

APPENDIX E: IMPLEMENTATION - ACTIONS

The City of Brandon, in collaboration with private and public sector partners and stakeholders will endeavor to complete the below “action items” to implement the EBIA over a five year period. The “action item” priorities should be reviewed and updated yearly with an overall review at the end of a five year period (2023). Timeframes for “the action items” are:

- Ongoing
- Short Term (0-2)
- Medium Term (3-5 years)
- Long Term (6 + years)

1.0 Servicing & Transportation

| Actions | Responsibility | | Timeframe | Notes / Considerations |
|--|--|---|--|--|
| | LEAD | SUPPORT | | |
| 1.1 Capital Investment Plan - Incorporate capital investment plan to service the EBIA into the City capital growth plan. | <ul style="list-style-type: none"> • Engineering | <ul style="list-style-type: none"> • Planning | <ul style="list-style-type: none"> • Short | <ul style="list-style-type: none"> • Investing for industrial growth (economic driver) should be City priority |
| 1.2 Off-Site Contributions - Evaluate the method of collecting development charges in the EBIA during the next Development Charge Review. | <ul style="list-style-type: none"> • Engineering | <ul style="list-style-type: none"> • Planning | <ul style="list-style-type: none"> • Medium | <ul style="list-style-type: none"> • Next Development Charge update in 2022 |
| 1.3 Funding Options - Review options for financing infrastructure improvements including common municipal mechanisms such as: utility fees, bond financing, capital reserve funds, tax increment financing (TIF), local improvements charges (LIs), trunk service area charges (TSRs), tri-level infrastructure programs, developer front-ending with paybacks, and Private-Public Partnerships (P3s). | <ul style="list-style-type: none"> • Engineering | <ul style="list-style-type: none"> • Planning | <ul style="list-style-type: none"> • Short | <ul style="list-style-type: none"> • City could front-end Victoria wastewater extension as a “quick win” with a local improvement by-law |
| 1.4 Reclaimed Water – Seek clarity from Provincial Regulator on non-potable water systems and provide information on potential industries that may use reclaimed water in Brandon. Develop reclaimed water plan (with business case) for approval by both water and wastewater Provincial Regulators. Pursue alternations to and/or new Operating License(s) to manage systems going forward. | <ul style="list-style-type: none"> • Engineering | <ul style="list-style-type: none"> • Economic Development • Finance • Planning | <ul style="list-style-type: none"> • Medium | <ul style="list-style-type: none"> • Current provincial regulation does not allow for reclaimed water use • Anticipating period of drought with priority to return water to river • Written response needed |
| 1.5 Electrical Servicing – Partner with Manitoba Hydro to: <ul style="list-style-type: none"> • identify areas in the industrial plan which have the greatest capacity to accommodate industries with high electrical demand • Align short, medium and long term electrical planning with the city’s phasing plan to service the full service growth areas | <ul style="list-style-type: none"> • Manitoba Hydro | <ul style="list-style-type: none"> • Planning • Economic Development | <ul style="list-style-type: none"> • Short | |
| 1.6 Railway Development – Liaise with CN and CP and gain support for future spur lines and sidings to service rail service areas in the EBIA. Establish a clear understanding of railway requirements and processes to encourage and expedite the establishment of spur lines and sidings. | <ul style="list-style-type: none"> • Economic Development | <ul style="list-style-type: none"> • Planning | <ul style="list-style-type: none"> • Short | <ul style="list-style-type: none"> • Handout or brochure to communicate with applicants |

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2.0 Environment & Land Use

| Actions | Responsibility | | Timeframe | Notes / Considerations |
|--|--|---|--|---|
| | LEAD | SUPPORT | | |
| 2.0 Environmental Pre-Screening – Undertake environmental pre-screening for all or some of the lands within the EBIA to minimize the need for individual assessments, including: <ul style="list-style-type: none"> • Biophysical Survey – To conform the presence and location of species at risk and to develop an initial Environmental Protection Plan that would guide development of the areas, establish appropriate set-back distances (if necessary), and identify mitigation measures (as required). • Wetland Survey – To identify the nature, extent and function of the wetlands, how the wetland can be integrated into a development, and the areas that can proceed with development without further site-specific review. • Heritage Survey – To identify the presence and location of heritage resources, including burial sites, historic trails, establish appropriate set-back distances (if necessary), and identify mitigation measures (as required). | <ul style="list-style-type: none"> • Planning | <ul style="list-style-type: none"> • Engineering • Economic Development | <ul style="list-style-type: none"> • Medium | <ul style="list-style-type: none"> • Provincial rules on developing wetland is not clear (e.g. no net loss policy) • Total estimated cost of \$20,000 a quarter section • RFP for pre-screen full service areas with option for entire plan area |
| ✓ 2.1 Aggregate – Coordinate with the Provincial Mines Branch to clarify provincial requirements and allow the EBIA to establish rules that: <ul style="list-style-type: none"> • allows development in full service areas without aggregate assessments • encourage further aggregate extraction in unserved areas • permit surface development in aggregate areas that does not sterilize current or future mining operations | <ul style="list-style-type: none"> • Planning | <ul style="list-style-type: none"> • Economic Development | <ul style="list-style-type: none"> • Short | <ul style="list-style-type: none"> • Aggregate primarily impacts the FS-B area that will be serviced “long term”. • Provincial response received giving precedent to development over aggregate extraction. |
| 2.2 Amend the Brandon and Area Planning District Development Plan or equivalent to: <ul style="list-style-type: none"> • align aggregate policies with Secondary Plan • remove open space buffers along arterial roadways • reference Industrial plan to establish rules for industrial area | <ul style="list-style-type: none"> • Planning | <ul style="list-style-type: none"> • Engineering • Economic Development | <ul style="list-style-type: none"> • Short | <ul style="list-style-type: none"> • Update with next Dev Plan review |
| 2.3 Amend the City of Brandon Zoning By-law to: <ul style="list-style-type: none"> • align aggregate overlay standards with the vision in the Secondary Plan. • align zone permitted and conditional uses with vision of Secondary Plan (e.g.: overlay zones) | <ul style="list-style-type: none"> • Planning | <ul style="list-style-type: none"> • Economic Development | <ul style="list-style-type: none"> • Short | |

APPENDIX E: IMPLEMENTATION - ACTIONS

3.0 Development

| Actions | Responsibility | | Timeframe | Notes / Considerations |
|--|--|--|---|--|
| | LEAD | SUPPORT | | |
| 3.1 FS-A North Land Assembly (1910 Victoria Ave E) - Facilitate the closure of public right-of-ways with affected private property owners and re-subdivide and service publically owned lands within the FSA North (Victoria) industrial node | <ul style="list-style-type: none"> Economic Development | <ul style="list-style-type: none"> Planning Property | <ul style="list-style-type: none"> Short | <ul style="list-style-type: none"> Multiple property owners in area City role must be clarified (developer, land assembly facilitator) prior to executing an agreement with property owners |
| 3.2 FS-A North Land Assembly (1825 Victoria Ave E) - Reclaim, subdivide and market the City owned land to the north of Victoria (Crystal Pits) for development | <ul style="list-style-type: none"> Economic Development | <ul style="list-style-type: none"> Property Planning | <ul style="list-style-type: none"> Long | <ul style="list-style-type: none"> City currently mining for aggregate (sand) Additional cost of filling and grading the site RFP is preferred to ensure development occurs (no land speculation) |
| 3.3 Land Transaction Policy – Review land transaction policy to evaluate the option of purchasing lands for economic opportunity. | <ul style="list-style-type: none"> Strategic Engineering Planning | <ul style="list-style-type: none"> Economic Development Planning Strategic Engineering | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> City has typically not been in business of purchasing land (will require a culture shift) |
| 3.4 Development Profiles - Continue to create and update development profiles for key industrial development sites and liaise with EBIA property owners to facilitate the sale and development of lands. | <ul style="list-style-type: none"> Economic Development | <ul style="list-style-type: none"> Planning Engineering | <ul style="list-style-type: none"> Ongoing | <ul style="list-style-type: none"> Profiling and marketing land is ongoing EBIA will provide additional information for development profiles Education on aggregate remediation needed |
| 3.5 Economic Development Strategy – Update the Brandon Economic Development Strategy by integrating elements and opportunities stemming from the preparation of the EBIA Secondary Plan into an overall marketing plan promoting Brandon’s readiness for receiving core and allied businesses across key industry sectors. | <ul style="list-style-type: none"> Economic Development | <ul style="list-style-type: none"> Finance Planning | <ul style="list-style-type: none"> Short | |
| 3.6 Incentive Programs - Review area or industry specific incentive programs as part of the overall City Review of Economic Development Incentives. | Economic Development | Planning | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> Aggregate incentive program an option to reclaim “mined out” sites in full serviced areas redevelopment standard. |