

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON MONDAY,
AUGUST 18, 2025 AT 7:00 PM IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION
BUILDING, BRANDON, MANITOBA**

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

ABSENT: Councillor Shawn Berry, Councillor Glen Parker

ADOPTION OF AGENDA:

1464 Cullen-Splett
That the Agenda for the regular meeting of City Council to be held on Monday, August 18, 2025 be adopted as presented. CARRIED.

RECOGNITIONS:

Nil

CONFIRMATION OF MINUTES:

1465 Splett-Karrouze
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. CARRIED.

1466 Cameron-Splett
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. CARRIED.

COMMUNITY COMMENTS & FEEDBACK:

(A) JAMES EPP - OUTDOOR AQUATIC FACILITY

James Epp, Ward 5, appeared before City Council and spoke regarding the above matter. Mr. Epp expressed his opposition to the project and suggested that alternative options be considered, such as facilities that could serve broader community needs in emergency situations, including use as an evacuation center.

HEARING OF PRESENTATIONS:

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

Zoe Quinn appeared before City Council on behalf of the Commonwealth Air Training Plan Museum to provide an update on its master plan. She reported on visitor statistics, community partnerships, and upcoming goals. Ms. Quinn outlined plans for growth and renovations and concluded by requesting support from the City in the form of funding, endorsement, and advocacy.

1467 Karrouze-Cameron
That the presentation by Zoe McQuinn with respect to the Commonwealth Air Training Plan Museum's master plan be received. CARRIED.

(B) LITTLE GREENHOUSE THAT COULD

Trina Semenchuk appeared before City Council with respect to the above. She outlined the community and financial benefits of various types of greenhouses and highlighted the accomplishments of the organization. Ms. Semenchuk concluded by encouraging both the

City and the community to take advantage of the organization's partnerships and programs supporting year-round agriculture.

Cameron-Karrouze

- 1468 That the presentation by Trina Semenchuk with respect to the presentation on year-round agriculture be received. CARRIED.

HEARING OF DELEGATIONS:

Nil

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

Considered was a report from the Finance Department dated August 8, 2025, with respect to the above.

City Council sat to hear representation from the public with respect to By-law no. 7438 to amend By-law 7338.

Luebke-Cullen

- 1469 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 for the city to provide wastewater servicing for southwest Brandon be concluded. CARRIED.

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

- (A) COMMITTEE OF THE WHOLE VERBAL AUGUST 18, 2025

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 sale agreement for 6th Street North.

Desjarlais-Karrouze

- 1470
1. That the land sale agreement with Habitat for Humanity (HFH) for 6th Street North Lands as shown on Attachment B be amended by:
 - a) Removing building permit timeline requirements and replacing with the requirement to complete construction of public infrastructure for phase 1 within five years and phase 2 within 10 years; and
 - b) Allowing HFH the option to sell up to 25% of the lots to a partner agency for affordable home ownership development.
 2. That as per Affordable Housing By-law No. 7379 Clause 4(b), the City approve additional funding support to HFH of \$150,000 (\$10,000 per lot) to off-set additional phase one servicing costs.

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.

(B) AUDIT AND FINANCE COMMITTEE VERBAL AUGUST 18, 2025

Councillor Splett provided a verbal report from the Audit and Finance Committee meeting held on August 18, 2025. He noted that the committee reviewed a presentation from MNP regarding the 2024 draft consolidated financial statements. Councillor Splett reported that the review identified an accounting surplus of \$30.43 million and an overall revenue increase of \$426 million across the organization. He concluded by noting that MNP issued a clean audit opinion, confirming that the financial statements are free from material misstatement and in compliance with Canadian accounting standards.

(C) BRANDON GENERAL MUSEUM AND ARCHIVES VERBAL AUGUST 18, 2025

Councillor Splett will provide a verbal report for the Bradon General Museum and Archives (BGMA) meeting held August 5, 2025. He provided an update on staff reports, which included summaries of tours and activities during the month of July. He further reported that the committee reviewed the 5-year strategic plan and received information from the Archives, Financial, and Fundraising/Revenue Generation sub-committees. Councillor Splett concluded by noting that upcoming events include a Walking Tour scheduled for August 21, 2025, at 12:00 p.m., followed by a Pub Crawl at 5:45 p.m., as well as the History on the Water kayak tour scheduled for August 29, 2025, at the Riverbank.

Splett-Tame

1471 That the reports from the Committee of the Whole, Audit and Finance Committee, and
the Brandon General Museum and Archives be received. CARRIED.

ENQUIRIES:

(253) GREEN ACRES REDUCED SPEED ZONES #84936

Councillor Tame enquired if Administration could consider and provide a report on reduced speed zones of 40 km/h in the Green Acres area.

At the request of His Worship the Mayor, the City Manager confirmed that Engineering Services has been in communication with Manitoba Transportation and Infrastructure regarding a new default speed limit for the City, but it is recommended that the Green Acres area speed limit remains consistent with the rest of the City to avoid driver confusion. He concluded by stating a speed radar board will be relocated to the area to monitor vehicle activity and help deter speeding.

(254) TRANSCAB ON TRANSIT APP #89509

Councillor Karrouze advised that the Transit App is now operational; however, it does not currently include any information regarding Transcab. She noted that passengers traveling along Braecrest Drive have only two departure options and would benefit from the inclusion of Transcab information in the App, as it would provide them with more direct transport to their destinations.

At the request of His Worship the Mayor, the City Manager explained that it is not currently possible to include Transcab details in the Transit App, as the service is operated by an independent contracted company with separate data. He noted that Transcab information is available to all passengers, including those along Braecrest Drive, through the Brandon Transit website. He concluded by stating that additional information will be incorporated into the App as its functionality continues to expand.

ANNOUNCEMENTS:

ARABIAN HORSE SHOW SUCCESS

His Worship, Mayor Fawcett, congratulated the organizers of the Arabian Horse Show held at the Keystone Centre from August 7 to 16. Councillor Luebke reminded the public that the show will be returning to Brandon for at least the next two years.

GENERAL BUSINESS:

(A) TRANSIT ROUTE PLANNING AND LONG-TERM STRATEGY

The City Council considered a presentation from Watt Consulting Group with respect to the above.

Desjarlais-Splett

1472 That the presentation from Watt Consulting Group regarding the Brandon Transit Route Planning and Long-Term Strategy be received. CARRIED.

(B) BROOKWOOD SOUTH NEIGHBOURHOOD PLAN AMENDMENT

Considered was a report from the Planning and Buildings Department dated August 8, 2025, with respect to the above.

Tame-Splett

1473 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. CARRIED.

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

The City Council considered a report from the Legislative Services Department dated August 8, 2025, with respect to the above.

Tame-Splett

1474 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. CARRIED.

(D) OUTDOOR AQUATIC FACILITY RESOLUTION

Considered was a report from City Council dated August 11, 2025, with respect to the above.

Luebke-Tame

1475 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 10-year capital plan as part of the 2026 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. CARRIED.

BY-LAWS:

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

The City Council considered a report from the Legislative Services Department dated August 8, 2025, with respect to the above.

Tame-Cullen

1476 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” CARRIED.

Tame-Cullen

1477 That By-law No. 7431 to rezone 1660 and part of 1900 - 34th Street as amended be read a second time. CARRIED.

Tame-Cullen

1478 That the by-law be read a 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. 7431 third reading.

FOR

AGAINST

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

NO. 7438

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

The Council considered a report from the Finance Department dated August 8, 2025, with respect to the above.

Desjarlais-Splett

1479 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. CARRIED.

GIVING OF NOTICE:

(A) 10-YEAR CAPITAL PLAN TO INCLUDE TRANSIT BUS PURCHASES

In accordance with Rule 60 of Procedure By-law No. 6334, Councillor Luebke gave notice of his intent to introduce a motion with respect to transit bus purchases to be included in the 10-year Capital Plan.

(B) PARKING METER MODERNIZATION OPTIONS FOR 2026 BUDGET DELIBERATIONS

In Accordance with Rule 60 of Procedure By-law No. 6334, Councillor Desjarlais gave notice of his intent to introduce a motion with respect to Administration bringing options for the modernization of our Parking Meters for Budget Deliberations.

ADJOURN:

Luebke-Cullen

That the meeting do now adjourn. (8:57 p.m.) CARRIED.

MAYOR

CITY CLERK