

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON MONDAY, FEBRUARY 3, 2025 AT 7:00 PM IN THE COUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

PRESENT: Mayor Jeff Fawcett In The Chair, Councillor Shawn Berry, Councillor Shaun Cameron, Councillor Barry Cullen, Councillor Kris Desjarlais, Councillor Greg Hildebrand, Councillor Heather Karrouze, Councillor Bruce Luebke, Councillor Jason Splett, Councillor Tyson Tame

ABSENT: Councillor Glen Parker

ADOPTION OF AGENDA:

Splett-Karrouze
1247 That the Agenda for the regular meeting of City Council to be held on Monday, February 3, 2025 be adopted as presented. CARRIED.

CONFIRMATION OF MINUTES:

Cullen-Luebke
1248 That the Minutes of the Special Meeting of City Council held Monday, January 13, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

Desjarlais-Hildebrand
1249 That the Minutes of the Special Meeting of City Council held Thursday, January 16, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

Splett-Luebke
1250 That the Minutes of the Special Meeting of City Council held Monday, January 20, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

Cameron-Hildebrand
1251 That the Minutes of the Regular Meeting of City Council held Monday, January 20, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

Karrouze-Cameron
1252 That the Minutes of the Special Meeting of City Council held Tuesday, January 21, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

HEARING OF PRESENTATIONS:

Nil

COMMUNITY COMMENTS/FEEDBACK:

(A) BY-LAW 7397 TO AMEND DEVELOPMENT CHARGES BY-LAW NO. 7175
TRANSPORTATION AND LAND DRAINAGE

Steve McMillan, VBJ Developments asked if third reading of the by-law could be postponed for one month to give industry time to review the information contained within the reports.

Shawn Wood, Executive Director Rural Manitoba Construction Associated asked for the continuance, and spoke to a phased-in approach and a city-wide fee.

HEARING OF DELEGATIONS:

Nil

PUBLIC HEARINGS:

Nil

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

(A) AGE FRIENDLY VERBAL FEBRUARY 3, 2025

Councillor Karrouze provided a verbal report from the meeting of the Age Friendly Committee held on January 22, 2025. She noted that the vignette project in partnership with WCGtv is nearing completion and the monthly newsletter is ongoing. The Committee expressed enthusiasm about launching Phase 1 of Cycling Without Age in partnership with A&L Cycle and Riverbank Discovery Centre. In addition, Riverbank will collaborate with Age Friendly to host a Seniors Day this summer, and an ageism workshop is scheduled to be held at Seniors for Seniors in early May.

The City Clerk advised that City Council had met in a closed Committee of the Whole meeting earlier in the evening to consider a report from the Director of Planning & Buildings with respect to a housing incentive matter.

Tame-Desjarlais

1253 That the verbal reports of the Age Friendly and Committee of Whole meeting of City Council held February 3, 2025 with respect to a housing incentive matter be received.

That under the Market Housing Incentive By-law No. 7380, the property located at 1200 Pacific Avenue be granted incentives equivalent to incentive area #1 as set-forth in the by-law.

And further, that Administration be authorized to execute the associated agreements required to protect the City's interests in accordance with any procedures policies, by-laws and Acts. CARRIED.

ENQUIRIES:

(203) UPDATE ON THE AURORA RECOVERY CENTRE

Councillor Hildebrand requested an update on the Aurora Recovery Centre with respect to meeting the deadlines for the zoning requirements.

At the request of His Worship the Mayor the Acting City Manager responded that progress continued with anticipated site and facility completion expected in Summer 2025.

ANNOUNCEMENTS:

BRANDON POLICE BOARD MEETING - FEBRUARY 7, 2025

Councillor Cullen announced that a Brandon Police Board meeting would take place Friday, February 7, 2025 starting at Noon in the Council Chamber and encouraged everyone to attend.

PUBLIC MEETING RE: PROPOSED COMMUNICATION TOWER

Councillor Berry announced that a public meeting was planned for February 10, 2025 at 6:30 p.m. at Westridge Community Centre where attendees would be provided with information on a proposed communications tower to be located at 353 Durum Drive.

He encouraged everyone to attend and share their thoughts on this important issue in the community.

WESTMAN MULTICULTURAL FESTIVAL

Councillor Luebke announced that the Westman Multicultural Festival would take place from February 6-8, 2025 with eleven pavilions at various locations within the City. He encouraged everyone to come out and visit the pavilions and advised further information was available on the website at gotothepavilions.com.

GENERAL BUSINESS:

(A) NEIGHBOURHOOD PLAN AMENDMENT - OAKRIDGE ESTATES NEIGHBORHOOD PLAN

City Council considered a report from the Planning & Buildings Department dated January 27, 2025 with respect to the above.

Karrouze-Cameron

1254 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. CARRIED.

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

Submitted for consideration was a report from the Planning & Buildings Department dated January 26, 2025, with respect to the above.

Desjarlais-Splett

1255 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. CARRIED.

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

Considered was a report from the Planning & Buildings Department dated January 24, 2025, with respect to the above.

Desjarlais-Splett

1256 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. CARRIED.

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

City Council considered a report from the Planning & Buildings Department dated January 22, 2025 with respect to the above.

Cameron-Karrouze

1257

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." CARRIED.

(E) APPLICATION TO SUBDIVIDE PART OF 1910 BELL AVENUE

Submitted for consideration was a report from the Legislative Services Department dated January 28, 2025 with respect to the above.

Karrouze-Cameron

1258

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. CARRIED.

BY-LAWS:

NO. 7397

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

Considered was a report from the Engineering Department dated January 24, 2025 with respect to the above.

Desjarlais-Tame

1259

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. NOT VOTED ON.

Berry-Luebke
1260 That consideration of third reading for By-law No. 7397 To Amend Development Charges By-law No. 7175 be deferred to the March 3, 2025 meeting of City Council. CARRIED.

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

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

Karrouze-Cameron
1261 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. CARRIED.

Karrouze-Cameron
1262 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. 7405 third reading.

FOR

AGAINST

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

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

Submitted for Council's consideration was a report from the Legislative Services Department dated January 27, 2025 with respect to the above.

Luebke-Splett

1263

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. CARRIED.

Luebke-Splett

1264

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. 7408 third reading.

FOR

AGAINST

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

GIVING OF NOTICE:

Nil

ADJOURN:

Berry-Luebke

That the meeting do now adjourn. (7:51 p.m.) CARRIED.

MAYOR

CITY CLERK