

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON MONDAY, JUNE 9, 2025  
AT 7:00 PM IN THE COUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDING, BRANDON,  
MANITOBA**

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**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 Glen Parker, Councillor Jason Splett, Councillor Tyson Tame

**ABSENT:** Councillor Shawn Berry

**ADOPTION OF AGENDA:**

**Parker-Splett**  
1382 That the Agenda for the regular meeting of City Council to be held on Monday, June 9, 2025 be adopted as presented. CARRIED.

**RECOGNITIONS:**

(A) **PATRICK PULAK - OPERATIONS GENERAL MANAGER RETIREMENT**

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His Worship Mayor Fawcett, on behalf of City Council and the residents of Brandon, recognized Patrick Pulak for his 36 years of service to the community and wished him all the best in his retirement.

**CONFIRMATION OF MINUTES:**

**Cameron-Karrouze**  
1383 That the Minutes of the Regular Meeting of City Council held Monday, May 20, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

**COMMUNITY COMMENTS/FEEDBACK:**

Nil

**HEARING OF PRESENTATIONS:**

(A) **CITY OF BRANDON SUMMER YOUTH ACTIVITY CENTRES (YAC)**

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Felicity Nepinak-Hart, Alexandra Hebert and Callum Morrison, appeared before City Council with respect to an update on the Brandon Summer Youth Activity Centres (YAC). Ms. Hebert informed council that there will be three safe and inclusive activity centres intended for youth from ages 7-15 that will be opening July 3, 2025, and will be free to the public at the East End Community Centre, the West End Community Centre, and at the Valleyview Community Centre. Ms. Nepinak-Hart expressed gratitude for the funding and support they have received. Ms. Morrison provided background information for the program, including attendance, types of activities, and potential benefits it will have on youth. The group then presented a video with positive testimonials from children who attended YAC in 2024.

Cameron-Karrouze

- 1384 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. CARRIED.

HEARING OF DELEGATIONS:

Nil

PUBLIC HEARINGS:

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

Considered was a report from the Engineering Services Department dated May 27, 2025, with respect to the above.

Parker-Splett

- 1385 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. CARRIED.

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

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

Councillor Splett provided a verbal report from the Brandon General Museum and Archives meeting held on May 6, 2025. He noted that the main topics discussed included staff reports, the five-year strategic plan, and upcoming events such as History on the Water at the Brandon Riverbank Discovery Centre on July 24 and August 28; BGMA downtown walking tours scheduled for July 10, July 24, August 7, and August 21; and BGMA pub crawls on July 17, July 31, August 7, and August 21.

Councillor Karrouze provided a report from the Brandon General Museum and Archives meeting held on June 3. She noted that the discussion included finances and initial planning for a 1960s-themed dance event.

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

Councillor Cameron provided a verbal report from the recent meeting of the Brandon Municipal Heritage Advisory Committee held on May 14, 2025. He reported that the committee was reviewing the City of Brandon Municipal Heritage Incentive Program policy and planned to potentially submit amendments by the end of the year. Councillor Cameron encouraged community feedback by visiting [www.heritagebrandon.ca](http://www.heritagebrandon.ca). Councillor Desjarlais added that residents living in older homes were being encouraged to consider applying for heritage status.

(C)

WESTERN MANITOBA REGIONAL LIBRARY

VERBAL

JUNE 9, 2025

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Councillor Cameron provided a verbal report from the recent meeting of the Western Manitoba Regional Library held on May 21, 2025. He reported on an increase of around 800 members, increased program participation, and multiple upcoming events. He also noted that the WMRL is providing temporary library cards, a public computer, and other convenient services for people who are displaced due to the 2025 wildfires.

(D)

AUDIT AND FINANCE

VERBAL

JUNE 9, 2025

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Councillor Parker provided a verbal report from the recent meeting of the Audit and Finance Committee held on February 14, 2025. He noted that the Committee reviewed proposed amendments to By-law No. 7175, which included increases to development charges to support capital costs related to growth. The Committee also discussed By-law No. 7406 regarding water and wastewater infrastructure rates, payment timing, and general housekeeping items. Councillor Parker reported that the Committee met with the Construction Association of Rural Manitoba (CARM) to receive feedback on the proposed development charges. As a result, the Committee recommended phased changes to high-density water and wastewater rates over a three-year period following PUB approval.

Hildebrand-Parker

1386

That the verbal reports from the Brandon General Museum and Archives, Brandon Municipal Heritage Advisory Committee, Western Manitoba Regional Library, and Audit and Finance Committee be received. CARRIED.

ENQUIRIES:

(222)

1000 BLOCK OF MCTAVISH AVENUE - RE-OPENING TO TRAFFIC

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Councillor Luebke enquired whether a decision had been made regarding the anticipated permanent closure of the 1000 block of McTavish Avenue, or if the road would re-open to traffic, and when a recommendation would come to Council.

At the request of His Worship the Mayor, the Acting City Manager advised that the closure is still under consideration. Engineering Services is working with BPS and Sanitation to meet operational needs. A final business case and drawings are being prepared, after which a recommendation will be brought forward. A public hearing may be held prior to Council’s decision.

(223)

CIVIC SERVICES BUILDING RECONSTRUCTION

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Councillor Luebke referred to a Brandon Sun article from May 28, 2025, which stated that the additional \$200,000 approved at the May 20 Council meeting was due to a standpipe being installed in the wrong location and not up to code. He noted this was not reflected in the Council report and enquired about the actual cost of the relocation and whether the City is fully responsible.

At the request of His Worship the Mayor, the City Manager clarified that the Brandon Sun article misinterpreted the May 20 discussion. The standpipe was relocated to improve installation, future maintenance, and equipment access—not due to an error.

As it was not included in the original 1980s construction but is now required under updated building codes, it is not covered by insurance and is the City's responsibility. Such costs were anticipated as part of the remediation, which remains on schedule for completion this fall.

(224) CANADA GAMES SPORTSPLEX UPDATE

Councillor Luebke requested an update on the progress of construction at the Canada Games Sportsplex.

At the request of His Worship the Mayor, the City Manager advised that the project is currently on schedule. Sportsplex staff have begun receiving booking requests for the fall/winter 2025 season and are in the process of allocating ice times.

(225) BACKLANE REPAIR AND REMEDIATION

Councillor Cameron enquired about the status of back lane repair and remediation, and whether an update could be shared with residents.

At the request of His Worship the Mayor, the City Manager advised that back lane grading work has begun and is ongoing. The work is expected to be completed by the end of June, with crews progressing zone by zone to address all lanes efficiently.

(226) OUTDOOR SPORTSFIELD COMPLEX UPDATE

His Worship the Mayor requested an update on the outdoor sports field complex.

At the request of His Worship the Mayor, the City Manager advised that Administration will be bringing forward an update on the outdoor sports field complex at the June 23rd Council meeting.

(227) PACIFIC PARK WASHROOMS

Councillor Luebke requested an update on the vandal-proof washrooms project, including whether it is moving forward and the expected timeline.

His Worship the Mayor agreed to take the matter under advisement.

(228) EAST END PAW PARK - PROPOSED UPGRADES

Councillor Luebke enquired about the proposed upgrades at the East End Paw Park, noting that Council had received notice of a delay until 2026. He stated the upgrades were originally included in the Parks & Recreation operational budget but understood the delay was due to resource constraints. He requested clarification on those constraints and which projects were prioritized instead. He also noted the park grass had not yet been mowed this spring, despite a related enquiry submitted in January, and requested that maintenance be addressed as soon as possible.

His Worship the Mayor agreed to take the matter under advisement.

(229) ANIMAL CONTROL & ZONING BY-LAW ENFORCEMENT - CHICKENS & PIGEONS

Councillor Parker referred to Zoning By-law No. 7124 and Animal Control By-law No. 5900, along with their respective amendments, and questioned why residents are permitted to keep a certain number of pigeons but are not allowed to keep chickens. He also enquired about the fine for a first offence related to keeping chickens on a property.

His Worship the Mayor agreed to take the matter under advisement.

ANNOUNCEMENTS:

WHEAT CITY LAWN BOWLING OPEN HOUSE

Councillor Parker announced that Wheat City Lawn Bowling Open House event will be held on Wednesday, June 11 from 5:30 PM to 8:00 PM at Rideau Park. There will be free hotdogs and an opportunity to learn lawn bowling.

BRANDON PRIDE WEEK

Councillor Cameron had reminded the public that it was Brandon Pride Week. He noted upcoming events, including the flag raising at City Hall scheduled for Friday, June 13, 2025, at 10:00 a.m., and the Pride March on Saturday, June 14, 2025, at 11:30 a.m., followed by Pride in the Park. He had encouraged residents to visit [www.BDNPride.ca](http://www.BDNPride.ca) for more information.

WMCA: PAWÂKAN MACBETH

Councillor Cameron announced a new show at the Western Manitoba Centennial Auditorium. Pawâkan Macbeth, Shakespeare's darkest play reimaged through Cree history, has been scheduled for June 22 and 23, 2025.

GENERAL BUSINESS:

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

City Council considered a report from the Legislative Services Department dated May 22, 2025 with respect to the above.

Desjarlais-Splett

1387 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. 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. CARRIED.

(B) ACCOMMODATION TAX GRANT - NATIONAL ARABIAN CHAMPIONSHIP

Submitted for consideration was a report from the Economic Development Department dated May 20, 2025, with respect to the above.

Luebke-Tame

1388

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. CARRIED.

(C) SOUTHWEST BRANDON WASTEWATER SERVICING - 2025 FIBRE EXTENSION

Considered was a report from the Engineering Services Department dated June 3, 2025, with respect to the above.

Parker-Karrouze

1389

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. CARRIED.

NO. 7385

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

Considered was a report from the Legislative Services Department dated May 29, 2025, with respect to the above.

## Splett-Hildebrand

1390 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". CARRIED.

## Splett-Hildebrand

1391 That By-law No. 7385 as amended, 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. 7385 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 Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

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

City Council considered a report from the Engineering Services Department dated May 27, 2025 with respect to the above.

Parker-Cameron

1392 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. CARRIED.

NO. 7415

TO REZONE 201 - 6TH STREET NORTH AND AREA  
2ND & 3RD READINGS

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Submitted for consideration was a report from the Legislative Services Department dated May 22, 2025, with respect to the above.

Desjarlais-Tame

1393

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, 2 03, 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. CARRIED.

Desjarlais-Tame

1394

That the by-law be read for 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. 7415 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 Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

NO. 7429

PLAN OF USSER AVENUE, PETERS AVENUE AND PUBLIC LANES TO BE CLOSED  
1ST READING

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Considered was a report from the Planning & Buildings Department dated May 30, 2025, with respect to the above.

1395

Desjarlais-Splett  
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. CARRIED.

NO. 7430

TO REZONE PROPERTY LOCATED AT 548 PARK STREET  
1ST READING

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City Council considered a report from the Planning & Buildings Department dated May 30, 2025 with respect to the above.

1396

Parker-Karrouze  
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. CARRIED.

GIVING OF NOTICE:

ADJOURN:

Desjarlais-Luebke  
That the meeting do now adjourn. (8:02 p.m.) CARRIED.

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MAYOR

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CITY CLERK