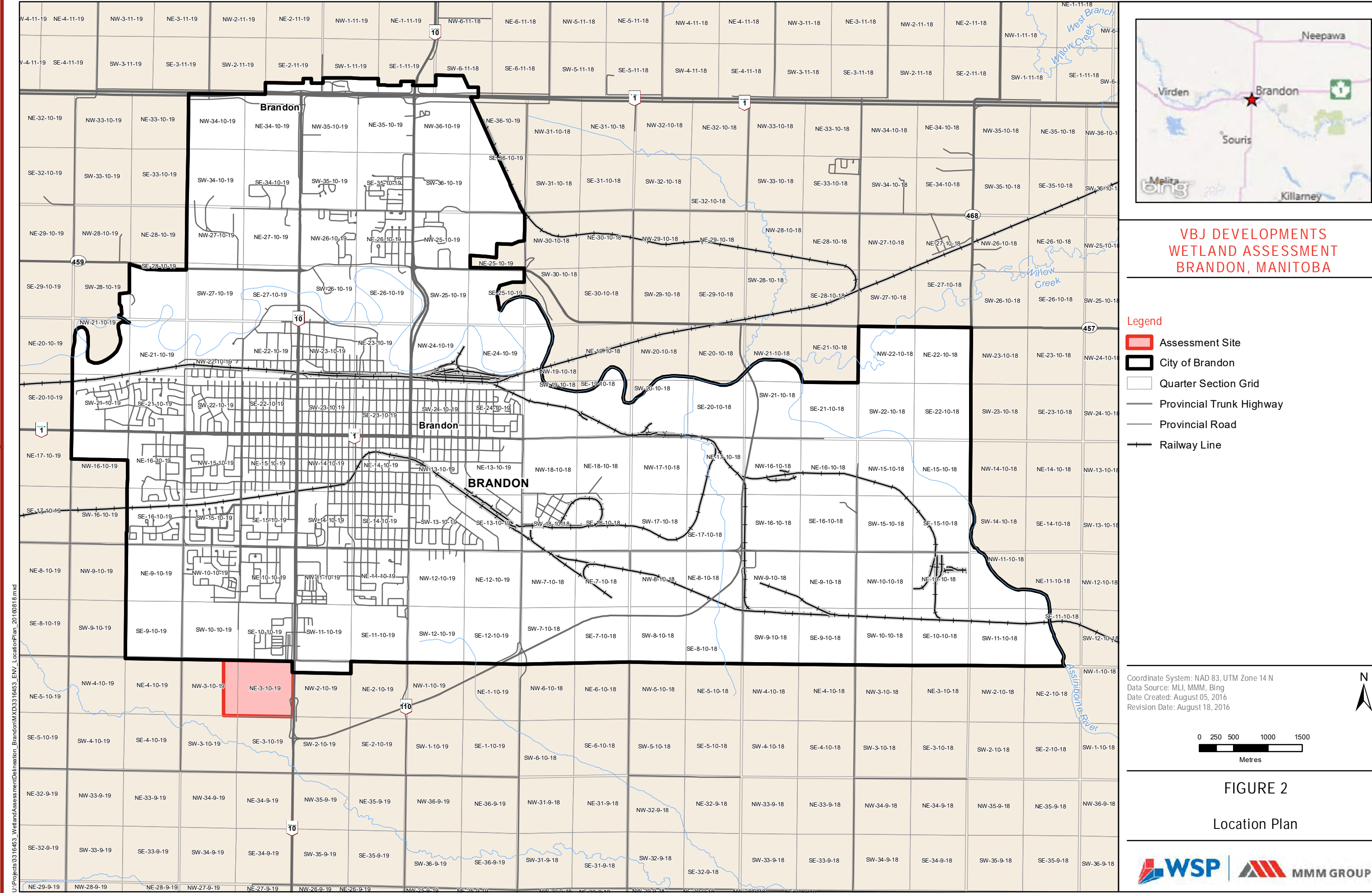
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VBJ DEVELOPMENTS
WETLAND ASSESSMENT
BRANDON, MANITOBA

- Legend
- Assessment Site
 - City of Brandon
 - Quarter Section Grid
 - Provincial Trunk Highway
 - Provincial Road
 - Railway Line

Coordinate System: NAD 83, UTM Zone 14 N
Data Source: MLI, MMM, Bing
Date Created: August 05, 2016
Revision Date: August 18, 2016

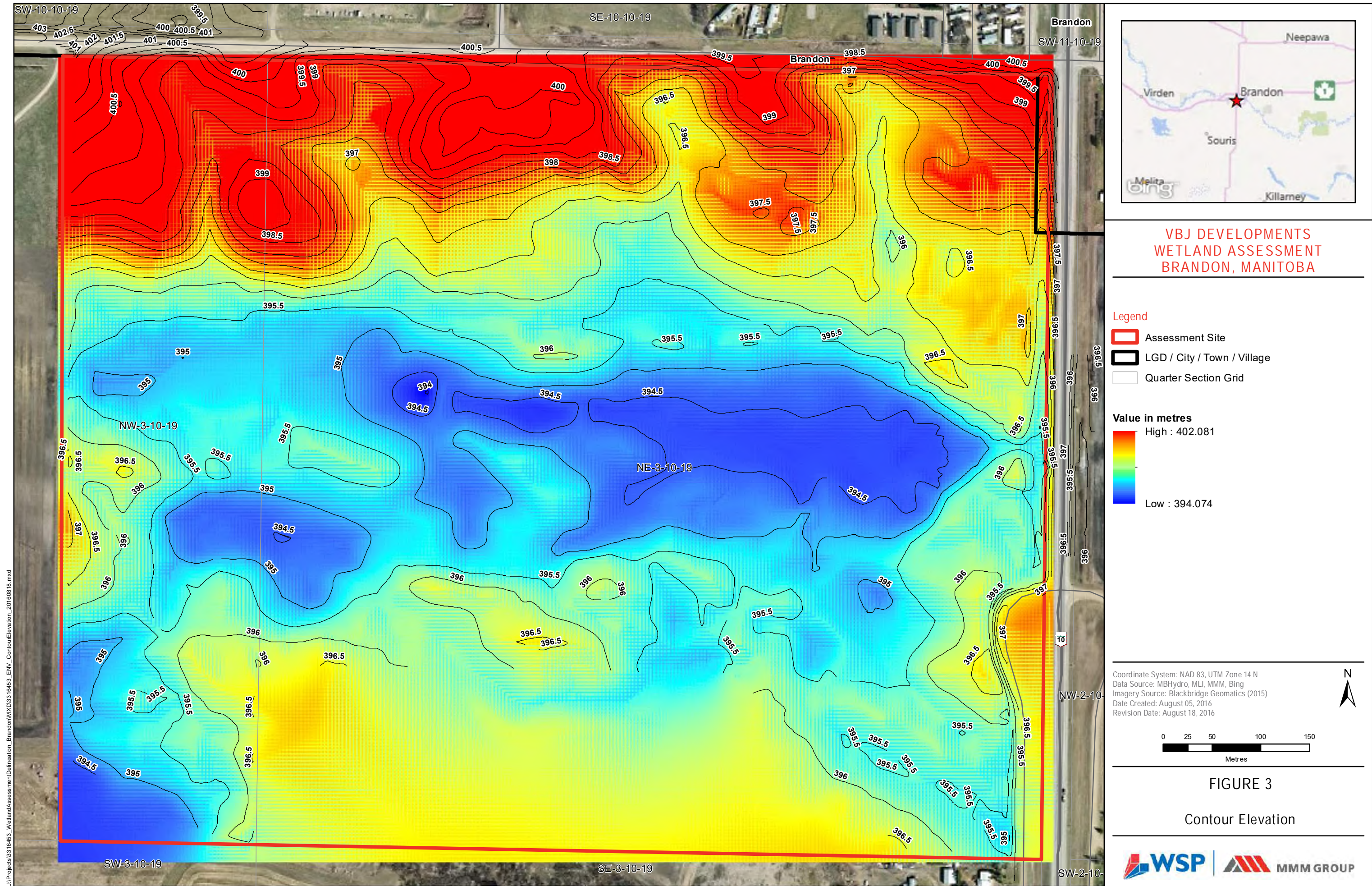
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Metres

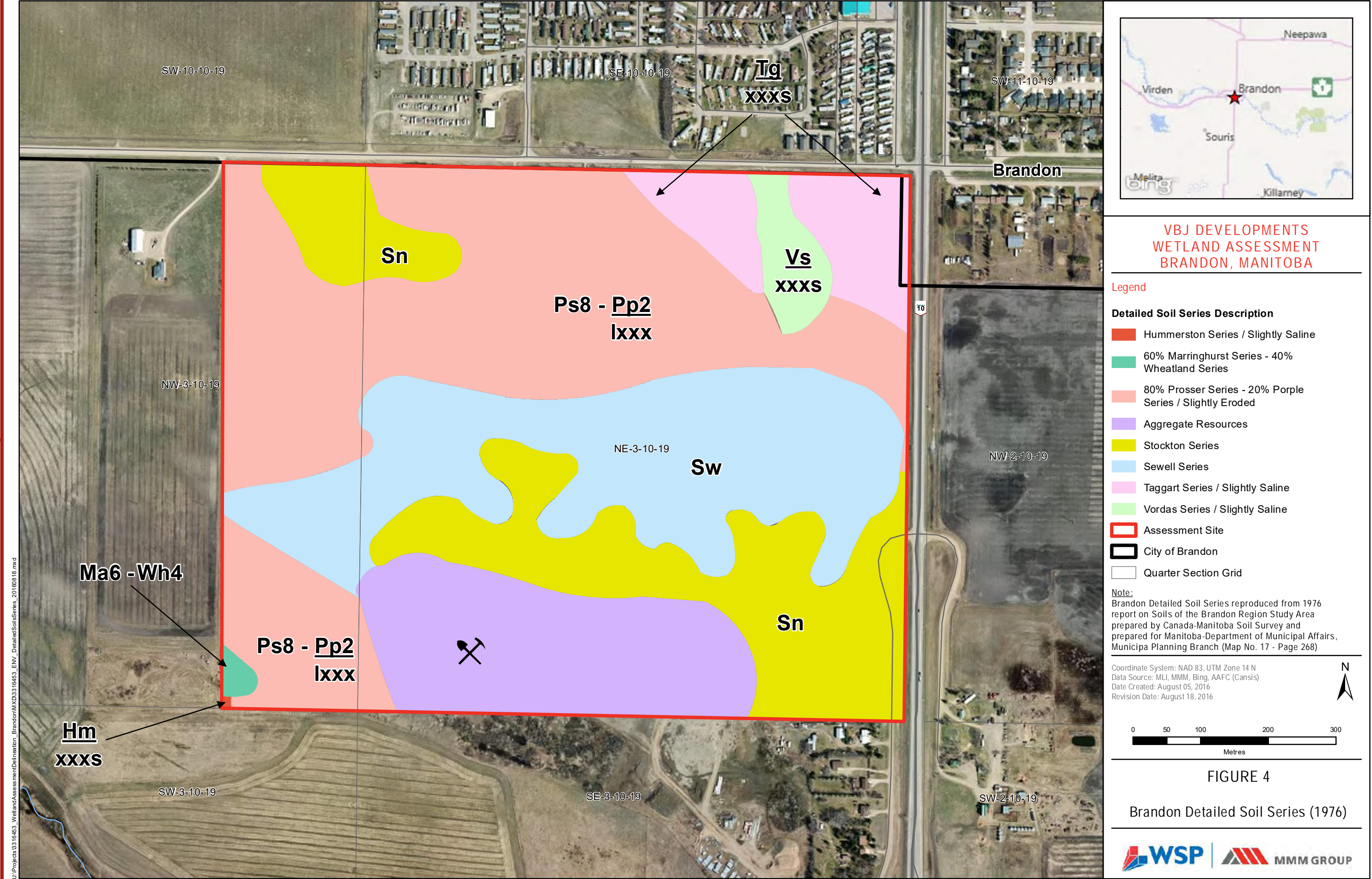
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FIGURE 2

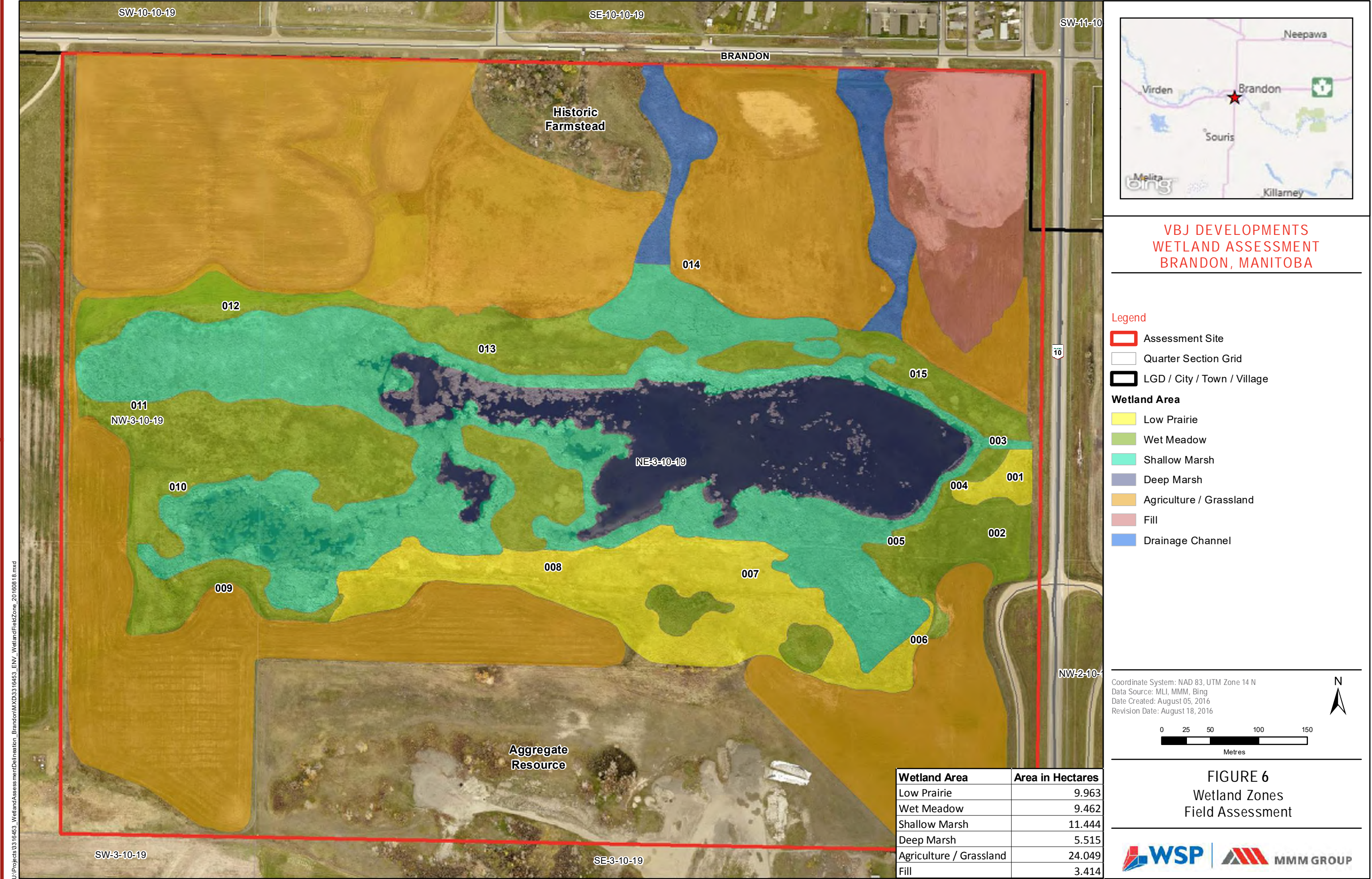
Location Plan











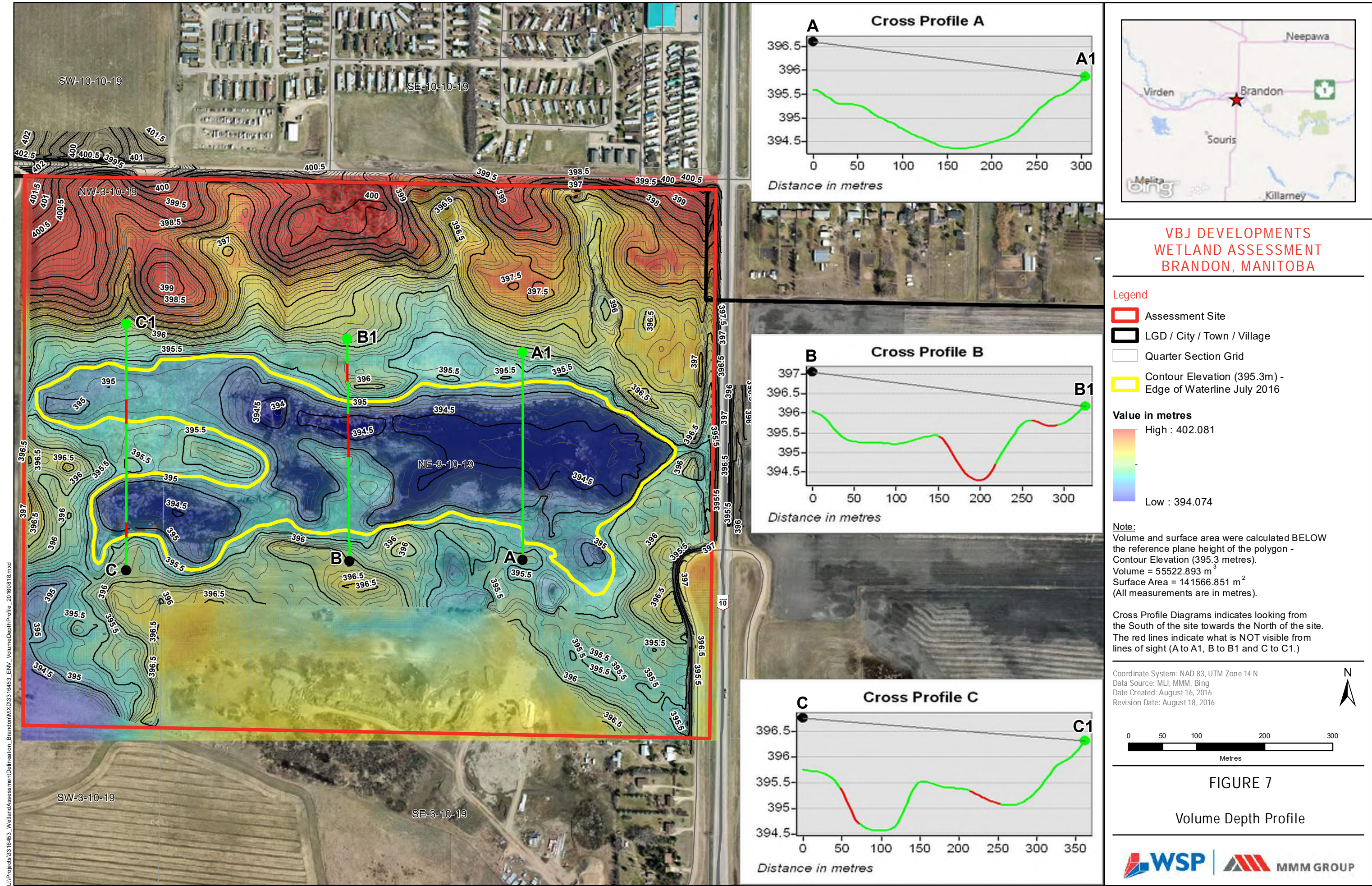




Photo 1. View to the northwest, shallow marsh zone in foreground, deep marsh zone beyond.



Photo 2. Dense *Typha* spp. in shallow marsh zone.



Date Taken: July 28, 2016

Taken by: BMoons

Project No.: 3316455

Client: VBJ Development

Location: Brandon, MB



Photo 3. Low prairie zone dominated by both native and invasive forbs.



Photo 4. Wet meadow zone located along western edge of wetland.



Date Taken: July 28, 2016

Taken by: BMoons

Project No.: 3316455

Client: VBJ Development

Location: Brandon, MB



Photo 5. Transition of wet meadow zone to shallow marsh zone.



Photo 6. Upland grassed area north of wetland.



Date Taken: July 28, 2016

Taken by: BMoons

Project No.: 3316455

Client: VBJ Development

Location: Brandon, MB

Table 1. Summary of Field Assessment Observations

Survey Date: July 28, 2016
Start Time: 10:45 am End Time: 3:30 pm
Weather Conditions: Sunny, 24-29°C

General Site Characteristics: Large wetland with a deep marsh zone consisting of open water. This zone is surrounded by a shallow marsh zone that contains duckweed and cattail species (water depth at edge of cattails is approximately 8 inches deep), consisting of sedges and rushes and the grades into wet meadow zone with additional hydrophilic species such as wild mint and then low prairie zone that consists of sunflower, golden rod and milkweed species and some willows (at the south west end of the wetland). The southern side of the wetland contains a much lower grass cover than the north side. A high percentage of cover in the low prairie and upland areas consist of weed species such as Canada Thistle. Overall species diversity is low. The wetland is surrounded by agricultural cropland to the south and west, City of Brandon to the north and Highway 10 and cropland to the east.

Notes: Met with Brad Newton who completed the topo survey and ortho-mosaic drone imagery on the same date as the field survey.

Vegetation Common Name	Vegetation Scientific Name	Manitoba Conservation Data Center Rank	Waypoint Number														
			001	002	003	004	005	006	007	008	009	010	011	012	013	014	015
Smooth Brome	<i>Bromus inermis</i>	SNA	X		X				X			X				X	
Canada Golden Rod	<i>Solidago canadensis</i>	S5	X					X	X	X							
Canada Thistle	<i>Cirsium arvense</i>	SNA	X	X	X		X	X	X	X	X	X		X	X	X	X
Common Cattail	<i>Typha latifolia</i>	S5			X	X	X										
Common Plantain	<i>Plantago major</i>	SNA	X			X		X								X	
Field Bindweed	<i>Convolvulus arvensis</i>	SNA						X									
Flodman's Thistle	<i>Cirsium flodmanii</i>	S4							X								
Hard-stemmed Bulrush	<i>Schoenoplectus acutus</i>	S4														X	
arrow-leaved Hawks-beard	<i>Crepis tectorum</i>	SNA						X									
Marsh Hedge Nettle	<i>Stachys palustris</i>	S5			X												
Kentucky Blue Grass	<i>Poa pratensis</i>	S5						X									
Large Sunflower	<i>Helianthus giganteus</i>	SU								X							
Many-flowered Aster	<i>Symphyotrichum ericoides</i>	S4	X			X		X	X	X							X
Marsh Reed Grass	<i>Calamagrostis canadensis</i>	S5									X	X	X	X			
Mad-dog Skullcap	<i>Scutellaria lateriflora</i>	S4	X	X	X	X				X							
Narrow-leaved Cattail	<i>Typha angustifolia</i>	S4			X	X	X										
Narrow-leaved Sunflower	<i>Helianthus maximiliani</i>	S5	X					X	X								
Prairie Sage	<i>Artemisia ludoviciana</i>	S5									X	X					
Wool-grass	<i>Scirpus cyperinus</i>	S5		X							X		X	X	X		X
Seaside Arrow-grass	<i>Triglochin maritima</i>	S5															
Golden Sedge	<i>Carex aurea</i>	S5	X	X		X				X	X	X	X		X	X	X
Showy Milkweed	<i>Asclepias speciosa</i>	S4	X					X									
Silverweed	<i>Argentina anserina</i>	S4	X	X	X	X	X	X	X	X							X
Slender Wheat Grass	<i>Elymus trachycaulus</i>	S5	X	X					X	X		X				X	X
Water Smartweed	<i>Persicaria amphibia</i>	S5										X					
Field Sow Thistle	<i>Sonchus arvensis</i>	SNA	X	X	X		X	X	X			X		X	X		
White Sweet Clover	<i>Mellilotus albus</i>	SNA					X	X				X					
White-top Fleabane	<i>Erigeron annuus</i>	SNA	X	X			X	X	X								
Wild Barley	<i>Hordeum jubatum</i>	S5	X	X			X			X				X	X	X	
Wild Licorice	<i>Glycyrrhiza lepidota</i>	S5				X		X	X	X							
Common Mint	<i>Mentha arvensa</i>	S5		X	X	X		X		X		X					
Willow	<i>Salix exigua</i>	S5									X						
Wetland Zone			Low Praire	Wet Meadow	Shallow Marsh	Shallow Marsh	Shallow Marsh	Low Prairie	Low Prairie	Low Prairie	Wet Meadow	Shallow Marsh	Wet Meadow	Wet Meadow	Shallow Marsh	Wet Meadow	Wet Meadow
Soil	0-10 cm		Black soil, no mottles	Black soil, no mottles	Gleysolic, grey soil	Black soil, no mottles	Organic	Black soil, no mottles	Black soil, no mottles	Black soil, no mottles	Black soil, no mottles	Black soil, no mottles, wet, sandier	Black soil, no mottles	Black soil, no mottles	Wet, organic	Black soil, no mottles	Wet, organic
	10-20 cm		Black soil, no mottles	Gleysolic, grey soil with faint mottles	Gleysolic, grey soil	Black soil, no mottles	Organic	Black soil, no mottles	Black soil, no mottles	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil
	20-30 cm		Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil with sand seam	-	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil	Gleysolic, grey soil

Survey Date: July 28, 2016
Start Time: 10:45 am End Time: 3:30 pm
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INCIDENTAL WILDLIFE					
TY	EV	Species Name	Scientific Name	MB CDC Rank	NOTES
B	VO; OB	Marsh Wren	<i>Cistothorus palustris</i>	S5B	Observed within shallow marsh zone
B	VO; OB	Red-winged Blackbird	<i>Agelaius phoeniceus</i>	S5B	Throughout wetland; vocalizations and observations
B	VO; OB	Yellow-headed Blackbird	<i>Xanthocephalus xanthocephalus</i>	S4B	Throughout wetland; vocalizations and observations
M	OB	White-tailed Deer	<i>Odocoileus virginianus</i>	S5	Fawn observed running south from wetland; adult doe observed north of wetland
B	OB; VO	Swainson's Hawk	<i>Buteo swainsoni</i>	S4B	Potential stick nest in wooded area north of wetland
B	VO	Red-tailed Hawk	<i>Buteo jamaicensis</i>	S5B	Vocalization south of wetland
O	OB	Blue Damselfly species	<i>Enallagma</i> sp.	-	Throughout wetland
L	OB	Various butterflies, moths and grasshoppers	-	-	Throughout wetland

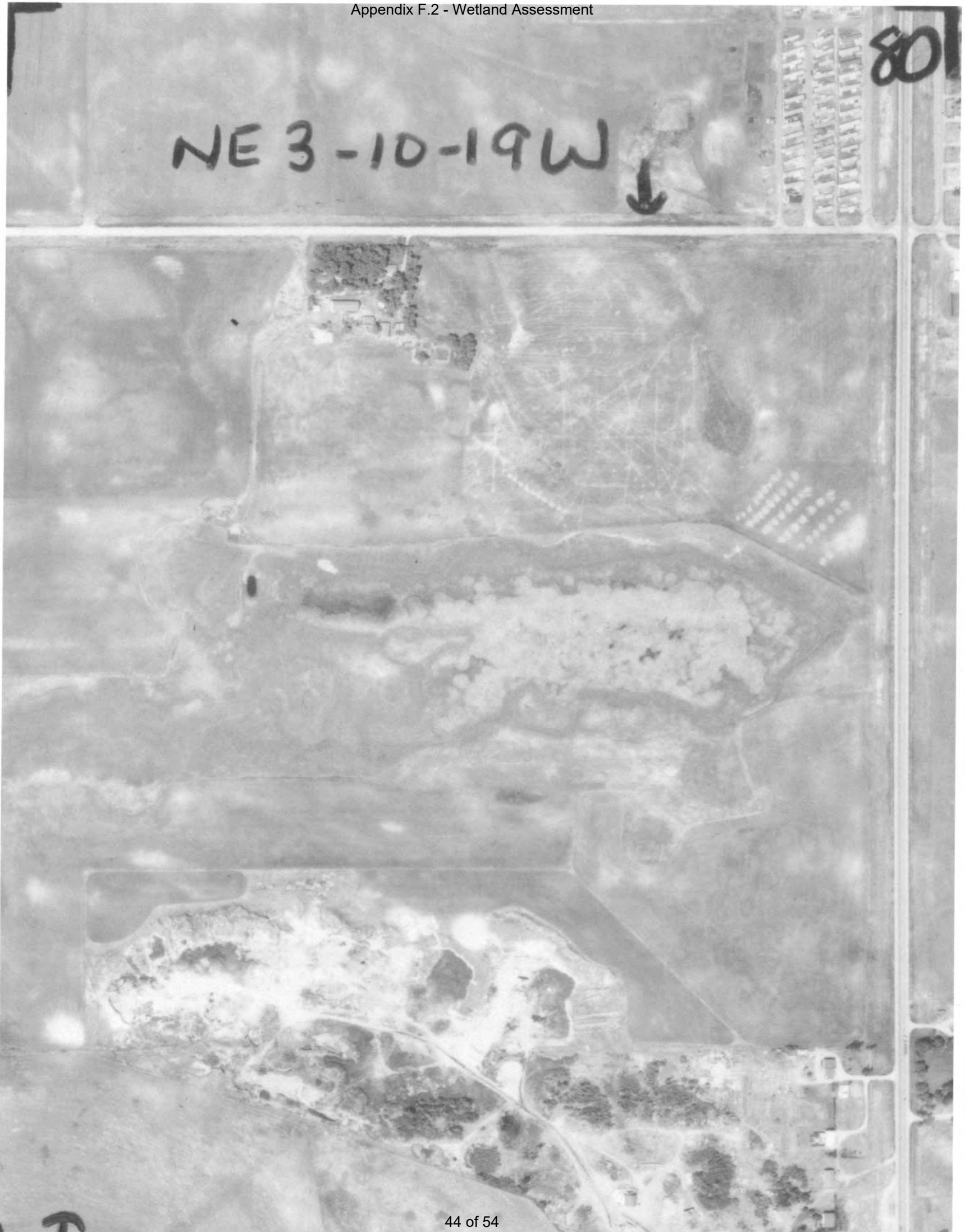
FAUNAL TYPE CODES (TY):		
B = Bird M= Mammal H = Herpetofauna L= Lepidoptera F = Fish O = Other		
EVIDENCE CODES (EV):		
Breeding Bird - Possible	Breeding Bird - Probable	Breeding Bird - Confirmed
SH = Suitable Habitat	T = Territory	DD = Distraction
SM = Singing Male	A = Anxiety Behaviour	NE = Eggs
	P = Pair	NY = Young
	D = Display	FS = Food/Faecal Sac
	N = Nest Building	FY = Fledged Young
	V = Visiting Nest	NU = Used Nest
Other Wildlife Evidence		
OB = Observed	DP = Distinctive Parts	CA = Carcass
VO = Vocalization	TK = Tracks	FY = Eggs or Young
HO = House/Den	FE = Feeding Evidence	SC = Scat
SI = Other Signs (specify)		



NE 3-10-19WJ

NE 3-10-19NW





NE 3-10-1961



Management Classification Report for Brandon**VBJ Developments**

ID: 1

non-Minnesota county County
 non-Minnesota location Watershed, # 0
 Corps Bank Service AreaNA

Based on the MnRAM data input from field and office review and using the classification settings as shown below, this wetland is classified as **Manage 1**

Functional rank of this wetland based on MnRAM data	Functional Category	Self-defined classification value settings for this management level
Low	Vegetative Diversity/Integrity	High
Moderate	Habitat Structure (wildlife)	High
Moderate	Amphibian Habitat	Moderate
Not Applicable	Fish Habitat	High
Not Applicable	Shoreline Protection	Moderate
Moderate	Aesthetic/Cultural/Rec/Ed and Habitat	High / Moderate
Moderate	Stormwater/Urban Sensitivity and Vegetative Diversity	High / Moderate
Moderate	Wetland Water Quality and Vegetative Diversity	High / Moderate
High	Characteristic Hydrology and Vegetative Diversity	High / Moderate
High	Flood/Stormwater Attenuation*	-
Not Applicable	Commercial use*	High
Moderate	Downstream Water Quality*	-

The critical function that caused this wetland to rank as **Manage 1** was **Maintenance of Characteristic Amphibian Habitat**

Details of the formula for this action are shown below:

Maintenance of Characteristic Amphibian Habitat $(Q43) * [(Q44 + 2*Q23wildlife + Q14 + Q41 + Q20 reversed)/6]$

Question	Value	Description
14	0.5	Upland land use
20	0.5	Stormwater runoff
23	0.5	Buffer width
41	1	Wildlife barriers
43	1	Amphib breeding potential--fish presence
44	0.1	Amphib & reptile overwintering habitat

This report was printed on: August-18-16

* The classification value settings for these functions are not adjustable

Wetland Functional Assessment Summary

Wetland Functional Assessment Summary					Maintenance of Hydrologic Regime	Flood/Stormwater/Attenuation	Downstream Water Quality	Maintenance of Wetland Water Quality	Shoreline Protection
Wetland Name	Hydrogeomorphology								
Brandon	Depressional/Flow-through (apparent inlet and outlet), Depressional/Flow-through (apparent inlet and outlet)				0.75	0.76	0.60	0.55	0.00
					High	High	Moderate	Moderate	Not Applicable
							Additional Information		
Wetland Name	Maintenance of Characteristic Wildlife Habitat Structure	Maintenance of Characteristic Fish Habitat	Maintenance of Characteristic Amphibian Habitat	Aesthetics/Recreation/Education/Cultural	Commercial Uses	Ground-Water Interaction	Wetland Restoration Potential	Wetland Sensitivity to Stormwater and Urban Development	Additional Stormwater Treatment Needs
Brandon	0.57	0.00	0.52	0.47	0.00	Recharge	0.00	0.50	0.55
	Moderate	Not Applicable	Moderate	Moderate	Not Applicable		Not Applicable	Moderate	Moderate

Wetland Community Summary

		Vegetative Diversity/Integrity							
Wetland Name	Location	Community			Wetland Proportion	Individual Community Rating	Highest Wetland Rating	Average Wetland Rating	Weighted Average Wetland Rating
		Cowardin Classification	Circular 39	Plant Community					
Brandon	00-010-19-03-001	PEM2C	Type 3	Shallow Marsh	31.5	0.1	0.50	0.20	0.20
							Moderate	Low	Low
		PEM1	Type 4	Deep Marsh	15	0.1	0.50	0.20	0.20
							Moderate	Low	Low
		PEM1B	Type 2	Fresh (Wet) Meadow	26	0.5	0.50	0.20	0.20
							Moderate	Low	Low
		PEMA	Type 1	Seasonally Flooded Basin	27	0.1	0.50	0.20	0.20
							Moderate	Low	Low
					100		0.50	0.20	0.20

☒ Denotes incomplete calculation data.

From: Friesen, Chris (SD) <Chris.Friesen@gov.mb.ca>
Sent: August-15-16 1:43 PM
To: Moons, Brian
Subject: RE: Brandon Wetland

Hi Brian

It's located right in the NE corner of the quarter. Approximate UTM (NAD83 zone 14) coordinates are 430772E 5518228N.

Chris Friesen
Coordinator
Manitoba Conservation Data Centre
204-945-7747
chris.friesen@gov.mb.ca
<http://www.manitoba.ca/conservation/cdc/>

-----Original Message-----

From: Moons, Brian [<mailto:MoonsB@mmm.ca>]
Sent: August-10-16 6:15 PM
To: Friesen, Chris (SD)
Subject: RE: Brandon Wetland

Hi Chris,

To follow up with the below email, do you have a shape file that would delineate where the snake hibernacula is located?

Thanks,

Brian Moons, B.Sc., EPt
Biologist
Environmental Management

MMM Group Limited
T +1 204-943-3178 #3849
F +1 204-943-4948
C +1 204-803-9488
MoonsB@mmm.ca

-----Original Message-----

From: Friesen, Chris (SD) [<mailto:Chris.Friesen@gov.mb.ca>]
Sent: July-27-16 11:27 AM
To: Moons, Brian
Subject: Brandon Wetland

Brian

Thank you for your information request. I completed a search of the Manitoba Conservation Data Centre database for your area of interest and found one occurrence:

Snake Hibernaculum on NW 3-10-19W

Also, please be aware that Small White Lady's-slippers (*Cypripedium candidum*), an Endangered plant species, has been observed in the vicinity and suitable habitat may occur in your area of interest.

Further information on this ranking system can be found on our website at <http://www.gov.mb.ca/conservation/cdc/consranks.html> and these designations can be found at <http://web2.gov.mb.ca/laws/statutes/ccsm/e111e.php>, <http://www.cosewic.gc.ca/> and http://www.sararegistry.gc.ca/default_e.cfm.

Manitoba's recommended setback distances can be found at <http://www.gov.mb.ca/conservation/cdc/pubs.html>

The information provided in this letter is based on existing data known to the Manitoba Conservation Data Centre of the Wildlife and Fisheries Branch at the time of the request. These data are dependent on the research and observations of our scientists and reflects our current state of knowledge. An absence of data does not confirm the absence of any rare or endangered species. Many areas of the province have never been thoroughly surveyed, therefore, the absence of data in any particular geographic area does not necessarily mean that species or ecological communities of concern are not present. The information should not be regarded as a final statement on the occurrence of any species of concern, nor should it substitute for on-site surveys for species or environmental assessments. Also, because our Biotics database is continually updated and because information requests are evaluated by type of action, any given response is only appropriate for its respective request.

Please contact the Manitoba CDC for an update on this natural heritage information if more than six months passes before it is utilized.

Third party requests for products wholly or partially derived from our Biotics database must be approved by the Manitoba CDC before information is released. Once approved, the primary user will identify the Manitoba CDC as data contributors on any map or publication using data from our database, as the Manitoba Conservation Data Centre; Wildlife Branch and Fisheries Branch, Manitoba Sustainable Development.

This letter is for information purposes only - it does not constitute consent or approval of the proposed project or activity, nor does it negate the need for any permits or approvals required by the Province of Manitoba.

We would be interested in receiving a copy of the results of any field surveys that you may undertake, to update our database with the most current knowledge of the area.

If you have any questions or require further information contact me directly at (204) 945-7747.

Chris Friesen
Coordinator
Manitoba Conservation Data Centre

204-945-7747

chris.friesen@gov.mb.ca

<http://www.manitoba.ca/conservation/cdc/>

-----Original Message-----

From:

Sent: July-27-16 10:27 AM

To: Friesen, Chris (SD)

Subject: WWW Form Submission

Below is the result of your feedback form. It was submitted by WWW Information Request () on Wednesday, July 27, 2016 at 10:27:04

DocumentID: Manitoba_Conservation

Project Title: Brandon Wetland

Date Needed: 2016-07-28

Name: Brian Moons

Company/Organization: MMM Group

Address: 111 - 93 Lombard Avenue

City: Winnipeg

Province/State: Manitoba

Phone: 2049433178

Fax: 2049434948

Email: moonsb@mmm.ca

Project Description: Development of a wetland and surrounding area and its use as a storm management facility. The data will be used for background information in the report and for field assessments.

Information Requested: Rare and at-risk species present in the project study area.

Format Requested: Email, data requested in Excel, Word and ArcView Shapefile

Location: The project site is within Sec 3, Twp 10, Rge 19, Mer W1.

Located southwest of the intersection of 18th Street and Patricia Avenue in Brandon.

action: Submit

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STANDARD LIMITATIONS

ENVIRONMENTAL INVESTIGATIONS and CHARACTERIZATION PROGRAMS

These Standard Limitations form part of the Report to which they are appended and any use of the Report is subject to them.

1. EXCLUSIVE USE BY CLIENT

This Report was prepared for the exclusive use of the client identified as the intended recipient. Any use of the Report by any other party without the written consent of MMM Group Limited is the sole responsibility of such party. MMM Group Limited accepts no responsibility for damages that may be suffered by any third party as a result of decisions made or actions taken based on the Report.

2. SCOPE, TERMS AND CONDITIONS OF CONTRACT

The observations and investigations (hereinafter referred to as the "Work") upon which this Report is based were carried out in accordance with the scope, terms and conditions of the contract or the proposal pursuant to which the Work was commissioned. The conclusions presented in the Report are based solely upon the scope of services described in the contract or the proposal and governed by the time and budgetary constraints imposed by them.

3. STANDARD OF CARE

The principles, procedures and standards relevant to the nature of the services performed are not universally the same. The Work has been carried out in accordance with generally accepted environmental study and/or professional practices, industry standards and environmental regulations, where applicable. No other warranties are either expressed or implied with respect to the professional services provided under the terms of the contract or the proposal and represented in this Report.

4. SCOPE OF THE WORK

This Report may be based in part on information obtained at discrete sampling and/or monitoring locations. The conditions reported herein were those encountered at the subject property at the time the Work was performed and as present at the discrete sampling/monitoring locations, if any.

Conditions between sampling/monitoring locations may be different than those encountered at the sampling/monitoring locations and MMM Group Limited is not responsible for such differences.

5. REASONABLE CONCLUSIONS

The conclusions contained in this Report are based on the Work and may also consider a review of information from other sources as identified in the Report. The accuracy of information from other sources was not verified unless specifically noted in the Report, nor was it determined if the reviewed information constituted all information that exists and pertains to the subject property.

The conclusions made are based on reasonable and professional interpretation of the information considered. If additional information concerning conditions of relevance to this Report is obtained during future work at the subject property, MMM Group Limited should be notified in order that we may determine if modifications to the conclusions presented in this Report are necessary.

6. REPORT AS A COMPLETE DOCUMENT

This Report must be read as a whole and sections taken out of context may be misleading. If discrepancies occur between the preliminary (draft) and final versions of the Report, the final version of the report shall take precedence.

7. LIMITS OF LIABILITY

MMM Group Limited's liability with respect to the Work is limited to re-performing, without cost, any part of the Work that is unacceptable solely as a result of failure to comply with industry standards. MMM Group Limited's maximum liability is limited in accordance with terms in the original contract, provided that notice of claim is made within regulated timelines as of the date of delivery of the Report.

Appendix G - Council Resolution to Proceed



I, Heather Ewasiuk, Clerk of the City of Brandon, DO HEREBY CERTIFY the resolution written hereunder to be a true and correct copy of a resolution of the Council of the City of Brandon passed at a meeting held on the 6th day of November A.D. 2017 of which it purports to be a copy.

Dated at the City of Brandon this 10th day of November A.D. 2017

Heather Ewasiuk, City Clerk

"That the consultation report to annex lands from the Rural Municipality of Cornwallis attached to the report of the Chief Planner dated October 25, 2017 as "Attachment B" be submitted to The Municipal Board in support of the annexation proposal submitted on April 18, 2017."