

REGULAR COUNCIL MEETINGMONDAY, FEBRUARY 3, 2025 AT 7:00 PMCOUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDINGAGENDA**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

JANUARY 13, 2025

- [Special Minutes January 13, 2025](#)

SPECIAL

JANUARY 16, 2025

- [Special Minutes January 16, 2025](#)

SPECIAL

JANUARY 20, 2025

- [Special Minutes January 20, 2025](#)

REGULAR

JANUARY 20, 2025

- [Minutes January 20, 2025](#)

SPECIAL

JANUARY 21, 2025

- [Special Minutes January 21, 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

8. Public Hearing

9. Communications & Petitions

10. Committee Reports

(A) AGE FRIENDLY VERBAL FEBRUARY 3, 2025

(B) COMMITTEE OF THE WHOLE

11. Enquiries

12. Announcements

13. General Business

(A) NEIGHBOURHOOD PLAN AMENDMENT - OAKRIDGE ESTATES NEIGHBORHOOD PLAN

That City Council adopt the updated concept plan for Phase 2 of the Oakridge Estates Neighbourhood in accordance with "NP Attachment-1" of this report.

- [Neighbourhood Plan Amendment - Oakridge Estates](#)

(B) HOUSING, INFRASTRUCTURE, AND COMMUNITIES CANADA - ACTIVE
TRANSPORTATION FUND

That Council support the Active Transportation connections as set-forth in Attachment A-3 for submission to the Housing, Infrastructure and Communities Canada Active Transportation Fund prior to the deadline of February 26, 2025.

- [Housing, Infrastructure and Communities Canada - Active Transportation Fund](#)

(C) SUBDIVISION (4500-24-742)-15-5TH STREET NORTH

That the application to subdivide (4500-24-742) 15 – 5th Street North (Lot 6/7 and Public Lane, Plan 18 BLTO) to create one (1) lot in the RLD Residential Low-Density Zone be approved, subject to owner or successor:

1. Entering into a development agreement with the City of Brandon, to be registered in series with this subdivision, with conditions as set out in “Attachment D” of this report;
2. Submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$283.50 as a cash-in-lieu contribution for school purposes;
3. Providing City of Brandon Engineering Department cash-in-lieu of land dedication for public reserve of \$206.25; and
4. Submitting a 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 the City of Brandon Real Estate Administration.

- [Subdivision \(4500-24-742\) - 15 - 5th Street North](#)

(D) SUBDIVISION (4500-24-738)-2728 VICTORIA AVENUE-AMENDMENT TO CONDITIONAL
APPROVAL

That the conditional approval to subdivide (4500-24-738) at 2728 Victoria Avenue (Lot 1, Plan 945 BLTO, Exc Sly 112.5 feet, and Plan 981 BLTO) to create two (2) lots in the CAR Commercial Arterial Zone and CG Commercial General Zone, under Resolution 1094 at the November 18, 2024 City Council meeting, be amended as follows:

1. Deleting Condition 2 in its entirety and substitute therefor:

"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 Manitoba Hydro."

- [Subdivision \(4500-24-738\) 2728 Victoria Avenue - Amendment to Conditional Approval](#)

(E) APPLICATION TO SUBDIVIDE PART OF 1910 BELL AVENUE

That the application to subdivide part of 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) to create one (1) lot, public reserve, and a public road in the EI Educational and Institutional and PR Parks and Recreation Zones, be approved in accordance with the subdivision application map "Attachment C-2", subject to the applicant or developer:

1. Amending the proposed subdivision layout in accordance with the concept plan as drawn by Burns Maendel Consulting Engineers Ltd. with the last revision date December 4, 2024 ("Attachment C-4" of this report);
2. Entering into a development agreement with the City of Brandon, to be registered in series with the subdivision, with conditions as set out in the Attachment E of this report;
3. 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. 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;
5. 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

6. 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.

14. By-Laws

NO. 7397 TO AMEND DEVELOPMENT CHARGES BY-LAW NO. 7175 TRANSPORTATION AND LAND DRAINAGE
3RD READING

That By-law No. 7397 to amend Development Charges By-law No. 7175 and establish new Development Charges rates for transportation and land drainage network infrastructure be read for a third and final time.

- [By-law No. 7379 Report](#)
- [By-law No. 7379 Background Study and prior Council Reports](#)

NO. 7405 TO REZONE PART OF 1910 BELL AVENUE
2ND & 3RD READINGS

That By-law No. 7405 to rezone part of 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) from Residential Low Density (RLD), Residential Moderate Density (RMD) and Parks and Recreation (PR) zones to Educational and Institutional (EI) and Parks and Recreation (PR) zones, subject to the areas within Phase 2 Stage 2 identified as Areas "B" and "C", as shown in "Attachment C" and coinciding with proposed Public Reserve areas under subdivision application 4500-24-740 also being rezoned to Parks and Recreation (PR), be read a second time.

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

- [By-law No. 7405 - To Rezone Part of 1910 Bell Avenue](#)

NO. 7408 TO REZONE PROPERTIES LOCATED AT 401 COLLEGE AVENUE AND 750 5TH STREET
2ND & 3RD READINGS

That By-law No. 7408 to rezone properties located at 401 College Avenue (Lots 1/8 and Lots 23/28, Block 61, Plan 8 BLTO) and 750 - 5th Street (Lot 1 and SLY 17 Feet of Lot 2, Block 60, Plan 8 BLTO in NE ¼ 14-10-19 WPM) from Industrial Restricted (IR) to Residential Moderate Density (RMD) subject to the owner or successor entering into a development agreement "Attachment

E" containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, by-laws and Acts, be read a second time.

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

- [By-law No. 7408 - To Rezone Properties Located at 401 College Avenue and 750 - 5th Street](#)

15. Giving of Notice

16. Adjournment

Original Signed By
R. Sigurdson

R. Sigurdson
City Clerk