

REGULAR CITY COUNCIL
MONDAY, JUNE 11, 2007 AT 7:30 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 Council's consideration and debate.

1. Roll Call
2. Presentations
3. Adoption of Agenda
4. Confirmation of Minutes

REGULAR

MAY 28, 2007

5. Hearing of Delegations

(A) REQUEST FOR COMMUNITY EVENT STATUS - X-FEST

That the presentation by Dean Stewart, Daryl Wolski and Dean Esler, with respect to having the X-Fest deemed a Community Event in the City of Brandon be received.

Please note: This item will be dealt with further under the Order of General Business later in the meeting.

- [Delegation - X-Fest.pdf](#)

6. Public Hearing
7. Communication and Petitions
8. Committee Reports
9. Enquiries
10. Announcements

11. General Business

(A) REQUEST FOR COMMUNITY EVENT STATUS - X-FEST

That the X-Fest to be held Friday, August 10 from 6:00 p.m. to 1:00 a.m. and Saturday, August 11, 2007 from 12:00 p.m. to 1:00 a.m. at Curran Park, be deemed a Community Event in the City of Brandon.

- [Community Event - X-Fest.pdf](#)

(B) TRANSPORTATION OF HOME ECONOMIC AND SHOP STUDENTS

That the recommendations of the City of Brandon/Brandon School Division Joint Task Force Committee to support the Shop/Home Economics Transportation Program for the 2007/2008 school year and that the City and the Brandon School Division should continue to work together on transportation be approved.

- [Transportation of Home Economics and Shop Students.pdf](#)

(C) WATER TOWER - CONVERSION FOR ALTERNATE USE

That \$50,000 be included in the 2008 City of Brandon Water and Wastewater Utility Budget to demolish the water tower located in Rideau Park.

- [Water Tower.pdf](#)

(D) PROPOSAL TO SUBDIVIDE PROPERTY SOUTH OF VAN HORNE AVENUE WEST OF 39TH STREET (WAVERLY DEVELOPMENT)

That the application of Waverly Developments Ltd., applicant on behalf of owners, Waverly Developments Ltd., City of Brandon and Muriel Nicholson (Executrix) to subdivide property located south of Van Horne Avenue and west of 39th Street [Pt. NE 1/4 16-10-19 WPM (Lots 21/35 Block 10, Lots 5/35 Block 11, Lots 1/20 Block 12, Lots 1/3 Block 13, Lots 1/4 ' Lots 37/40 Block 14, Lots 36/40 Block 15, Plan 269 BLTO)] to create thirty four (34) residential lots and a public road in the DR Development Reserve Zone and RSF Residential Single Family Zone to accommodate future single family residential development, be approved subject to the following conditions:

1. The City of Brandon Planning Department receiving a true copy of a zoning amendment by-law rezoning the said property from DR Development Reserve Zone to RSF Residential Single Family Zone;
2. The owner or successor entering into a development agreement with the City of Brandon as attached to the report to the Planning Commission;

3. Confirmation from the Senior Building Inspector of the City of Brandon Building Department that the issues pertaining to site access with respect to applicable building and fire codes have been resolved to the Senior Building Inspector's satisfaction;
 4. Confirmation that arrangements have been made for a Joint Use Easement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Allstream Inc. and Westman Communications Group;
 5. The applicant submitting a drainage plan, prepared by a qualified expert, to Manitoba Infrastructure and Transportation indicating how this land will be drained, the impact the additional runoff will have on the highway facility (if any) and what revisions will have to be made to the existing system to accommodate any additional runoff; and
 6. The applicant providing written confirmation to the City of Brandon Planning Department that ownership of Lots 9/10, Block 11, Plan 269 BLTO have been transferred from the Estate of Bert Pollard to Waverly Developments Ltd.
- [Proposal to Subdivide - Waverly.pdf](#)

(E) PROPOSAL TO SUBDIVIDE PROPERTY LOCATED SOUTH OF MARYLAND AVENUE BETWEEN 9TH AND 13TH STREETS (VBJ DEVELOPMENTS LTD. O/B/O DRIEDGER)

That the application of VBJ Developments Ltd. (c/o Roy, Johnston and Co.), applicant on behalf of the owners, Jacob John and Mary Elizabeth Driedger to subdivide the property located south of Maryland Avenue between 9th and 13th Streets (Pt. SW 1/4 11-10-19 WPM) to create fifty one (51) residential lots and create public roads in the DR Development Reserve Zone to accommodate future residential development be approved, subject to the following conditions:

1. The owner or successor entering into a development agreement with the City of Brandon;
2. Confirmation that arrangements have been made for a Joint Use Easement and Plan of Easements to the satisfaction of Manitoba Hydro, MTS and Westman Communications Group;
3. Confirmation from the Senior Building Inspector of the City of Brandon Building Department that the issues pertaining to site access with respect to applicable building and fire codes have been resolved to the Senior Building Inspector's satisfaction;

4. The City of Brandon Planning Department receiving a true copy of a zoning amendment by-law rezoning the said property from DR Development Reserve Zone to RSF Residential Single Family Zone, RMD Residential Moderate Density Multiple Family Zone and RLD Residential Moderate Density Multiple Family Zone; and
 5. The developer being required to make a contribution to the Brandon School Division pursuant to the Planning Act.
- [Proposal to Subdivide - VBJ Developments Ltd. \(Driedger\).pdf](#)

12. By-laws

NO. 6862 TO REZONE PROPERTY LOCATED SOUTH OF VAN HORNE AVENUE AND WEST OF 39TH STREET FROM DR DEVELOPMENT RESERVE ZONE TO RSF RESIDENTIAL SINGLE FAMILY ZONE (WAVERLY DEVELOPMENTS)
2ND AND 3RD READINGS

That By-law No. 6862 to rezone property south of Van Horne Avenue and west of 39th Street [Pt. NE 1/4 16-10-19 WPM (Lots 5/35 Block 11, Lots 1/20 Block 12, Lots 1/7 Block 13, Plan 269 BLTO)] from DR Development Reserve Zone to RSF Residential Single Family Zone be read a second time.

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

- [By-law No. 6862 - Waverly Developments Ltd..pdf](#)

NO. 6863 TO REZONE PROPERTY LOCATED SOUTH OF MARYLAND AVENUE BETWEEN 9TH AND 13TH STREETS FROM DR DEVELOPMENT RESERVE ZONE TO RSF RESIDENTIAL SINGLE FAMILY ZONE, RMD RESIDENTIAL MODERATE DENSITY MULTIPLE FAMILY ZONE AND RLD RESIDENTIAL LOW DENSITY MULTIPLE FAMILY ZONE (VBJ DEVELOPMENT LTD.)
2ND READING

That By-Law No. 6863 to rezone property located south of Maryland Avenue between 9th and 13th Streets (Pt.SW 1/4 11-10-19 WPM) from DR Development Reserve Zone to RSF Residential Single Family Zone, RLD Residential Low Density Multiple Family Zone, and RMD Residential Moderate Density Multiple Family Zone to accommodate future residential development be read a second time;

and further, that third reading of this by-law be held in abeyance pending a decision with respect to any further objections made to City Council, and execution of the development agreement to be made between the City of Brandon and VBJ Developments Ltd. imposed as a condition by City Council in its approval of the application to subdivide said land.

- [By-law No. 6863 - VBJ Development Ltd. - Driedger.pdf](#)

NO. 6871 TO REZONE PROPERTY LOCATED AT 861 - 20TH STREET FROM RLD RESIDENTIAL LOW DENSITY MULTIPLE FAMILY ZONE TO CG COMMERCIAL GENERAL ZONE (BOBIAK O/B/O WESTMAN MEDIA COOPERATIVE LTD.)
1ST READING

That By-law No. 6871 to rezone 861-20th Street (Lots 19/20, Block 31, Plan 720 BLTO) from RLD Residential Low Density Multiple Family Zone to CG Commercial General Zone be read a first time.

- [By-law No. 6871.pdf](#)

13. Giving of Notice

14. Adjournment



J. Swidnicki
Deputy City Clerk