

REGULAR COUNCIL MEETING

MONDAY, APRIL 3, 2023 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

SPECIAL

MARCH 15, 2023

- [Minutes Special Meeting - March 15, 2023.pdf](#)

SPECIAL

MARCH 20, 2023

- [Minutes Special Meeting - March 20, 2023.pdf](#)

REGULAR

MARCH 20, 2023

- [Minutes - March 20, 2023.pdf](#)

5. Hearing of Presentations
6. Community Comments/Feedback

The public is invited to come forward to the podium to ask questions on any item appearing on the agenda for this evening's meeting. A total of 15 minutes will be allowed for this question period.

7. Hearing of Delegations

8. Public Hearings

9. Communications & Petitions

10. Committee Reports

(A) BRANDON DOWNTOWN DEVELOPMENT CORPORATION VERBAL APRIL 3, 2023

(B) BRANDON URBAN ABORIGINAL PEOPLES" COUNCIL VERBAL APRIL 3, 2023

(C) KEYSTONE CENTRE VERBAL APRIL 3, 2023

(D) WESTERN MANITOBA CENTENNIAL AUDITORIUM VERBAL APRIL 3, 2023

11. Enquiries

12. Announcements

13. General Business

(A) 2022 FINANCIAL INFORMATION RETURN

There are three separate motions with this item:

1. That the 2022 Financial Information Return (unaudited) be adopted.

2. That the expenditure of \$171,000 for the Commonwealth Air Training Plan Museum from the Airport Reserve be approved.

3. That the expenditure of \$25,000 for the continuation of the sustainability study at the Western Manitoba Centennial Auditorium from the Centennial Auditorium Reserve be approved.

- [2022 Financial Information Return.pdf](#)

(B) CITIZEN APPOINTMENT TO THE BRANDON DOWNTOWN DEVELOPMENT CORPORATION

That the following citizen be appointed to the Brandon Downtown Development Corporation for an interim term of office to begin May 1, 2023 and end March 31, 2025:

Sunday Frangi

- [Citizen Appointment to the Brandon Downtown Development Corporation.pdf](#)

(C) PROTECTIVE SERVICES BUILDING RESERVE - ACCESS TO FUNDS

That Council authorize the use of up to \$25,000 from the Protective Services Building Reserve By-law No. 6729 to be used to remediate space at the Town Centre for development of a downtown office for Brandon Police Service.

- [Protective Services Building Reserve - Access to Funds.pdf](#)

(D) TENDER - GOLF COURSE STAFF AND STORAGE GARAGE

That the bid from Crane Steel Structures LTD. for the construction of the Golf Course Staff & Storage Garage at a cost of \$777,200. (net of GST) with an additional \$64,000 (net of GST) for contingency and construction administration be accepted;

and further; that the additional funds for this project be expended from the Gas Tax Reserve.

- [Tender - Golf Course Staff and Storage Garage.pdf](#)

(E) CONCEPTUAL DESIGN OF NEW LIBRARY/ARTS BUILDING

That Council support the Art Gallery of Southwestern Manitoba's submission to the Manitoba Arts, Culture and Sport in Community Fund, Small Capital Grants and Special Initiatives Program for the conceptual design of a new Library/Arts Building at one of the Princess Development sites (Attachment A);

And further, that pending funding through the grant that a maximum of \$25,000 be authorized to be expended from the Library Arts Building Reserve for the preparation of a conceptual design of a new library/arts building.

- [Conceptual Design of New Library Arts Building.pdf](#)

12. By-Laws

NO. 7337 PARKS AND RECREATIONAL AREAS BY-LAW
1ST READING

That the Parks and Recreational Areas By-law No.7337 to regulate the operation and control of greenspaces, parks, and recreation facilities owned by or under the jurisdiction of the City of Brandon be read a first time.

- [By-Law No. 7337 - Parks and Recreational Areas.pdf](#)

NO. 7347 TO REZONE 353-16TH STREET NORTH
AMENDMENT 2ND & 3RD READINGS

That the Planning Commission recommend City Council amend By-law No. 7347 (Z-02-23) to rezone the property located at 353 – 16th Street North from Industrial Restricted (IR) to Educational & Institutional (EI) by deleting Section 3 in its entirety and substituting therefor:

3. This By-law will come into force when the development agreement required under this By-law is executed with the City and registered in the Brandon Land Titles Office.
4. This By-law will be repealed without coming into force one year after the date of this By-law’s adoption unless the development agreement required under this By-law is executed with the City and is registered in the Brandon Land Titles Office.

That the Planning Commission recommend City Council approve By-law No. 7347 as amended in accordance with the attached letter of intent “Attachment B-1” and site plan “Attachment C-3”, subject to the owner or successor entering into a development agreement with the City of Brandon with the following conditions:

- a. The Developer agrees to develop a mixed use building which includes nonresidential uses on the main floor and 24 residential units on the 2nd and 3rd floors, in general consistency with the attached site plan.
- b. The Developer agrees to contribute \$3,008.88 for cash in lieu of land dedication of public reserve. This contribution is due in full upon execution of the development agreement.
- c. The Developer agrees to contribute \$4,860.00 to the Brandon School Division for cash in lieu purposes. Payment is proof of payment submitted to the City of Brandon prior to the issuance of a development permit.

d. The Developer agrees to contribute \$4,275.00 towards the construction of a future sidewalk within the 16th Street North right-of-way. Such contribution shall represent 50% of the entire length of 353 – 16th Street North and will be held in a reserve account until such time as the sidewalk is constructed. This contribution is due in full upon execution of the development agreement.

e. The Developer agrees to mitigate increased runoff for a 100-year, pre and post development, storm water event. The Developer will be required to submit design drawings as prepared by a professional engineer with such design being subject to review and acceptance by the City Engineer.

f. The Developer agrees to provide a tree buffer and 1.8m high opaque fence along the shared south property line with 347 16th St N. Buffer and fence is to be included on the Developer's submitted landscaping plan at the time of Development Permit.

g. The Developer agrees to save harmless the City by way of inclusion of save harmless clauses in the development agreement as the property is located within both Methane Gas Zone 2 and the flood plain.

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. 7347 - To Rezone 353 16th St. N..pdf](#)

13. Giving of Notice

14. Adjournment

Original Signed By
R. Sigurdson

R. Sigurdson
City Clerk