

REGULAR COUNCIL MEETING

MONDAY, JUNE 9, 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

MAY 20, 2025

- [Minutes - May 20, 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) CITY OF BRANDON SUMMER YOUTH ACTIVITY CENTRES (YAC)

That the presentation by Felicity Nepinak-Hart, Alex Hebert and Callum Morrison with respect to the City of Brandon Summer Youth Activity Centres (YAC) be received.

7. Hearing of Delegations

8. Public Hearing

(A) BY-LAW NO. 7406 - AMENDMENTS TO DEVELOPMENT CHARGES BY-LAW NO. 7175

That the public hearing to further amend Development Charges (DC) By-law No. 7175 to include a provision to phase in new water and wastewater DC rates for high density developments be concluded.

- [By-law 7406 - Public Hearing and Amendments to By-Law No. 7175](#)

9. Communications & Petitions

10. Committee Reports

(A) BRANDON GENERAL MUSEUM AND ARCHIVES                      VERBAL                      JUNE 9, 2025

(B) BRANDON POLICE BOARD    VERBAL                      JUNE 9, 2025

(C) BRANDON MUNICIPAL HERITAGE ADVISORY COMMITTEE    VERBAL                      JUNE 9, 2025

(D) WESTERN MANITOBA REGIONAL LIBRARY                      VERBAL                      JUNE 9, 2025

(E) AUDIT AND FINANCE COMMITTEE                                      VERBAL                      JUNE 9, 2025

11. Enquiries

12. Announcements

13. General Business

(A) APPLICATION TO SUBDIVIDE PROPERTIES ON 6TH STREET NORTH

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That the application to subdivide (4500-25-746):

- 120 5th Street North (Lots 17/20 and Closed Lane, Block 104, Plan 2 BLTO);
- 184, 188, and 196 6th Street North (Part Lots 15/21, Plan 194 BLTO);
- 101, 161, and 171 6th Street North (Lots 1/10 and part of Closed Lane, Block 1, Plan 327 BLTO);
- 201 6th Street North (Lots 1/5 and part of Closed Lane, Block 2, Plan 327 BLTO);
- 127 6th Street North (Part NE¼ 23-10-19 WPM); and
- Parts of Peters and Ussher Avenues, to be closed, under Plan 327 BLTO,

to create thirty-one (31) lots and a public road in the RLD Residential Low Density and RMD Residential Moderate Density Zones be approved in accordance with the subdivision application map "Attachment C-4", subject to the owner or successor:

1. 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;
2. Submitting written confirmation to the City of Brandon Planning & Buildings Department that the Brandon School Division has received \$8,505.00 from the applicant and \$2,430.00 from the City as a cash-in lieu contribution for school purposes;
3. Submitting written confirmation to the City of Brandon Planning & Buildings Department
4. 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;
5. 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; and
6. Registering a Plan of Survey to parcel out areas with differing surface rights to register with Teranet Manitoba (Brandon Land Titles Office) in series before a Plan of Subdivision to accomplish the proposed subdivision lot layout.

- [Application to Subdivide Parts of Several Properties on 6th Street North](#)

(B) ACCOMMODATION TAX GRANT - NATIONAL ARABIAN CHAMPIONSHIP

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That Canada's National Arabian Championship (CNAC) be approved for the accommodation grant category of, Annual Event of Significant Economic Impact. Funding to be transferred annually from the Accommodation Tax Reserve to the Tourism Initiatives operating account.

- [Accommodation Tax Grant National Arabian Championship](#)

(C) SOUTHWEST BRANDON WASTEWATER SERVICING - 2025 FIBRE EXTENSION

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That council approve an additional \$305,000 in expenditure of the original \$30,000,000 for a total approved amount of \$24,035,000 to complete the 2025 Fibre Extension Project.

- [Southwest Brandon Wastewater Servicing](#)

14. By-Laws

NO. 7385 TO AMEND CEMETERY BY-LAW NO. 7151  
AMENDMENTS & 3RD READING

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That By-law No. 7385 to amend Cemetery be further amended by replacing Section 1. (a) through (u) in its entirety and substituting with Section 1. (a) through (ah) and Schedule A as provided in "Attachment A Report".

That By-law No. 7385 as amended, be read a third and final time.

- [By-law No. 7385 - To Amend Cemetery By-Law No. 7151](#)

NO. 7406 AMENDMENTS TO DEVELOPMENT CHARGES BY-LAW NO. 7175  
FURTHER AMENDMENTS

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That By-law No. 7406 to amend DC By-law No. 7175 and establish new DC rates for water and wastewater treatment and network infrastructure be further amended by:

1. Adding in Section 3 the word "GROWTH" immediately after the word "ESTABLISHED".
2. Deleting in Section 4 the word "AREA" immediately after the word "EMERGING" and adding the word "AREA" immediately after the word "GROWTH".
3. Deleting Subsection 8(b) in its entirety and substituting the following:

“(b) deleting in section 25.1 the words “for transportation and land drainage network infrastructure” immediately after the word “charges”, deleting the words “ “B-2” and” immediately after the word “ “B-1”, “, adding the words “, “B-4” and “B-5” “ immediately after the word “ “B-3” “ and deleting the words “(Statistics Canada. Table 19-10-0276-02 Building construction price Indexes, percentage change, quarterly)” immediately after the word “buildings”;

4. Deleting Subsection 8(d) in its entirety and substituting the following:

“(d) deleting in section 26.1 the words “ “B-2” and” immediately after the word “ “B-1”, “ and deleting the words “for transportation and land drainage network infrastructure” immediately after the word “ “B-3” “ and substituting therefor the words “, “B-4” and “B-5” “.”

5. Immediately after Subsection 10(c), adding in its entirety the following:

“(d) adding in section 32 immediately after Schedule “B-3”:

“Schedule “B-4” - Schedule of High Density Development Charges Phasing (2025 rates) - City-wide (Established & Emerging Growth Areas)”

“Schedule “B-5” - Schedule of High Density Development Charges Phasing (2025 rates) – Emerging Growth Area Only”

6. Adding in Subsection 11(a) the words “with High Density charges being phased over the first three years of the by-law being in force as per Schedule “B-4” and B-5” “ immediately after the word “Manitoba”.

7. Immediately after Section 12, adding in its entirety the following:

“13. That Schedule “B-4” and “B-5” be added as attached to this by-law.”

8. Immediately after the table in Schedule “B-3”, delete the two paragraphs in their entirety.

- [By-law 7406 - Public Hearing and Amendments to By-Law No. 7175](#)

**NO. 7415**      **TO REZONE 201-6TH STREET NORTH AND AREA  
2ND & 3RD READINGS**

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That By-law No. 7415 (Z-03-25) to rezone 120 – 5th Street North (Lots 17/20 and Closed Lane, Block 104, Plan 2 BLTO), 184, 188, 196, 202, and 206 – 6th Street North, 177, 183, 197, 201, 205, and 209 – 7th Street North, and 195, 203, and 205 – 8th Street North (Lots 18/26, 34/44 and

Part Lots 15/17, 27, 28 and 45/50, Plan 194 BLTO), 101, 161, and 171 – 6th Street North (Lots 1/10 and part of Closed Lane, Block 1, Plan 327 BLTO), 201 – 6th Street North (Lots 1/5 and part of Closed Lane, Block 2, Plan 327 BLTO), and 127 – 6th Street North (Part NE¼ 23-10-19 WPM) from IR Industrial Restricted and OS Open Space zones to RLD Residential Low Density, RMD Residential Moderate Density, and PR Parks and Recreation zones be read a second time.

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

- [By-law No. 7415 - To Rezone 201 - 6th Street North and Area](#)

NO. 7429      PLAN OF USSHER AVENUE, PETERS AVENUE AND PUBLIC LANES TO BE CLOSED  
1ST READING

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That 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 and 2 Plan 327, be read a first time.

- [By-law No. 7429 - To Close and Convey the portion of Ussher Avenue, Peters Avenue and Public Lanes](#)

NO. 7430      TO REZONE PROPERTY LOCATED AT 548 PARK STREET  
1ST READING

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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 RLD Residential Low Density to EI Educational and Institutional be read a first time.

- [By-law No. 7430 - To Rezone Property Located at 549 Park Street](#)

15. Giving of Notice

16. Adjournment

*Original Signed By*  
*R. Sigurdson*

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R. Sigurdson  
City Clerk