

REGULAR COUNCIL MEETING

MONDAY, OCTOBER 4, 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

SEPTEMBER 20, 2021

- [Minutes - September 20, 2021.pdf](#)

SPECIAL

SEPTEMBER 27, 2021

- [Minutes - Special Meeting -September 27, 2021 - RFP - Engineering Services for Outdoor Sports Field Complex.pdf](#)

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

(A) BY-LAW NO. 7317 – TO CLOSE THE NORTH/SOUTH LANE LOCATED NORTH OF MAPLE AVENUE AND SOUTH OF PARKER BOULEVARD

That the Public Hearing to close the north/south lane located north of Maple Avenue and south of Parker Boulevard be concluded.

- [Public Hearing - By-law No. 7317 - close lane north of Maple Avenue and south of Parker Boulevard.pdf](#)

9. Communications & Petitions

10. Committee Reports

(A) KEYSTONE CENTRE VERBAL OCTOBER 4, 2021

11. Enquiries

12. Announcements

13. General Business

(A) APPOINTMENTS TO THE DOWNTOWN WELLNESS AND SAFETY TASK FORCE

(B) APPLICATION TO SUBDIVIDE 2210 MARYLAND AVENUE

That the application to subdivide 2210 Maryland Avenue (Pt. SE 1/4 10-10-19 WPM) to create one (1) lot, a public road, and public reserve in the Educational and Institutional (EI), Parks and Recreation (PR) and Development Reserve (DR) zones, be approved subject to the following conditions:

1. The site being partially rezoned to the Educational & Institutional (EI) and Parks and Recreation (PR) zones; and
2. The plan of subdivision including the following dedications:
  - a. a public road dedication taking the northernmost 4.0m of the site, to be incorporated into the Maryland Avenue right-of-way; and
  - b. a public reserve dedication taking the westernmost 15.0 of the site; and
3. The owner or successor providing written confirmation to the City of Brandon Planning & Buildings Department that taxes for the property to be subdivided, for the current year plus any penalty, interest and arrears, have been paid in full or arrangements must be made satisfactory to Brandon City Council.

- [Application to Subdivide 2210 Maryland Avenue.pdf](#)

14. By-Laws

NO. 7311 TO REZONE 2210 MARYLAND AVENUE FROM DEVELOPMENT RESERVE TO EDUCATIONAL INSTITUTIONAL AND COMMERCIAL GENERAL AMENDMENT, 2ND READING

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That By-law No. 7311 to rezone a part of the property located at 2210 Maryland Avenue be amended as follows:

1. deleting in Section 1. the words "and CG Commercial General" and substituting therefor the following words ", PR Parks and Recreation and DR Development Reserve"; and
2. in Section 2. substituting "Map 2" to reflect the amendment to Section 1.

That the by-law as amended be read a second time.

That third reading of this by-law be held in abeyance pending the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

- a. The Developer agrees to develop the site and construct an elementary school in general consistency with the attached site plan;
- b. The Developer agrees to dedicate 15m of land along the west property line for the entire length of the lands for the purposes of a multi-use trail connection and for future drainage network improvements. The land shall be dedicated as public reserve and identified on the Plan of Subdivision;
- c. The Developer agrees to develop the 15m public reserve land by constructing the multi-use trail, planting trees and laying sod. The design and landscaping of the public reserve is to be reviewed and accepted by the City Engineer prior to the issuance of a development permit;
- d. The Developer agrees to dedicate 4m of land along the north property line for the entire length of the lands for the purposes of a constructing a 1.8m sidewalk. The land shall be dedicated as right-of-way and identified on the Plan of Subdivision;
- e. The Developer agrees to construct the 1.8m sidewalk along the north property line for the entire length of lands. The design of all work proposed in the right-of-way is subject to review and acceptance of the City Engineer prior to the issuance of a development permit, and shall be performed as stated in the latest edition of the City of Brandon's Standard Construction Specifications;
- f. The Developer agrees to pay a contribution towards fourteen (14) boulevard trees. The amount of payment for such trees will be calculated at the time of execution of this development agreement and based upon the City's tree contract pricing for the current year. Payment in full will be required at the time of execution of the development agreement;
- g. The Developer agrees to submit a Traffic Impact Study prior to the issuance of the development permit. Should the Traffic Impact Study recommend any required improvements necessary for the development of the school, an amendment to the development agreement will be required;

- h. The Developer agrees to construct a crosswalk on Maryland Avenue. Crosswalk enhancements shall include hardsurfaced approaches and culverts from the multi-use trail and sidewalk to roadways, rectangular rapid flashing beacons and required signage. The design of all work proposed in the right-of-way is subject to review and acceptance of the City Engineer prior to the issuance of a development permit, and shall be performed as stated in the latest edition of the City of Brandon's Standard Construction Specifications;
- i. The Developer acknowledges the site will be subject to development charges. Network Infrastructure charges of \$260,610.49 (2021 rate) are due upon the execution of the 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;
- j. The Developer agrees to provide the City with a Detailed Cost Estimate for all work proposed to be completed within the City's right-of-way. The Detailed Cost Estimate is to be prepared by the Developer's Consulting Engineer and is submit to review and acceptance by the City Engineer; and
- k. The Developer will be responsible to submit either an Irrevocable Letter of Credit or a certified cheque totalling 15% of the Detailed Cost Estimate. Determination of the type of security will be determined upon receipt and acceptance of the detailed cost estimate. Submission of the security is required prior to the issuance of a development permit.

And 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, by-laws and Acts.

- [By-law No. 7311 - to Rezone 2210 Maryland Avenue.pdf](#)

NO. 7310            TO AMEND BY-LAW NO. 7080 SOUTHWEST BRANDON SECONDARY PLAN  
AMENDMENT, 2ND & 3RD READINGS

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That By-law No. 7310 to amend the Southwest Secondary Plan By-law No. 7080 be amended by making the following changes to Schedule "A" thereto:

1. Adding the following immediately after Policy 6.4.3:

"6.4.4 Developers to the north of the existing Maryland Avenue right-of-way between Marquis Drive and 34th Street shall dedicate lands to establish a 20m wide right-of-way and 9m public reserve buffer in accordance with the Act. The right-of-way may be developed as a utility corridor and provides the opportunity to extend Maryland Avenue to 34th Street if warranted by future traffic volumes."

That the by-law as amended be read a second time.

That the by-law be read a third and final time.

- [By-law No. 7310 - to Amend By-law No. 7080 SW Brandon Secondary Plan.pdf](#)

NO. 7315 TO AMEND BRANDON URBAN ABORIGINAL PEOPLES' COUNCIL BY-LAW NO. 6988 –  
MEMBERSHIP  
1ST READING

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That By-law No. 7315 to amend Brandon Urban Aboriginal Peoples' Council By-law No. 6988 with respect to membership be read a first time.

- [By-law No. 7315 - to amend BUAPC By-law No. 6988 - Membership.pdf](#)

NO. 7317 TO CLOSE AND CONVEY THE NORTH/SOUTH LANE LOCATED NORTH OF MAPLE AVENUE  
AND SOUTH OF PARKER BOULEVARD  
2ND & 3RD READINGS

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That By-law No. 7317 to close the north/south lane located north of Maple Avenue and south of Parker Boulevard and convey same to the City of Brandon, be read a second time.

That the by-law be read a third and final time.

- [By-law No. 7317 - close and convey lane north of Maple Avenue and south of Parker Boulevard.pdf](#)

NO. 7318 TO AMEND PARKING ENFORCEMENT BY-LAW NO. 7167 – PARKING VIOLATIONS  
2ND & 3RD READINGS

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That By-law No. 7318 to amend Parking Enforcement By-law No. 7167 to replace Schedule A – Parking Violations, be read a second time.

That the by-law be read a third and final time.

- [By-law No. 7318 - Amend Parking Enforcement By-law No. 7167 - Parking Violations.pdf](#)

15. Giving of Notice

16. Adjournment

*Original Signed By*  
*H. Ewasíuk*

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H. Ewasíuk  
City Clerk