

REGULAR COUNCIL MEETING

MONDAY, AUGUST 18, 2025 AT 7:00 PM

COUNCIL CHAMBERS, 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

JULY 28, 2025

That the Minutes of the Special Meeting of City Council held Monday, July 28, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled.

- [Special Minutes July 28, 2025](#)

REGULAR

JULY 28, 2025

That the Minutes of the Regular Meeting of City Council held Monday, July 28, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled.

- [Minutes July 28, 2025](#)

5. 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.

6. Hearing of Presentations

(A) COMMONWEALTH AIR TRAINING PLAN MUSEUM'S MASTER PLAN

That the presentation by Zoe Quinn with respect to the Commonwealth Air Training Plan Museum's master plan be received.

- [Delegation Request - Commonwealth Air Training Museum](#)

(B) LITTLE GREENHOUSE THAT COULD

That the presentation by Trina Semenchuk with respect to the presentation on year-round agriculture be received.

- [Delegation Request - Little Greenhouse That Could](#)

7. Hearing of Delegations

8. Public Hearings

(A) BY-LAW 7438 - TO AMEND BY-LAW 7338 FOR THE BORROWING AND EXPENDITURE OF FUNDS FOR THE SOUTHWEST BRANDON WASTEWATER SERVICING PROJECT

That the public hearing with respect to By-law No. 7438 to amend By-Law No. 7338 to provide for the borrowing and expenditure of funds for the purpose of constructing new wastewater infrastructure and system upgrades in order for the City to provide wastewater servicing for southwest Brandon be concluded.

- [PUBLIC HEARING - By-Law 7438 - to Amend By-Law 7338](#)

9. Communications & Petitions

10. Committee Reports

11. Enquiries

12. Announcements

13. General Business

(A) TRANSIT ROUTE PLANNING AND LONG-TERM STRATEGY

That the presentation from Watt Consulting Group regarding the Brandon Transit Route Planning and Long-Term Strategy be received.

- [Brandon Transit Master Plan \(Draft\)](#)

(B) BROOKWOOD SOUTH NEIGHBOURHOOD PLAN AMENDMENT

That City Council adopt the amended Brookwood South Neighbourhood Plan concept as shown in “Attachment A” of this report, subject to the following amendments to the concept or the Neighbourhood Plan itself addressing all servicing requirements;

and further, modifying the phasing plan to address servicing and emergency access.

- [Brookwood South Neighbourhood Plan Amendment](#)

(C) APPLICATION TO SUBDIVIDE 1660 AND PART OF 1900 - 34TH STREET

That the application to subdivide (4500-25-749) 1660 and part of 1900 – 34th Street (Lot 46, Plan 60653 BLTO; Part SE¼ 9-10-19 WPM) to create forty-nine (49) lots and a public road in the RLD Residential Low Density zone, be approved in accordance with the subdivision application map “Attachments D-3” through “D-5”, subject to:

1. The applicant submitting to Teranet Manitoba (Brandon Land Titles Office) a Plan of Survey before a Plan of Subdivision to address the differing surface rights;
2. The applicant provide an updated Brookwood South Neighbourhood Plan, including all amendments under “Neighbourhood Plan Amendment” of this report, supporting servicing and traffic engineering studies;
3. The owner or successor entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with conditions as set out in “Attachment E” of this report;
4. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$9,922.50 as a cash-in lieu contribution for school purposes;
5. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, BellMTS, and Westman

Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision;

6. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for postal service to the satisfaction of Canada Post;
7. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the proposed lots, including proposed street names for new public roads, to the satisfaction of City of Brandon Real Estate Administration; and
8. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch.

- [Application to Subdivide 1660 and Part of 1900 - 34th Street](#)

(D) OUTDOOR AQUATIC FACILITY RESOLUTION

That City Council directs staff to immediately investigate design parameters and location for a new outdoor aquatic facility with the following suggestions:

- Maximum budget of \$4,500,000.
- Maximum of 5,000 square feet, with a 250-300-person bather load.
- Zero-depth beach entry to make the pool accessible to everyone.
- Four-lane Junior Olympic Lap Pool.
- Three water slides (Tot, twister and double speed)
- Diving Board
- Various spray features
- Lazy River
- New Building/Change House area
- The design be usable for additional outdoor aquatic complexes in the future years.

Furthermore, the cost of the detailed design and construction be included in the 2026 Capital and/or Operational Budget.

And furthermore, administration will prioritize the Outdoor Aquatic Facility for funding under the Manitoba Growth, Renewal and Opportunities for Municipalities (Manitoba GRO) program when it re-opens this year.

- [Council Report - Outdoor Aquatic Complex](#)

14. By-Laws

NO. 7431 TO REZONE 1660 AND PART OF 1900 - 34TH STREET
AMENDMENT
2ND & 3RD READINGS

That By-law No. 7431 to rezone 1660 and part of 1900 - 34th Street (Lot 46, Plan 60653 BLTO; Part SE¼ 9-10-19 WPM) from Development Reserve DR zone and, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 AG80 zone to Residential Low Density RLD zone, be amended by deleting Section 1 in its entirety and substituting therefor:

“ 1. The land described as the following: Lot 46, Plan 60653 BLTO, commonly known as 1660 – 34th Street, and Part SE¼ 9-10-19 WPM, commonly known as 1900 – 34th Street, and identified on the map attached hereto as Schedule “A” is hereby reclassified:
FROM: DR Development Reserve and, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, AG80 Agricultural General

TO: RLD Residential Low Density”

That By-law No. 7431 to rezone 1660 and part of 1900 - 34th Street as amended be read a second time.

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

- [By-law No. 7431 - To Rezone 1660 and Part 1900 - 34th Street](#)

NO. 7438 TO AMEND BY-LAW NO. 7338 - FOR THE BORROWING AND EXPENDITURE OF FUNDS FOR
THE SOUTHWEST BRANDON WASTEWATER SERVICING PROJECT
1ST READING

That By-law No. 7438 to Amend By-Law no. 7338 for the Borrowing and Expenditure of Funds for the Southwest Brandon Wastewater Servicing Project be read for a first time.

- [By-Law 7438 - to Amend By-Law 7338](#)

15. Giving of Notice

16. Adjournment

Original Signed By
R. Sigurdson

R. Sigurdson
City Clerk