

REGULAR COUNCIL MEETING

TUESDAY, APRIL 6, 2021 AT 7:00 PM

COUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDING

AGENDA

**RECOMMENDATIONS**

**Please note that all recommendations contained in this agenda have been put forward by members of City Council or the Administration for City Council's consideration and debate.**

1. Roll Call
2. Adoption of Agenda
3. Recognitions
4. Confirmation of Minutes

REGULAR

MARCH 15, 2021

- [Minutes - March 15, 2021.pdf](#)

5. Hearing of Presentations
6. Community Comments/Feedback
7. Hearing of Delegations
8. Public Hearing

(A) 2021 FINANCIAL PLAN

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That the Public Hearing on the City of Brandon's 2021 Financial Plan be concluded.

- [Public Hearing - 2021 Financial Plan.pdf](#)

(B) BY-LAW NO. 7270 - TO REZONE PROPERTY LOCATED AT 1230 - 18TH STREET NORTH

That the Public Hearing with respect to By-law No. 7270 to rezone property located at 1230 - 18th Street North be concluded.

That Administration be authorized to prepare a revised Development Agreement containing all conditions and requirements to protect the City's interests, and to amend the application for subdivision to reflect the amended zoning for the property located at 1230 - 18th Street North.

- [Public Hearing - By-law No. 7270 - Rezone 1230 - 18th Street.pdf](#)

9. Communications & Petitions
10. Committee Reports
11. Enquiries
12. Announcements
13. General Business

(A) COMMEMORATIVE NAMING OF BROOKWOOD AREA PARK

That the new park located in the Brookwood area, at the corner of Plateau Drive and Goldenrod Drive be named "Olivia the Brave Park".

- [Commemorative Naming of Brookwood Park.pdf](#)

(B) 2021 FINANCIAL PLAN

That the 2021 Financial Plan of The City of Brandon dated April 6, 2021, as set out in the form approved by the Minister of Municipal Relations, a copy of which is attached to the report of the Director of Finance dated April 6, 2021, be so adopted;

and further, that the operating and capital estimates outlined in said plan be incorporated in and form part of the 2021 Tax Levy By-law.

- [2021 Financial Plan.pdf](#)

(C) LAND TRANSACTION POLICY

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That the proposed Land Transaction Policy & Procedure dated April 6, 2021 attached to the report of the Director of Planning & Buildings be adopted whereby the Land Transaction Policy dated September 5, 2012 is hereby repealed.

- [Land Transaction Policy.pdf](#)

(D) AFFORDABLE HOUSING GRANT - 701 ROSSER AVENUE

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That the City of Brandon provide an annual tax off-setting grant to Westman Youth for Christ equal to 50% of the general municipal portion of the annual taxes for the affordable residential units created at 701 Rosser Avenue for years 11-20, once project construction is complete.

- [Affordable Housing Grant - 701 Rosser Avenue.pdf](#)

(E) TENDER - SPORTSPLEX POOL MAIN DRAIN REPAIRS

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That the bid from CW2 Construction and Design LTD, to complete the Sportsplex Pool Main Drain Repairs, as per Tender and specifications, for a total bid price of \$308,853.00 be awarded;

and further that the total estimated cost be expended from the Sportsplex Reserve.

- [Tender - Sportsplex Pool - Main Drain Repairs.pdf](#)

(F) APPOINTMENT TO THE AGE FRIENDLY COMMITTEE

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That the following citizen appointment be and is hereby appointed to the Age Friendly Committee for an interim term of office beginning April 7, 2021 and expiring December 31, 2021:

Ryan Sturgeon

- [Appointment to Age Friendly Committee.pdf](#)

(G) APPOINTMENT TO THE BRANDON DOWNTOWN DEVELOPMENT CORPORATION

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That the following citizens be appointed to the Brandon Downtown Development Corporation for terms of office to begin April 1, 2021 and end March 31, 2024:

Drew Caldwell

Jay Buizer

That the following citizen be appointed to the Brandon Downtown Development Corporation for an interim term of office to begin June 23, 2021 and end March 31, 2023:

Ron Shaluk

- [Appointments to Brandon Downtown Development Corporation.pdf](#)

14. By-Laws

NO. 7270 TO REZONE PROPERTY LOCATED AT 1230-18TH STREET FROM RESIDENTIAL LARGE LOT TO RESIDENTIAL LOW DENSITY AMENDMENT

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That By-law No. 7270 - to rezone property located at 1230 - 18th Street North be amended as follows:

1. deleting in Section 1. the words "RLD Residential Low Density";
2. in Section 2. substituting "Map 2" to reflect the amendment to Section 1.

That third reading of By-law No. 7270 be held in abeyance pending the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

1. The Developer agrees to construct three bare land condominium units, a common element and public right-of-way in general consistency with the attached site plan;
2. The Developer agrees legally open and construct the shared access adjacent to 18th Street North for the entire length of the proposed development and as such extend a public water main to service the proposed development. The access and right-of-way shall be 7.3 meters in width and designed to conform to the Brandon Fire and Emergency regulations, City of Brandon Sanitation requirements, the latest edition of the City of Brandon Standard Construction Specifications and Manitoba Infrastructure permit conditions. All costs associated with the construction of the access and water main shall be at the sole cost of the Developer;
3. The Developer agrees to maintain, at all times, unimpeded and open access to the properties to the south for the property owners of those properties, City of Brandon sanitation vehicles and City of Brandon Fire and Emergency vehicles during construction of the public right-of-way;

4. The Developer agrees to contribute to the Brandon School Division cash in lieu of land dedication in the amount specified by the Brandon School Division. The Developer agrees to submit proof of payment to the City of Brandon prior to the issuance of any development and/or building permits;
5. The Developer agrees to provide written confirmation that necessary arrangements have been made for postal service and that the pick-up / drop off location of the community mail box has been determined between the Developer and Canada Post, to the approval of Canada Post;
6. The Developers agrees to contribute \$27,863.29 in development charges for network infrastructure. Payment of such contribution is due upon the execution of development agreement in accordance with Schedule B-3 of the Development Charges By-law. Additional development charges will be charged against any future buildings and will be applied at the time of issuance of a building permit;
7. The Developer agrees to contribute \$1,871.20 for a cash-in-lieu of land dedication for public reserve purposes. Payment of such contribution is due upon the execution of development agreement;
8. The Developer agrees to apply and receive approval by way of a permit from Manitoba Infrastructure for all work in the 18th Street North provincial right-of-way.
9. The Developer agrees to enter into a blanket Easement agreement, over the entire common element, for drainage with the City of Brandon. The drainage Easement Agreement will be registered in series with the Plan of Condominium and Plan of Public Road Opening;
10. The Developer agrees to enter into a Private Sewer Agreement with the City of Brandon for the Low Pressure Sewer System, up to and including the connection to a public manhole. The Private Sewer Agreement will be registered in series with the Plan of Condominium and Plan of Public Road Opening;
11. The Developer agrees to provide evidence of Easement Agreements with Manitoba Hydro, MTS Inc., and Westman Communications Group, being entered into and registered against title of the Lands, prior to the issuance of any development and/or building permits;
12. The Developer agrees to submit a Detailed Cost Estimate for all work to be completed within the City's right-of-way. The detailed cost estimate is to be reviewed and acceptance by the City Engineer, prior to the City executing the development agreement; and

13. The Developer agrees to submit an Irrevocable Letter of Credit totaling 15% of the accepted detailed cost estimate, prior to the City executing the development agreement;

And further, that Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, bylaws and Acts.

- [By-law No. 7270 - to Rezone 1230 - 18th Street North.pdf](#)

NO. 7299 TO IMPOSE AND LEVY PROPERTY TAXES FOR 2021  
1ST READING

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That By-law No. 7299 to impose and levy property taxes for the fiscal year 2021 be read a first time.

- [By-law No. 7299 - to impose and levy property taxes for 2021.pdf](#)

NO. 7300 TO AMEND BY-LAW NO. 7273 – TAX INCREMENT FINANCING PROGRAM FOR 3409  
VICTORIA AVENUE  
1ST READING

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That By-law No. 7300, to amend By-law No. 7273 - TIF Program for 3409 Victoria Avenue, to relocate clauses to provide clarity to the terms and conditions of the tax increment financing program for 3409 Victoria Avenue be read a first time.

- [By-law No. 7300 - to Amend By-law No. 7273 - TIF Program for 3409 Victoria Ave.pdf](#)

NO. 7301 TO REZONE PROPERTY DESCRIBED AS LOT 1, BLOCK 48496 LOCATED EAST OF LARK  
STREET AND WEST OF 301 GLEN AVENUE FROM PARKS AND RECREATION TO  
RESIDENTIAL MOBILE/MODULAR HOME  
1ST READING

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That By-law No. 7301 to rezone property located at Lot 1 Plan 48496 BLTO from Parks and Recreation (PR) to Residential Mobile/Modular Home (RMH) be read a first time.

- [By-law No. 7301 - to Rezone Lot 1, Block 48496 - property west of 301 Glen Ave.pdf](#)

15. Giving of Notice
16. Adjournment

*Original Signed By*  
*H. Ewasíuk*

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H. Ewasíuk  
City Clerk