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**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON MONDAY,  
JUNE 17, 2024 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 Shawn Berry, Councillor Shaun Cameron, Councillor Barry Cullen, Councillor Greg Hildebrand, Councillor Heather Karrouze, Councillor Bruce Luebke, Councillor Glen Parker, Councillor Jason Splett, Councillor Tyson Tame

**ABSENT:** Councillor Kris Desjarlais

**ADOPTION OF AGENDA:**

Cullen-Splett  
897 That the Agenda for the regular meeting of City Council to be held on Monday, June 17, 2024 be adopted as presented. CARRIED.

**CONFIRMATION OF MINUTES:**

Cameron-Karrouze  
898 That the Minutes of the Regular Meeting of City Council held Monday, June 3, 2024 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

**HEARING OF PRESENTATIONS:**

(A) BRETTE OLSEN - YOUTH ACTIVITY CENTRES

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Brette Olsen, appeared before City Council with respect to the 2024 Youth Activity Centres (YAC) Program. They noted the three YAC locations and provided an overview of the activities and events that are put on every summer with the YAC program. They concluded by stating that YAC positively impacts the lives of youth and staff alike, and played a video in which youth participants spoke of their experiences at YAC in summer 2023.

Splett-Tame  
899 That the presentation by Brette Olsen with respect to an update on the Youth Activity Centres be received. CARRIED.

**COMMUNITY COMMENTS/FEEDBACK:**

Nil

HEARING OF DELEGATIONS:

Nil

PUBLIC HEARINGS:

Nil

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

(A)	<u>BRANDON POLICE BOARD</u>	VERBAL	JUNE 17, 2024
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Councillor Berry provided a verbal report from the Police Board meeting that took place on June 14, 2024. He provided an update on the calls for service which had a 5.9% increase over 2023, a 4% increase over the 10-year average, and spoke about the recent seizure of illicit drugs and cigarettes obtained during routine traffic stops. He noted Brandon Police Service, RCMP and Winnipeg Police Service entered in a joint force operation which led to the arrests of 21 adult males as a result of Project Blockade. Councillor Berry concluded with providing an update on budget, the Permanent Detention Cells, and recent retirees and promotions within the Brandon Police Service.

(B)	<u>BRANDON GENERAL MUSEUM AND ARCHIVES</u>	VERBAL	JUNE 17, 2024
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Councillor Splett provided a verbal report from the meeting of the Brandon General Museum and Archives (BGMA) held on June 4, 2024. He noted the discussion focused on staff reports, collections, exhibits, fundraising, strategic plan and 2024 budget. He concluded by advising the Show & Tell series will be on hold during the summer, and for the public to watch the BGMA Facebook page for more details and events starting in September.

(C)	<u>BRANDON MUNICIPAL HERITAGE ADVISORY</u>	VERBAL	JUNE 17, 2024
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Councillor Cameron provided a verbal report for the Brandon Municipal Heritage Advisory Committee held on June 12, 2024. He advised that a presentation had been received from guest speaker, Brady Dane, with respect to the Doors Open Program. He noted that a discussion was held regarding a Municipal Heritage application, and invited members of the community to visit [heritagebrandon.ca](https://heritagebrandon.ca) for more information. A review

was done of the By-laws, Heritage budget and commemorative sites list. Councillor Cameron concluded by advising the public to keep an eye the City of Brandon website for the Doors Open Program tour dates as well as a call for committee members.

Splett-Cullen

900 That the verbal reports from the Brandon Police Board, Brandon General Museum and Archives Inc., and Brandon Municipal Heritage Advisory Committee be received.  
CARRIED.

ENQUIRIES:

(157) TRAFFIC CIRCLE PILOT PROJECT AT DOUGLAS STREET AND PRINCESS AVENUE

Councillor Parker requested an update on the Traffic Circle Pilot Project at Douglas Street and Princess Avenue. He also noted that he had received numerous complaints with respect to the speed of traffic on Princess Avenue and suggested the speed limit change had not been effective in slowing traffic. He enquired if a full study of traffic in this area could be conducted.

His Worship the Mayor agreed to take this under advisement.

(158) DEER POPULATION WITHIN CITY LIMITS

Councillor Parker referred to the recent increase in the deer population within the city limits and enquired if information could be shared with the public as to how they could protect their property from damage as well as the rules and regulations with respect to feeding wildlife.

His Worship the Mayor agreed to take this under advisement.

(159) IMPROVEMENTS TO NEEPAWA DRIVE

Councillor Berry noted that Neepawa Drive was in poor condition and enquired if milling and overlay could be considered on this road from Durum Drive to Wakomma Drive.

At the request of His Worship the Mayor, the Acting City Manager responded that the poor condition of Neepawa Drive warranted a total reconstruction and that same would be considered in the future development of capital programs.

(160) COMPENSATION FOR IN-CITY GRASS AND WEED MAINTENANCE ON PROVINCIAL ROAD  
MEDIANS

Councillor Luebke requested an update on the potential compensation from the Province of Manitoba for work done on Provincial Road Medians in the City of Brandon.

At the request of His Worship the Mayor, the Acting City Manager responded that a meeting was planned with the Deputy Minister of Transportation, Ryan Klos in early July to discuss this issue and Council would be updated following that meeting. He confirmed that, in the interim, maintenance work would continue on all roadways within the City.

(161) PROVINCIAL TENDER FOR 18TH STREET REPAIRS

Councillor Luebke enquired if a commitment had been received from the Province of Manitoba for the repairs to 18th Street once the City of Brandon's underground work was completed.

At the request of His Worship the Mayor, the Acting City Manager responded that the utility repairs had commenced today and the latest information provided by the Province was their intent to issue the tender for resurfacing this summer once funding was in place. He noted that the final schedule would be based on contractor availability.

(162) VALUATION OF PAVEMENT VS CONCRETE

Councillor Parker noted that in his drives throughout the city he noticed that concrete appeared to last much longer than pavement when used for street repairs. He enquired if research could be conducted, inclusive of contacting other municipalities, with respect to the valuation of costs for pavement vs. concrete for street repairs.

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

(163) BY-LAW ENFORCEMENT - HEDGE TRIMMING ALONG SIDEWALKS AND GRASS  
MOWING/CLEAN-UP ON VACANT PROPERTIES

Councillor Cameron advised that hedges encroaching onto sidewalks were a safety concern in Ward 4 and enquired if residents could be reminded that hedges needed to be trimmed back along sidewalks. He also advised that overgrown grass was a problem on vacant properties in that area as well (20th Street and Victoria Avenue for example) and enquired if the By-law Enforcement Officers could take a look at both these areas of concern.

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

(164) BROOKWOOD - UNKEPT PRIVATE LOTS

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Councillor Berry advised that unkempt vacant lots, particularly in the Brookwood area was an ongoing issue and enquired if this issue could be investigated and dealt with by the By-law Enforcement Officers.

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

(165) CLEAN-UP OF SOUTHVIEW DRIVE CONSTRUCTION

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Councillor Berry spoke about messes left behind by construction work being completed in the vicinity of Southview Drive as well as Brookwood Drive and Aurora Crescent. He enquired if the contractors could be contacted and requested to clean up these areas.

At the request of His Worship the Mayor, the General Manager of Development Services advised that they were aware of these conditions and were working with the developers and contractors to ensure the area was cleaned up as soon as possible.

(166) PROPOSED CHANGES TO 26TH STREET

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Councillor Hildebrand referred to a previous enquiry by Councillor Berry with respect to the proposed changes to 26th Street. He noted that he had received calls from area residents who were confused about the response to this enquiry and requested clarification on who would be making the final decision as to whether or not the 26th Street reconstruction went forward.

At the request of His Worship the Mayor, the General Manager of Development Services confirmed that discussions were ongoing and that a report and recommendation would be brought forward at a future City Council meeting for Council's consideration and ultimate decision on this project.

ANNOUNCEMENTS:

SETTING OFF FIREWORKS IN UNSAFE CONDITIONS

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Councillor Berry advised that there were numerous instances over the weekend whereby fireworks were being set off in private yards during very unfavourable, windy weather. He reminded residents that this was not only unsafe but potentially illegal depending on whether or not they had a permit to do so. He urged residents to take

the necessary precautions and follow the rules to ensure no one got hurt and no property was damaged.

#### BEE CITY BRANDON VOLUNTEERS NEEDED

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Councillor Cameron, on behalf of the Environmental Initiatives Coordinator, advised that volunteers were needed to assist with planting pollinators at Eleanor Kidd Gardens. He advised that there were four sessions planned with the first being June 20, 2024 from 5:00 - 7:30 p.m. He encouraged anyone with some time to give to this important cause to come out and lend a hand. Councillor Cameron advised that planting was weather-dependent and any changes/cancellations would be posted on the Bee City Brandon website [beecitybrandon.com](http://beecitybrandon.com).

#### GENERAL BUSINESS:

##### (A) SUPPORT FOR EXISTING AFFORDABLE HOUSING

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Submitted for consideration was a report from the Planning & Building Department dated May 31, 2024 with respect to the above.

##### Karrouze-Cameron

901 City Council acknowledges that Spruce Woods Housing Cooperative provides affordable housing to meet a housing need within the City of Brandon; and

City Council acknowledges it is primarily the responsibility of higher levels of Government to provide funding support for the creation and retention of affordable housing; and

That City Council advocates for increased financial support from the provincial government aimed at preserving existing affordable housing such as Spruce Woods Housing Co-operative. CARRIED.

##### (B) SOUTHWEST LIFT STATION FUNDING

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City Council considered a report from the General Manager of Development Services dated June 12, 2024 with respect to the above.

Splett-Parker

- 902 That Council approve an additional \$4.0 million in expenditure of the original \$30 million borrowing by-law for a total approved amount of \$22.0 million, to complete Phase 1 of the Southwest Lift Station and commence the forcemain portion of Phase 2. CARRIED.

(C) LIBRARY/ARTS BUILDING CONCEPTUAL DESIGN

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Submitted for consideration was a report from the Planning & Building Department dated June 10, 2024 with respect to the above.

Cameron-Karrouze

- 903 That the conceptual design options for a new library/arts building at 9th and Princess and renovation at 710 Rosser Avenue be accepted (Attachment A); and

That Administration proceed with the enhanced sustainability renovation option at 710 Rosser Avenue, including the following actions:

Updating the capital plan to include detailed design and phased building improvements of the library/arts building for consideration in 2025 budget deliberations;

Applying for maximum grant funding, when available, to support one or more phases of the renovation option; and

That prior to any phases of the renovation proceeding, grant funding support must be a minimum of 50% of total project costs. CARRIED AS AMENDED.

AMENDMENT

Berry-Parker

- 904 That the above motion be amended by deleting the words: "for consideration in 2025 budget deliberations". CARRIED.

BY-LAWS:

NO. 7382

TO REZONE PROPERTY LOCATED AT 2630 MCDONALD AVENUE  
2ND READING

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Councillor Hildebrand declared a conflict of interest in this matter due to his employment and left the Council Chamber without further discussion.

Considered was a report from the Legislative Services Department dated June 6, 2024 with respect to the above.

Cameron-Parker

- 905 That By-law No. 7382 to amend the Zoning By-law No. 7124, to rezone 2630 McDonald Avenue (Parcels A/D, Block 97, Plan 69112 BLTO) from Residential Low Density RLD and Open Space OS zones to Residential Moderate Density RMD, subject to the owner or successor entering into a development agreement "Attachment E amended Condition 3" with the City of Brandon, and Administration be authorized to prepare a Development Agreement containing all conditions and requirements to protect the City's interests in accordance with any procedures, policies, bylaws and Acts. CARRIED AS AMENDED.

AMENDMENT

Luebke-Tame

- 906 That the above motion be amended by deleting it in its entirety and substituting therefor the following:

"That By-law No. 7382 to amend Zoning By-law No. 7124, to rezone 2630 McDonald Avenue (Parcels A/D, Block 97, Plan 69112 BLTO) from Residential Low Density RLD and Open Space OS zones to Residential Moderate Density RMD, subject to the owner or successor entering into a development agreement with the City of Brandon, and that Administration be authorized to prepare a Development Agreement with the City of Brandon with conditions as set out in Attachment B of the supplemental report, be read a second time." CARRIED.

Cameron-Luebke

- 907 That By-law No. 7382, 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. 7382 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame



Following the vote on the above motion, Councillor Hildebrand re-entered the Council Chamber.

NO. 7383

HOUSING ACCELERATOR FUND RELATED ZONING BY-LAW UPDATES  
AMENDMENT 2ND & 3RD READINGS

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City Council considered a report from the Legislative Services Department dated May 28, 2024 with respect to the above.

Tame-Splett

908 That By-law No. 7383 to amend the Zoning By-law No. 7124, to achieve housing targets and align with the initiatives proposed under the Housing Accelerator Fund be further amended by:

1. deleting in Subsection 2(a) the words: "Detached dwellings", "Duplex dwelling", "Mobile and modular homes", "Row house dwellings with each dwelling unit on separate titles", "Secondary suites", "Semidetached dwellings,";
2. deleting Subsection 2(g) in its entirety and substituting therefor the following: "deleting under Subsection 35(f) the words: "Where listed in the tables as a conditional use,";
3. deleting in Subsection 3(b)(3) the words: "Buildings with four (4) or fewer dwelling units located on a corner site";
4. deleting TABLE 9: RESIDENTIAL LAND USE under Clause 3(b)(3) and substituting therefor the following:

TABLE 9: RESIDENTIAL USE TABLE <i>[excerpt]</i>					
Uses	Zones				
	RLL	RLD	RMD	RHD	RMH
○ Buildings with three (3) or four (4) dwelling units located on an interior site with a developed lane	NP	P <sup>(1)</sup>	P	P	NP
○ Buildings with three (3) or four (4) dwelling units located on an interior site with <u>no</u> developed lane	NP	C <sup>(1)</sup>	P	P	NP

5. adding immediately after 3.(b)(3) the following:  
"3.1 deleting "Secondary Suites" in its entirety and substituting therefor the following:

TABLE 9: RESIDENTIAL USE TABLE [excerpt]					
Uses	Zones				
	RLL	RLD	RMD	RHD	RMH
Supportive housing	P	P	P	P	NP

6. Deleting in Subsection 3(c) Table 10 Note 1 in its entirety and substituting the following:

"(1) The maximum site coverage of all principal buildings is 50%."

7. deleting in Subsection 3(c) Table 10: RESIDENTIAL BULK AND SITING REQUIREMENTS Note 12 in its entirety and substituting therefor the following:

"(12) Where a two-storey principal building is proposed on a rectangular shaped interior site, and both adjacent sites have rear yards greater than 12.1m, the required rear yard of the site shall increase to 25% of said average rear yard, but may be no more than 12.1m."

8. adding immediately after Section 3(f) the following:

"3 (g) deleting in TABLE 12: COMMERCIAL BULK AND SITING REQUIREMENTS and in TABLE 17: EDUCATIONAL AND INSTITUTIONAL USE the words: "special needs" and substituting therefor the word: "supportive". NOT VOTED ON.

Hildebrand-Luebke

909 That consideration of the motion to amend Zoning By-law 7124 in respect to housing accelerator fund updates be deferred to the July 8, 2024 meeting of City Council. CARRIED.

NO. 7386 TO RENAME A PORTION OF MOCKINGBIRD DRIVE - QUAIL RIDGE DRIVE EXTENSION  
2ND & 3RD READINGS

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Submitted for consideration was a report from the Legislative Services Department dated June 7, 2024 with respect to the above.

Karrouze-Parker

- 910 That By-law No. 7386, to name Parcel B, Plan 48187 and to rename the portion of Mockingbird Drive located between 18th Street Service Road and Lot 5, Plan 47414, as a continuation of the existing Quail Ridge Drive be read for a second time. CARRIED.

Karrouze-Parker

- 911 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. 7386 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Greg Hildebrand  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

NO. 7388

ROAD OPENING PORTION OF QUAIL RIDGE DRIVE PLAN 48187  
2ND & 3RD READINGS

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Submitted for consideration was a report from the Legislative Services Department dated May 31, 2024 with respect to the above.

Karrouze-Cameron

- 912 That By-law No. 7388, to legally open the realigned intersection of Quail Ridge Drive and Mockingbird Drive (Parcel A and B, Plan 48187 BLTO and Pt. Lot 2, Plan 72110 BLTO) as a Public Right-of-Way, be read a second time. CARRIED.

Karrouze-Cameron

- 913 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. 7388 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Greg Hildebrand  
Councillor Heather Karrouze  
Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

NO. 7389

TO AMEND BY-LAW NO. 7377 PLAN OF PUBLIC RESERVE TO BE OPENED BEING PART LOT  
2 IN PLAN 47728  
2ND & 3RD READINGS

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Submitted for consideration was a report from the Legislative Services Department  
dated June 3, 2024 with respect to the above.

914 Tame-Splett  
That By-law No. 7389, to amend By-law No. 7377 to legally open the east/west walkway  
as a Public Reserve located on the southern portion of 420 Maryland Avenue (Lot 2, Plan  
47728), be read a second time. CARRIED.

915 Tame-Splett  
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. 7389 third reading.

FOR

AGAINST

Mayor Jeff Fawcett  
Councillor Shawn Berry  
Councillor Shaun Cameron  
Councillor Barry Cullen  
Councillor Greg Hildebrand  
Councillor Heather Karrouze

Councillor Bruce Luebke  
Councillor Glen Parker  
Councillor Jason Splett  
Councillor Tyson Tame

GIVING OF NOTICE:

Nil

ADJOURN:

Berry-Luebke

That the meeting do now adjourn. (9:57 p.m.) CARRIED.

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MAYOR

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CITY CLERK