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**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON MONDAY,  
JANUARY 20, 2025 AT 7:00 PM IN THE COUNCIL CHAMBER, CIVIC ADMINISTRATION  
BUILDING, BRANDON, MANITOBA**

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**PRESENT:** Mayor Jeff Fawcett In The Chair, Councillor Shawn Berry, Councillor Shaun Cameron, Councillor Barry Cullen, Councillor Kris Desjarlais, Councillor Greg Hildebrand, Councillor Heather Karrouze, Councillor Bruce Luebke, Councillor Glen Parker, Councillor Jason Splett, Councillor Tyson Tame

**ABSENT:** Nil

**ADOPTION OF AGENDA:**

Cullen-Desjarlais  
1183 That the Agenda for the regular meeting of City Council to be held on Monday, January 20, 2025 be adopted as presented. CARRIED.

**RECOGNITIONS:**

(A) PASSING OF MINISTER NELLO ALTOMARE

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His Worship Mayor Fawcett extended condolences on behalf of City Council to the family of the Honourable Nello Altomare, Minister of Education and Early Childhood Learning who recently passed away.

**CONFIRMATION OF MINUTES:**

Parker-Cameron  
1184 That the Minutes of the Regular Meeting of City Council held Monday, January 6, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

Hildebrand-Karrouze  
1185 That the Minutes of the Special Meeting of City Council held Wednesday, January 8, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

**HEARING OF PRESENTATIONS:**

Nil

COMMUNITY COMMENTS/FEEDBACK:

Nil

HEARING OF DELEGATIONS:

Nil

PUBLIC HEARINGS:

Nil

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

(A) BRANDON GENERAL MUSEUM AND ARCHIVES INC. VERBAL JANUARY 20, 2025

Councillor Splett provided a verbal report from the meeting of the Brandon General Museum and Archives Inc. held on January 7, 2025 where they welcomed new members. The next meeting is set for February 4.

(B) WESTERN MANITOBA REGIONAL LIBRARY VERBAL JANUARY 20, 2025

Councillor Cameron provided a verbal report from the meeting of the Western Manitoba Regional Library held on January 15, 2025. He noted the main topics discussed were ongoing renovations in Brandon, grant applications, and the infrastructure at the Rosser location. He noted a fire at the Shoppers Mall library caused smoke damage but a temporary location was provided at no cost. He stated a break-in at the downtown library led to police involvement and increased security. With the closure of the Shoppers Mall location, Downtown visits rose to 20,000 in December. He reminded the community that library cards are available at both branches and announced the return of Sindal Lawheed and Glenn Ball to the Board.

(C) WESTERN MANITOBA CENTENNIAL AUDITORIUM VERBAL JANUARY 20, 2025

Councillor Cameron provided a verbal report from the Brandon Municipal Heritage Advisory Committee meeting on January 7, 2025. He shared that they reviewed the funding agreement and are working on updates to the Operating Agreement for the

Centennial Auditorium with the Province of Manitoba and the City of Brandon. Discussions also covered the WMCA initiative, marketing, and sponsorship efforts. He noted a delay in the sound system grant reimbursement and reviewed licensing and usage agreements for community groups. Councillor Cameron concluded by highlighting the back-to-back events, plays, and concerts held at the Auditorium in December.

Desjarlais-Cameron

- 1186 That the verbal reports from the Brandon General Museum and Archives Inc., Western Manitoba Regional Library and the Brandon Municipal Heritage Advisory be received. CARRIED.

(D) COMMITTEE OF THE WHOLE

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The City Clerk advised that City Council had met in a closed Committee of the Whole meeting earlier in the evening to consider a report from the Director of Planning & Buildings with respect to a land acquisition.

Berry-Parker

- 1187 That the verbal report of the Committee of Whole meeting of City Council held January 20, 2025 with respect to a land acquisition be received.

And, that funding of \$234,500 be approved for the purchase of 0.83 acres of land at the 26 Street and Maryland Avenue intersection as shown on Attachment A-1, whereby \$211,000 be funded from the Development Charges Transportation Reserve and \$23,500 be funded from the Land Acquisition Reserve.

And further, that Administration be authorized to execute the associated agreements required to protect the City's interests in accordance with any procedures policies, by-laws and Acts. CARRIED.

ENQUIRIES:

(200) 18TH STREET NORTH AND BRAECREST DRIVE INTERSECTION IMPROVEMENTS

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Councillor Luebke referred to the recent announcement by the Provincial Government with respect to a \$7 Million investment in intersection improvements at 18th St. N. and Braecrest Drive. He enquired how this announcement would affect the City of Brandon's previous allocation of approximately \$2.2 Million from reserves.

At the request of His Worship the Mayor, the Acting City Manager responded that the proposed cost share remained that the City of Brandon would from the cost of the

roundabout project and be reimbursed by Manitoba Infrastructure on a 50% basis based on invoicing.

(201) DRAINAGE LEVY

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Councillor Luebke referred to a previous motion of City Council with respect to the development of a drainage levy methodology, by-law and rates and requested an update on the status of same.

At the request of His Worship the Mayor, the Acting City Manager responded that Administration continued to research the option of a drainage levy as a future source of revenue for the City of Brandon. Mr. Parlow confirmed that any expenses related to providing drainage with the City of Brandon would continue to be funded through general tax revenues and debenture in 2025.

(202) INSTALLATION OF FIRE HYDRANT ON CLARK DRIVE

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Councillor Cameron noted that a number of boulevard trees had been removed to allow for the installation of a new fire hydrant on Clark Drive and enquired when that installation was expected to take place.

His Worship the Mayor agreed to take this matter under advisement.

ANNOUNCEMENTS:

MANITOBA AG DAYS

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His Worship Mayor Fawcett announced that Manitoba Ag Days was being held from January 21 - 23, 2025 at the Keystone Centre. He encouraged everyone to come out and see this premier ag event in our city and welcomed all visitors to the City of Brandon.

2025 BUDGET DELIBERATIONS - JANUARY 24 & 25, 2025

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Mayor Fawcett announced that City Council would be conducting its 2025 Budget Deliberations on January 24 & 25, 2025 starting at 8:30 a.m. in the Council Chambers and invited the public to attend.

GENERAL BUSINESS:

Nil

BY-LAWS:

NO. 7393      SPORTSPLEX BORROWING BY-LAW NO. 7393  
3RD READING

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Considered was a report from the Finance Department dated January 12, 2025 with respect to the above.

1188      Karrouze-Parker  
That By-law No. 7393 to provide for the borrowing and expenditure of funds for the purposes of replacing the Brandon Community Sportsplex ice plant and arena upgrades be read for the third and final time. CARRIED.

In accordance with Section 137 of The Municipal Act, a recorded vote was taken on the motion to give By-law No. 7393 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Kris Desjarlais  
Councillor Greg Hildebrand  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

NO. 7397      TO AMEND DEVELOPMENT CHARGES BY-LAW NO. 7175 TRANSPORTATION AND LAND  
DRAINAGE  
AMENDMENT  
2ND READING

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City Council considered a report from the Engineering Services Department dated January 13, 2025 with respect to the above.

Berry-Hildebrand

- 1189 That consideration of By-law No. 7397 to amend Development Charges By-law No. 7175 regarding transportation and land drainage be deferred to the February 3, 2025 Council meeting. LOST.

Desjarlais-Tame

- 1190 That By-law No. 7397 to amend Development Charges By-law No. 7175 be amended by:

1. Section 1:

- (a) adding the words "in the first AND WHEREAS" immediately after the word "deleting";
- (b) adding the words "in the second AND WHEREAS" immediately after the word "adding"; and
- (c) adding the words "in the fourth AND WHEREAS" immediately after the word "adding".

2. Section 2:

- (b) deleting the words "after "In This by-law:" and adding the words "before the definition "BUILDING CODE ACT""; and
- (d) adding the words "the word" immediately after the words "immediately after".

3. Section 3 by deleting the "s" on the word "services" and deleting the "d" on the word "Scheduled".

4. Section 5(b) by adding the words "deleting the "s" immediately after the words "as per Schedule"" after the word ""treatment",".

5. Section 6:

- (c) deleting the word "in" immediately before the word "The Brandon"; and
- (d) adding the word "sub" to the word "section" and adding the "(b)" to the number "14".

6. Section 8(b) by deleting in its entirety and substituting the following:

"(b) deleting section 23 in its entirety and substituting therefor the following:

"23. Despite Section 9 and Subsection 14(b), development charges due for payment prior to the issuance of a building permit in Schedules "B-1" and "B-3" shall be reduced when previous development agreement contributions for services in Section 2 are listed in Schedule "D" to this by-law. The sum of the reductions shall not exceed the amount of the development charges otherwise payable for the development.";

(c) adding the following immediately after Section 23:

"23.1 For previously approved development sites located in the "Emerging Growth Area" that have paid development charges at the time of development agreement prior to this by-law amendment coming into force, a credit towards transportation and land drainage network infrastructure development charges in Subsection 14(b) will be applied at the time of building permit equal to the total contribution paid at the time of development agreement. The credit will be calculated by the total development charge paid divided by the number and type of residential dwelling units and/or Floor Area of non-residential approved.""

7. Section 10(d) in number 26.1 by adding an "s" to the word "Schedule".
8. Section 11(c) by adding the word "financial immediately after the word "annual", adding the words "reserves and" immediately after the word "charges", and adding the words" The City shall consult with development and building industry representatives following the publishing of the report." immediately after the word "projects."
9. Section 14 in number 33 by deleting the words "on February 1, 2025" and substituting the words "60 calendar days following its passage". CARRIED.

Hildebrand-Berry

1191 That By-law No. 7397 be further amended to include the alternatives for city-wide rates.  
LOST.

Desjarlais-Tame

1192 That the by-law as amended be read a second time. CARRIED.

NO. 7406 TO AMEND DEVELOPMENT CHARGES BY-LAW NO. 7175 WATER AND WASTEWATER  
TREATMENT AND NETWORK INFRASTRUCTURE  
AMENDMENT  
2ND READING

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Submitted for consideration was a report from the Engineering Services Department dated January 10, 2025, with respect to the above.

1193 Luebke-Tame  
That By-law No. 7406 to amend Development Charges By-law No. 7175 regarding water and wastewater be amended by:

1. Section 3(c) in number 8.1 by deleting the "s" on the word "Schedules".
2. Section 6(a) by deleting in its entirety and substituting the following:  
  
    “(a) deleting in Section 23 the words “and Subsection 14(b)” immediately after the words “Section 9”;  
  
    (b) adding in section 23.1 the words “or “B/L 7397” immediately after the word “amendment”, deleting the words “transportation and land drainage” immediately after the word “towards”, deleting the words “Subsection 14(b)” and substituting therefor the words “Section 9”, and adding the words “nor can it be applied to treatment infrastructure” immediately after the word “development”.”
3. Section 11(a) by deleting the words “on February 1, 2025” and substituting the words “60 calendar days following its passage”, deleting the word “on” and substituting therefor the word “effect” and adding the word “on” immediately after the words “therefore the words”. CARRIED.

1194 Hildebrand-Luebke  
That By-law No. 7406 be further amended to include the alternatives for city-wide and phased-in rates. LOST.

1195 Luebke-Tame  
That the by-law as amended be held in abeyance pending Public Utilities Board approval. CARRIED.



NO. 7410

CANADA HOUSING INFRASTRUCTURE FUND - ZONING BY-LAW UPDATE  
1ST READING

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Considered was a report from the Planning & Buildings Department dated January 10, 2025, with respect to the above.

Parker-Cameron

1196

That By-law No. 7410 to amend Zoning By-law No. 7124 to provide greater use flexibility in the Residential Low Density (RLD) zone be read a first time. CARRIED.

GIVING OF NOTICE:

Nil

ADJOURN:

Berry-Luebke

That the meeting to now adjourn. (8:52 p.m.) CARRIED.

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MAYOR

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CITY CLERK