

REGULAR COUNCIL MEETING

MONDAY, MARCH 17, 2025 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

MARCH 3, 2025

- [Minutes - March 3, 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) 2025 TWO SPIRIT AND TRANSGENDER DAY OF VISIBILITY

That the presentation by Alyssa Wowchuk and Han Van De Worstynne with respect to the 2025 Two Spirit and Transgender Day be received.

- [2025 2STDoV2025 Presentation to Mayor and Council](#)

7. Hearing of Delegations

8. Public Hearing

9. Communications & Petitions

10. Committee Reports

(A) KEYSTONE CENTRE BOARD VERBAL MARCH 17, 2025

(B) PERSONNEL COMMITTEE WRITTEN MARCH 17, 2025

11. Enquiries

12. Announcements

13. General Business

(A) 2025 CITIZEN APPOINTMENTS TO THE PLANNING COMMISSION

That the following appointments be and are hereby made to the Planning Commission for three-year term of office to commence April 1, 2025, and expire March 31, 2028:

Ryan Johnston  
Keith Edmunds

- [2025 Citizen Appointments to the Planning Commission](#)

(B) APPOINTMENT OF WEED INSPECTOR FOR 2025 SEASON

That the City of Brandon appoint Scott Ramsay as weed inspector for the 2025 season.

- [Appointment of Weed Inspector for 2025 Season](#)

(C) SUBDIVISION - 353 - 16TH STREET NORTH

That Council approve the application to subdivide (4500-25-745) 353 – 16th Street North (Lots 1/14, Block 8, Plan 228 BLTO and Parcels A/B, Plan 71647 BLTO) to create one (1) lot in the EI

Educational & Institutional Zone in accordance with subdivision application map "Attachment B-3", subject to the owner or successor:

1. Entering into a development agreement with the City of Brandon requiring the consolidation of the subdivided lot with the residual lot within five years of executing the agreement;
2. Obtaining a variance to reduce the required east interior side yard to 0.0m;
3. 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; and
4. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for an easement agreement and Plan of Easement to the satisfaction of BellMTS, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision.

- [Subdivision - 353 16th Street North](#)

(D) SUBDIVISION - 353 - 1501 BRAECREST DRIVE

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That Council approve the application to subdivide (4500-25-743) 1501 Braecrest Drive (Lot 2, Plan 47173 BLTO) to create one (1) lot in the RHD Residential High Density Zone in accordance with subdivision application map "Attachment B-3", subject to:

1. The applicant revising the plan of subdivision to provide access to Lot 1 by including the eastern 15.6m x 56.69m portion of Lot 1 as part of Lot 2;
2. 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 C of this report;
3. The owner or successor executing and registering a land drainage easement agreement and save harmless agreement in accordance with the 2021 amending agreement, to be registered in series with the subdivision or prior to final occupancy of any buildings within Proposed Lot 2, whichever comes first;

4. 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 and units to the satisfaction of City of Brandon Real Estate Administration; and

5. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for an easement agreement and Plan of Easement to the satisfaction of BellMTS, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision.

- [Subdivision - 1501 Braecrest Drive](#)

(E) SUBDIVISION - 1910 BELL AVENUE

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That Council approve the application to subdivide (4500-24-741) part of 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) to create one (1) lot in the RMD Residential Moderate Density Zone in accordance with the subdivision application map "Attachment C-4", subject to:

1. The registration of subdivision application 4500-24-740 prior to the registration of this subdivision application;

2. 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 under Attachment "D" of this report;

3. The owner or successor submitting an updated neighbourhood plan required in accordance with the development agreement for Phase 2, Stage 1 of Oakridge Estates development, including all supporting servicing and traffic engineering studies, further acknowledging this may result in additional conditions under the development agreement for this subdivision application;

4. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that Manitoba Transportation and Infrastructure has no concerns with the proposed development with respect to the provincial highway drainage system and potential impact on traffic operations of PTH 10 (18th Street North);

5. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$22,680.00 as a cash-in lieu contribution for school purposes;

6. 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 subdivision; and

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 to the satisfaction of City of Brandon Real Estate Administration.

- [Subdivision - 1910 Bell Avenue](#)

#### 14. By-Laws

##### NO. 7409 TO REZONE PART OF 1910 BELL AVENUE 2ND & 3RD READINGS

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That By-law No. 7409 to rezone part of 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) from DR Development Reserve to RMD Residential Moderate Density, be read a second time.

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

- [By-law No. 7409 - To Rezone Part of 1910 Bell Avenue](#)

##### NO. 7420 PLAN OF 26TH STREET TO BE OPENED BEING PART LOT 3 PLAN 69536 1ST READING

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That By-Law No. 7420, to open a portion of public road across part of Lot 3 Plan 69536, located at the intersection of Maryland Avenue and 26th Street, be read a first time.

- [By-law No. 7420 - Plan of 26th Street to be Opened Being Part Lot 3 Plan 69536](#)

##### NO. 7421 NAMING A PUBLIC LANE IN PLAN 848 - LEE LANE 1ST READING

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That By-Law No. 7421, to name the lane in Block 2 Plan 848 connecting Bluebird Street and White Swan Street, north of Braecrest Drive as "Lee Lane", be read a first time.

- [By-law No. 7421 - Naming a Public Lane in Plan 848 - Lee Lane](#)

15. Giving of Notice

16. Adjournment

*Original Signed By*  
*R. Sigurdson*

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R. Sigurdson  
City Clerk