

REGULAR COUNCIL MEETING

MONDAY, JULY 28, 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

SPECIAL

JULY 7, 2025

- [Special Minutes July 7, 2025](#)

REGULAR

JULY 7, 2025

- [Minutes July 7, 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

7. Hearing of Delegations

(A) BRANDON DOWNTOWN BIZ SUMMER MARKET

That the presentation by Emmy Sanderson with respect to the Downtown Summer Market be received;

And further, that the Brandon Downtown Biz Summer Market for 2025 in Downtown Brandon be designated a Community Event in the City of Brandon.

- [Brandon Downtown Biz Summer Market - Delegation Request](#)

(B) TAXI PRE-PAYMENTS

That the presentation by David Sanderson with respect to Taxi Pre-Payments be received.

- [Delegation Request - Taxi Pre-Payments](#)
- [Taxi By-law - 6884c - Schedule A](#)

8. Public Hearing

(A) BY-LAW NO. 7429 - TO CLOSE AND CONVEY PORTIONS OF USSHER AVENUE, PETERS AVENUE AND PUBLIC LANE LYING NORTH OF STICKNEY AVENUE IN BLOCKS 1 & 2, PLAN 327 BLTO

That the Public Hearing to close and convey a portion of Ussher Avenue, Peters Avenue and Public Lanes in Blocks 1 & 2, Plan 327 BLTO lying north of Stickney Avenue be concluded.

- [Public Notice Plan of Road Closure Ussher, Peters and Public Lanes By-law 7429](#)

(B) BY-LAW NO. 7432 - TO CLOSE AND CONVEY A PORTION OF FREDERICK STREET, MCTAVISH AVENUE AND PUBLIC LANE BLOCK 4, PLAN 9 BLTO

That the Public Hearing to close and convey the portion of Frederick Street, McTavish Avenue and Public Lane in Block 4, Plan 9 BLTO be concluded.

- [Public Hearing - By-law No. 7432 To Close and Convey A Portion of Frederick Street, McTavish Avenue and Public Lane in Block 4, Plan 9 BLTO](#)

9. Communications & Petitions

10. Committee Reports

(A)	<u>AGE FRIENDLY COMMITTEE</u>	<u>VERBAL</u>	<u>JULY 28, 2025</u>
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(B)	<u>WESTERN REGIONAL LIBRARY</u>	<u>VERBAL</u>	<u>JULY 28, 2025</u>
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(C)	<u>PERSONNEL COMMITTEE</u>	<u>VERBAL</u>	<u>JULY 28, 2025</u>
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11. Enquiries

12. Announcements

13. General Business

(A)	<u>WATER TREATMENT FACILITY UPGRADE: NEW MEMBRANE BUILDING</u>
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That the bid from NAC Constructors Ltd. to carry out the Water Treatment Facility Upgrade: New Membrane Building as per tender and specifications at a cost of \$127,871,394.77 (net of GST) be accepted and that the additional funding requirement of \$19,000,000 be approved to be expended through the existing Investing in Canada Infrastructure Program (ICIP) funding Contribution Agreement and City's debenture.

- [Water Treatment Facility Upgrade.pdf](#)

(B)	<u>INVESTING IN CANADA INFRASTRUCTURE PROGRAM (ICIP) SCOPE CHANGE REQUEST FOR WATER TREATMENT FACILITY UPGRADE & EXPANSION PROJECT</u>
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That the City request a scope change to the Investing in Canada Infrastructure Program (ICIP) for the Water Treatment Facility Upgrade & Expansion project funding Contribution Agreement.

- [ICIP Scope Change Request for Water Treatment Facility.pdf](#)

(C) APPLICATION TO SUBDIVIDE 1900 - 34TH STREET (WAVERLY DEVELOPMENTS LTD.)

That the application to subdivide part of 1900 – 34th Street (SE¼ 9-10-19 WPM) to create eleven lots and a public road in the Educational & Institutional (EI) and Residential Low Density (RLD) Zones in accordance with the subdivision application map “Attachments C-3 and C-4”, be approved subject to:

1. The applicant revising the subdivision plan to include:
 - a) The dedication and opening of street right-of-way corner cutoffs to facilitate future roundabout construction at the intersection of 34th Street and the new, yet-to-be-named east-west public road (Attachment A-2); and
 - b) The dedication of land for the South End Lift Station currently under construction near the 34th Street/Patricia Avenue intersection (Attachment A-1);
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 D of this report;
3. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$2,025.00 as a cash-in lieu contribution for school purposes;
4. 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 BellMTS and Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision;
5. 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;
6. 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;

7. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch; and
8. The owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that they have obtained a License to Construct Water Control Works from Manitoba Environment and Climate Change.

- [Application to Subdivide 1900 - 34th Street](#)
- [Attachments A - Land Dedications Subdivision 1900 34th Street.pdf](#)

(D) APPLICATION TO SUBDIVIDE - 911 DOUGLAS STREET

That subdivision application 4500-25-748 for 911 Douglas Street (Lot 17, Plan 1489 BLTO) to create one (1) lot in the IG Industrial General Zone be approved in accordance with the subdivision application map "Attachment C-6".

- [Subdivision - 911 Douglas Street.pdf](#)
- [Attachment C-6.pdf](#)

(E) PLAYGROUND REPLACEMENT PROGRAM FUNDING

That up to two-hundred thousand (\$200,000) be authorized to be expended from the Fiscal Contingency Reserve to add one (1) playground replacement to the Playground Replacement Program for 2025;

And further, that \$125,000 to add one (1) playground restructure to the current Playground Replacement Program be forwarded to 2026 Budget Deliberations.

- [Notice of Motion - Councillor Hildebrand - Play Structure Funding](#)

(F) KEYSTONE CENTRE FUNDING AGREEMENT

That the City of Brandon enter into an amending agreement for the purposes of providing financial contributions to the Keystone Centre, whereby the City will provide an additional \$630,000 and the Province of Manitoba will provide an additional \$800,000 over the final two years of the existing agreement.

- [Keystone Centre Funding Agreement Amendment.pdf](#)

14. By-Laws

NO. 7427 TO REZONE 1900 - 34TH STREET
2ND & 3RD READINGS

That By-law No. 7427 to rezone part of 1900 – 34th Street (SE¼ 9-10-19 WPM) from, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) zone to Educational & Institutional (EI) and Residential Low Density (RLD) zones be read a second time.

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

- [By-law No. 7427 - To Rezone 1900 - 34th Street](#)

NO. 7428 TO REZONE 911 DOUGLAS STREET
2ND & 3RD READINGS

That By-law No. 7428 to rezone part of 911 Douglas Street (Lot 17, Plan 1489 BLTO) from Parks and Recreation (PR) zone to Industrial General (IG) zone be read a second time.

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

- [By-law No. 7428 - To Rezone 911 Douglas Street](#)

NO. 7429 BY-LAW NO. 7429 TO CLOSE AND CONVEY PORTIONS OF USSHER AVENUE, PETERS AVENUE AND PUBLIC LANE LYING NORTH OF STICKNEY AVENUE IN BLOCKS 1 & 2, PLAN 327 BLTO
2ND & 3RD READINGS

The By-law No. 7429 to close and convey the portion of Ussher Avenue, Peters Avenue and public lanes lying north of Stickney Avenue in Blocks 1 & 2, Plan 327 BLTO, be read a second time.

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

- [By-law No. 7429.6th Street North Road Closure and Schedule A Plan](#)

NO. 7430 TO REZONE PROPERTY LOCATED AT 548 PARK STREET AND OTHERS
2ND & 3RD READINGS

That By-law No. 7430 to rezone 548, 560, 552, and 556 Park Street and 525, 533, 537, 543, 551, 555, and 559 Frederick Street (Lots 19/38 and Part Lot 18, Block 4, Plan 9 BLTO) from Residential Low Density (RLD) zone to Educational and Institutional (EI) zone, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in Attachment “E” of this report, be read a second time.

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

- [By-law No. 7430 - TO REZONE PROPERTY LOCATED AT 548 PARK STREET AND OTHERS.pdf](#)

NO. 7431 TO REZONE PART OF PROPERTY LOCATED AT 1900 - 34TH STREET
1ST READING

That By-law No. 7431 to rezone properties located at part of 1900 – 34th Street (Lot 46, Plan 60653 BLTO and Pt. SE¼ 9-10-19 WPM) from, under the R.M. of Cornwallis Zoning By-law No. 1558/09/99, Agricultural General 80 (AG80) to Residential Low Density (RLD) be read a first time.

- [By-law No. 7431 - To Rezone Part of Property Located at 1900 - 34th Street](#)

NO. 7432 TO CLOSE AND CONVEY A PORTION OF FREDERICK STREET, MCTAVISH AVENUE AND
PUBLIC LANE IN BLOCK 4, PLAN 9 BLTO
2ND & 3RD READINGS

That By-law No. 7432 to close and convey a portion of Frederick Street, McTavish Avenue and public lane lying south of Victoria Avenue East in Block 4, Plan 9 BLTO, be read a second time.

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

- [By-law No. 7432 - TO CLOSE AND CONVEY A PORTION OF FREDERICK STREET, MCTAVISH AVENUE AND PUBLIC LANE IN BLOCK 4, PLAN 9 BLTO](#)

NO. 7433 TO REZONE PROPERTY LOCATED AT 729 - 17TH STREET
1ST READING

That By-law No. 7433 to rezone property located at 729 – 17th Street (Lot 1, Plan 211, 21365 BLTO) from CAR Commercial Arterial to CG Commercial General be read a first time.

- [By-law No. 7433 - TO REZONE PROPERTY LOCATED AT 729 - 17TH STREET](#)

NO. 7435 TO AMEND BY-LAW 7393 TO BORROW FUNDS FOR SPORTSPLEX ARENA PROJECT
1ST READING

That By-law No. 7435 – to amend By-law No. 7393 to provide for the borrowing and expenditure of funds for the purpose of replacing the Brandon Community Sportsplex ice plant and arena upgrades be read a first time.

- [By-law No 7435 - To Amend By-Law 7393 to Borrow Funds for Sportsplex Arena Project](#)

NO. 7437 TO AMEND BY-LAW 7411 TO BORROW FUNDS FOR THE POLICE OPERATIONS CENTRE PROJECT
1ST READING

That By-law No. 7437 – to amend By-law No. 7411 to provide for the borrowing and expenditure of funds for the purpose of purchasing and retrofitting a Police Operations Centre be read a first time.

- [By-law No. 7437 - To Amend By-Law 7411 - Police Operations Centre](#)

15. Giving of Notice

16. Adjournment

Original Signed By
R. Sigurdson

R. Sigurdson
City Clerk