

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD ON TUESDAY, APRIL 22, 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 Bruce Luebke, Councillor Jason Splett, Councillor Tyson Tame

ABSENT: Councillor Heather Karrouze, Councillor Glen Parker

ADOPTION OF AGENDA:

Hildebrand-Splett
1329 That the Agenda for the regular meeting of City Council to be held on Tuesday, April 22, 2025 be adopted as presented. CARRIED.

RECOGNITIONS:

(A) 120TH ANNIVERSARY CONVENTION RECOGNITION - ASSOCIATION OF
MANITOBA MUNICIPALITIES

His Worship Mayor Fawcett presented the City of Brandon with the recognition in hosting the 120th Anniversary of a municipal convention in Manitoba from the Association of Manitoba Municipalities (AMM).

CONFIRMATION OF MINUTES:

Luebke-Splett
1330 That the Minutes of the Regular Meeting of City Council held Monday, April 7, 2025 be taken as read and so adopted, all statutory requirements having been fulfilled. CARRIED.

COMMUNITY COMMENTS/FEEDBACK:

(A) 26TH STREET RECONSTRUCTION

Tara Stokes, resident of the J.R. Reid School area, appeared before City Council and spoke about the 26th Street Reconstruction project and the safety concerns for the street in front of J. R. Reid School. Tara stated that a community group conducted an independent traffic study to document vehicle volume and speeds in the area and the data was reported at a community meeting. The meeting addressed key safety concerns, road closures, and parking issues and further reviewed reports from other communities in the country that have undergone similar projects. To finalize, Tara expressed concerns that there has been a lack of communications and transparency and requested that The City conduct a School Specific Safety Assessment for J.R. Reid and Vincent Massey and keep parents and residents informed before continuing with this project.

HEARING OF PRESENTATIONS:

Nil

HEARING OF DELEGATIONS:

Nil

PUBLIC HEARINGS:

(A) CONDITIONAL USE APPLICATION (C-04-25) FOR 332 & 338 10TH STREET

Considered was a report from the Legislative Services Department dated April 03, 2025, with respect to the above.

City Council sat to hear representation on conditional use application C-04-25 to allow for the construction of a multi-unit building with dwelling units on the first storey at 332 & 338 - 10th Street adjacent to a Commercial Corridor.

Ryan Nickel, Director of Planning & Buildings provided an overview of the conditional use application to allow for the construction of a multi-unit building with dwelling units on the first storey adjacent to a Commercial Corridor at 332 & 338 - 10th Street in the Downtown Mixed Use zone.

Joel Cardinal-Schultz, the applicant spoke to allow for the front facing 50% of the first floor of a three-storey, 12-dwelling-unit building to be residential adjacent to a commercial corridor in the downtown mixed-use zone. He noted within the downtown area as a developer he could build a taller building with more units and not provide any parking for tenants. His application for a three-storey, twelve-unit building with eight parking spots is a better fit for the area.

Brian Dornn owner of 344 10th Street raised concerns for the tenants of his building which are at risk women, a program provided and overseen by the Manitoba Métis Federation (MMF). He stated commercial would be a better buffer, and increased residential may cause concerns or complaints regarding the residents of this program. He noted increased concerns and complaints have been received by other run transitional housing facilities within residential areas of the city.

Desjarlais-Tame

1331 That the Public Hearing with respect to conditional use application C-04-25 to allow for the construction of a multi-unit building with dwelling units on the first storey adjacent to a Commercial Corridor at 332 & 338 - 10th Street in the Downtown Mixed-Use zone be concluded. CARRIED.

Desjarlais-Splett

1332 That Conditional Use Application C-04-25 to allow for the construction of a multi-unit building in the DMU Downtown Mixed Use Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan, at 332 338 - 10th Street (Lots 5/6, Block 25, Plan 2 BLTO) be approved. CARRIED.

(B) BY-LAW NO. 7419 - TO CLOSE AND CONVEY A PUBLIC LANE IN BLOCK 61, PLAN 8 BLTO

Submitted for consideration was a report from the Legislative Services Department dated March 31, 2025, with respect to the above.

City Council sat to hear representation from the public with respect to By-law No. 7419 to close a portion of 5th Street and public lane lying north of College Avenue in Block 61, Plan 9 BLTO.

Desjarlais-Cameron

1333 That the Public Hearing to close and convey the portion of 5th Street and public lane lying north of College Avenue in Block 61, Plan 8 BLTO to be concluded. CARRIED.

COMMUNICATIONS & PETITIONS:

Nil

COMMITTEE REPORTS:

(A)	COMMITTEE OF THE WHOLE	VERBAL	APRIL 22, 2025
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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 real estate matters.

Tame-Berry

1334 That the financing condition on the offer to purchase a property be waived.

And that an additional \$2,500,000 be authorized to be expended from the following reserves, pending the Municipal Board approval of Borrowing By-law No. 7411:

- a. Land Acquisition Reserve \$500,000
- b. Police Equipment Reserve \$1,000,000
- c. Fiscal Contingency Reserve \$1,000,000

And further, that the approved capital expenditures of \$1,135,255 from the Police Reserve be deferred, pending the Municipal Board approval of Borrowing By-law No. 7411. CARRIED.

Desjarlais-Splett

1335 That under the City of Brandon Land Transaction Policy the development status of 15 - 5th Street North (Attachment A) be changed from "civic lands fully developed" to "surplus affordable" and be sold for a purchase price of \$1.00 to a non-profit or government agency to facilitate the development of affordable housing.

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.

Tame-Splett

1336 That under the City of Brandon Land Transaction Policy the development status of 705 Rideau Street (Attachment A-1) be changed from "surplus potential" to "surplus affordable" and be sold for a purchase price of \$1.00 to a non-profit or government agency to support the City of Brandon's goal of achieving net zero homelessness.

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.

Cameron-Splett

1337 That under the City of Brandon Land Transaction Policy the development status of the portion of the closed 32nd Street North right-of-way known as part of 3201 McDonald Avenue (Attachment A) be changed from “civic lands fully developed” to “surplus non-developable” and be sold and consolidated with 3137 McDonald Avenue.

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.

Berry-Splett

1338 That the verbal report from the Committee of the Whole meeting held on April 22, 2025 with respect to real estate matters be received. CARRIED.

(B) BRANDON MUNICIPAL HERITAGE ADVISORY COMMITTEE VERBAL
APRIL 22, 2025

Councillor Cameron provided a verbal report from the recent meeting of the Brandon Municipal Heritage Advisory Committee held on April 9, 2025. He noted the committee reviewed a draft project charter with the goal of increasing the number and quality of municipality heritage designated sites. He encouraged residents to provide feedback and to watch their social media channels for updates. Councillor Cameron concluded that the charter will come back to council for feedback and approval by the end of 2025.

(C) WESTERN MANITOBA REGIONAL LIBRARY VERBAL APRIL 22, 2025

Councillor Cameron provided a verbal report from the recent meeting of the Western Manitoba Regional Library Board held on April 16, 2025. He noted the financials ending March 2025 were reviewed, as well a presentation was received by Kelly Tirschman of the Glenboro Branch on statistics of public usage and fundraising projects. Councillor Cameron concluded by announcing the completion of their yearly report which is now publicly available to view.

(D) WESTERN MANITOBA CENTENNIAL AUDITORIUM VERBAL APRIL 22, 2025

Councillor Cameron provided a verbal report from the recent meeting of the Western Manitoba Centennial Auditorium held on April 16, 2025. He noted the financials ending March 31, 2025 were reviewed, as well the committee thanked their provincial partners in regards to recent funding agreements. Councillor Cameron concluded by reported on the numerous successful events held in March.

(E) BRANDON POLICE BOARD VERBAL APRIL 22, 2025

Councillor Cullen provided a verbal report from the recent meeting of the Brandon Police Board held on April 11, 2025. Councillor Cullen advised that Chief Tyler had provided updates on the 2025 budget, 2024 annual report, and activities and statistics to date within the Brandon Police Service (BPS). He advised that Constable Fisher was

recognized for receiving the King's coronation medal and announced the promotion of Dana McCallum to the position of Inspector, making her the first female officer to achieve this rank.

(F) VISION ZERO COMMITTEE VERBAL APRIL 22, 2025

Councillor Splett provided a verbal report from the recent meeting of the Vision Zero Task Force held on April 9, 2025. He noted the main topics discussed were the Act of Transportation Standards, light-ways versus pathways, network connectivity, school safety, and improvements to Braecrest crosswalk.

(G) BRANDON DOWNTOWN DEVELOPMENT CORPORATION VERBAL APRIL 22, 2025

Councillor Desjarlais provided a verbal report from the recent meeting of the Brandon Downtown Development Corporation (BDDC) held on April 21, 2025. He noted the main topics discussed were approved 2025 projects, the site plans for 9th Street and Princess Avenue, and other downtown properties for potential collaborations with the City.

Splett-Cameron

1339 That the verbal reports from the Brandon Municipal Heritage Advisory Committee, Western Manitoba Regional Library, Western Manitoba Centennial Auditorium, Brandon Police Board, Vision Zero Committee and Brandon Downtown Development Corporation be received. CARRIED.

ENQUIRIES:

(214) PET WASTE DISPOSAL BINS BROOKWOOD #84046

Councillor Berry enquired if more pet disposable waste bins could be installed along the walking paths in Brookwood, specifically along the walking path east of Plateau Drive in the green space area.

At the request of this Worship the Mayor, the City Manager responded that on the City's current map there doesn't appear to be any bins in the Brookwood area aside from the ones along Richmond Avenue. The City has pet disposable bins, and plans on placing them in multiple locations along the bike paths in the Brookwood area, as well as, some other areas of the city. We will be sure to put one in the green space near the path east of Plateau as requested. We were just waiting for the snow to melt because the bins are stored outside and were previously buried. We will start in the Brookwood area next week.

(215) INTERIM PLAN 34TH STREET DEPOT

Councillor Cameron enquired into an interim plan for the 34th Street dump location now that the snow is gone, as the removal of the bins there has lead people to dump leaves, grass and debris on the ground. He raised concerns that this could cause a fire hazard and requested if signage could be placed indicating that the site is currently closed.

At the request of his Worship the Mayor, the City Manager responded that staff had inspected the depot location and brought equipment to clean up any debris left. With anticipation of the front load truck returning to the department, this will allow for green depot bins placed out for use. Green depot bins will be placed out for use at all locations used in the prior year to ensure residents have access to drop off areas for excess materials, until the main depot location is functional later in the 2025 year.

(216) REDUCED SPEED ZONES IN WARD 10 AREA

Councillor Tame enquired if Administration could consider and provide a report on reduced speed zones of 40 km/h in the Green Acres area for a future meeting.

At the request of his Worship the Mayor, the City Manager would take this matter under advisement.

ANNOUNCEMENTS:

REPORT AN ISSUE ON CITY WORKS

Councillor Splett announced that the best way for the public to report issues to The City is by using the website or the publicly available phone number, (204)729-2285.

SUSTAINABLE BRANDON

Councillor Desjarlais announced events that Sustainable Brandon is providing community events like an electric car test drive event at Murray's Chrysler on April 26, a community cleanup and electronic recycling collection on April 27th, a hot dog sale at Sobeys South on May 3rd, as well as plans for a tree planting day. The Councillor also named the recipients of the school division's Climate Change Action award.

FREE LANDFILL SATURDAY APRIL 25, 2025

Councillor Hildebrand announced that this Saturday, April 25, 2025 that it will be free to drop off any refuse at the City's landfill site.

GENERAL BUSINESS:

(A) PARKS FUNDING REQUEST FOR TENDER OF SKID STEER UNIT

City Council considered a report from the Parks & Recreation Department dated April 09, 2025 with respect to the above.

Desjarlais-Splett

1340 That \$77,500 be expended from the Parks Reserve to match the \$77,500 already budgeted from the Fleet Machinery Reserve in the 2025 Capital Plan, and that the Parks Section and Fleet Department proceed on releasing a tender for a skid steer with mower attachment. CARRIED.

(B) SOLID WASTE SERVICE LEVELS

Submitted for consideration was a report from the Public Works Department dated April 9, 2025, with respect to the above.

Desjarlais-Splett

1341 That the report from administration detailing the proposed service level changes for residential cart collection for the City of Brandon be received as presented and that the proposed change be adopted by Council for implementation as recommended. CARRIED.

(C) 26TH STREET RECONSTRUCTION

Considered was a report from the Engineering Services Department dated April 16, 2025, with respect to the above.

Cameron-Splett

1342 That Council receive the report on proposed upgrade for 26th Street from Park Avenue to Victoria Avenue, and further on the need to undertake a detailed active transportation network study. CARRIED.

(D) MANITOBA WATER SERVICES BOARD - REQUEST FOR FINANCIAL ASSISTANCE

City Council considered a report from the Engineering Services Department dated April 14, 2025 with respect to the above.

Desjarlais-Splett

1343 That The City of Brandon apply for funding from the Manitoba Water Service Board (MWSB) for financial assistance with respect to the 1st Street Watermain Renewal Project from Richmond Avenue to Brandon Avenue. CARRIED.

BY-LAWS:

NO. 7414 TO REZONE PROPERTY LOCATED AT 526 26TH STREET
2ND & 3RD READINGS

City Council considered a report from the Legislative Services Department dated April 04, 2025 with respect to the above.

Cameron-Splett

1344 That By-law No. 7414 to rezone property located at 526 - 26th Street (Firstly: Lots 11/16, Block 1, Plan 211 and Secondly: Parcels C and D, Plan 52166 BLTO) from Commercial Arterial (CAR) zone to Commercial General (CG) zone, subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in "Attachment E" be read a second time. CARRIED.

Cameron-Splett

1345 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. 7414 third reading.

FOR

AGAINST

Mayor Jeff Fawcett
Councillor Shaun Cameron
Councillor Barry Cullen
Councillor Kris Desjarlais
Councillor Greg Hildebrand
Councillor Bruce Luebke
Councillor Jason Splett

NO. 7419

TO CLOSE AND CONVEY PORTION OF 5TH STREET AND PUBLIC LANE IN BLOCK 61, PLAN 8 BLTO
2ND & 3RD READINGS

Submitted for consideration was a report from the Legislative Services Department dated March 31, 2025, with respect to the above.

1346

Luebke-Desjarlais

That By-law No. 7419 to close and convey the portion of 5th Street and public lane lying north of College Avenue in Block 61, Plan 8 BLTO, be read a second time. CARRIED.

1347

Luebke-Desjarlais

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. 7419 third reading.

FOR

AGAINST

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

NO. 7423

TO IMPOSE AND LEVY PROPERTY TAXES FOR THE FISCAL YEAR 2025
2ND & 3RD READINGS

Considered was a report from the Finance Department dated April 14, 2025, with respect to the above.

1348

Luebke-Desjarlais

That By-law No. 7423 to impose and levy property taxes for the fiscal year 2025 be read a second time. CARRIED.

Luebke-Desjarlais

1349 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. 7423 third reading.

FOR

AGAINST

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

NO. 7424

PLAN OF ROAD TO BE OPENED BEING PART LOT 29, PLAN 20556 BLTO
2ND & 3RD READINGS

Considered was a report from the Legislative Services Department dated April 10, 2025, with respect to the above.

Splett-Tame

1350 That By-law No. 7424 to legally open a corner cut-off of public road across the northeast corner of 1230 - 18th Street North (Pt. Lot 29, Plan 20556 BLTO) as Public Right-of-Way, be read a second time. CARRIED.

Splett-Tame

1351 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. 7424 third reading.

FOR

AGAINST

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

NO. 7425

TO REZONE PROPERTY LOCATED AT 305 AND 307 14TH STREET

1ST READING

City Council considered a report from the Planning & Buildings Department dated April 10, 2025 with respect to the above.

1352

Desjarlais-Splett

That By-law No. 7425 to rezone property located at 305 and 307 – 14th Street (Lots 16/18 and Nly 8 Feet of Lot 19, Block 22, Plan 2 BLTO) from RLD Residential Low Density to RMD Residential Moderate Density be read a first time. CARRIED.

NO. 7426

TO AMEND WATER AND WASTEWATER RATES BY-LAW NO. 7342

1ST READING

Submitted for consideration was a report from the Finance Department dated April 14, 2025, with respect to the above.

1353

Splett-Tame

That By-law No. 7426 to amend the Water and Wastewater Rates By-law No. 7342 be read a first time. CARRIED.

GIVING OF NOTICE:

(A)

RESOLUTIONS FOR ASSOCIATION OF MANITOBA MUNICIPALITIES (AMM) 2025 FALL CONFERENCE

In accordance with Rule 60 of Procedure By-law No. 6334, Councillor Luebke gave notice of his and Councillor Hildebrand's intent to introduce at an upcoming regular meeting of Council, a resolution to ask the Province of Manitoba for increased oversight, inspection and regulations on unlicensed home-based day cares, Group Homes for troubled or at-risk youth, or for young offenders who are no longer incarcerated, and for privately-run facilities whose clients remain on the substance-use spectrum to be submitted to the Association of Manitoba Municipalities for consideration at the November 2025 Annual Convention.

ADJOURN:

Berry-Luebke

That the meeting do now adjourn. (9:54 p.m.) CARRIED.

MAYOR

CITY CLERK