



## CITY COUNCIL REPORT

**TITLE:**

**BYLAW NO. 7456 - PLAN OF PUBLIC ROAD TO BE OPENED  
BEING PART LOT 4 PLAN 1731 (34TH ST ROUNDABOUT)**

**PRESENTER:**

Ryan Nickel

**DEPARTMENT:**

Planning & Buildings

**ATTACHMENTS:**

**DATE:**

5/7/2026

**CLEARANCE / APPROVALS:**

Ryan Nickel            General Manager

Dave Wardrop        City Manager

**RECOMMENDATION(S):**

That By-Law No. 7456, to open a portion of public road across part of Parcel 4 Plan 1731, located on the east side of the intersection of Manitou Drive and 34<sup>th</sup> Street, be read a first time.

**BACKGROUND:**

The applicant, the City of Brandon, is requesting to open a part of 1955 and 2125 34<sup>th</sup> Street (Attachment A) for the construction of a roundabout at the intersection of 34<sup>th</sup> Street and Manitou Drive and the future extension of street and sidewalk to the east. The roundabout will accommodate additional traffic volumes and facilitate buildout of the area within the Brookwood and Bellafield developments.

Administration recently negotiated an offer for the required land with the property owner of 2125 34<sup>th</sup> Street. The extension into Bellafield (1955 34<sup>th</sup> Street) which was scheduled to be dedicated by the developer by future subdivision, has agreed to allow it to be opened now as part of the roundabout project. City Administration is now completing the road opening process.

**ANALYSIS:**

The road opening will accommodate the design and construction of a new roundabout intersection with an extension into Bellafield for a future subdivision. Consistent with all road openings, the land will be transferred into the name of His Majesty the King in the right of the Province of Manitoba.

**LEGISLATIVE REQUIREMENTS:**

As per *The Municipal Act*, all road openings must be enacted through a by-law.

**STRATEGIC ALIGNMENT:**

The opening will support community well-being by applying the Vision Zero Strategy to enhance traffic and pedestrian safety. It will also help foster growth and development in the southwest area, including a new school within Brookwood South. ▲ ● ▼

**FINANCIAL IMPACT:**

The City of Brandon will be responsible for all costs associated with the opening.

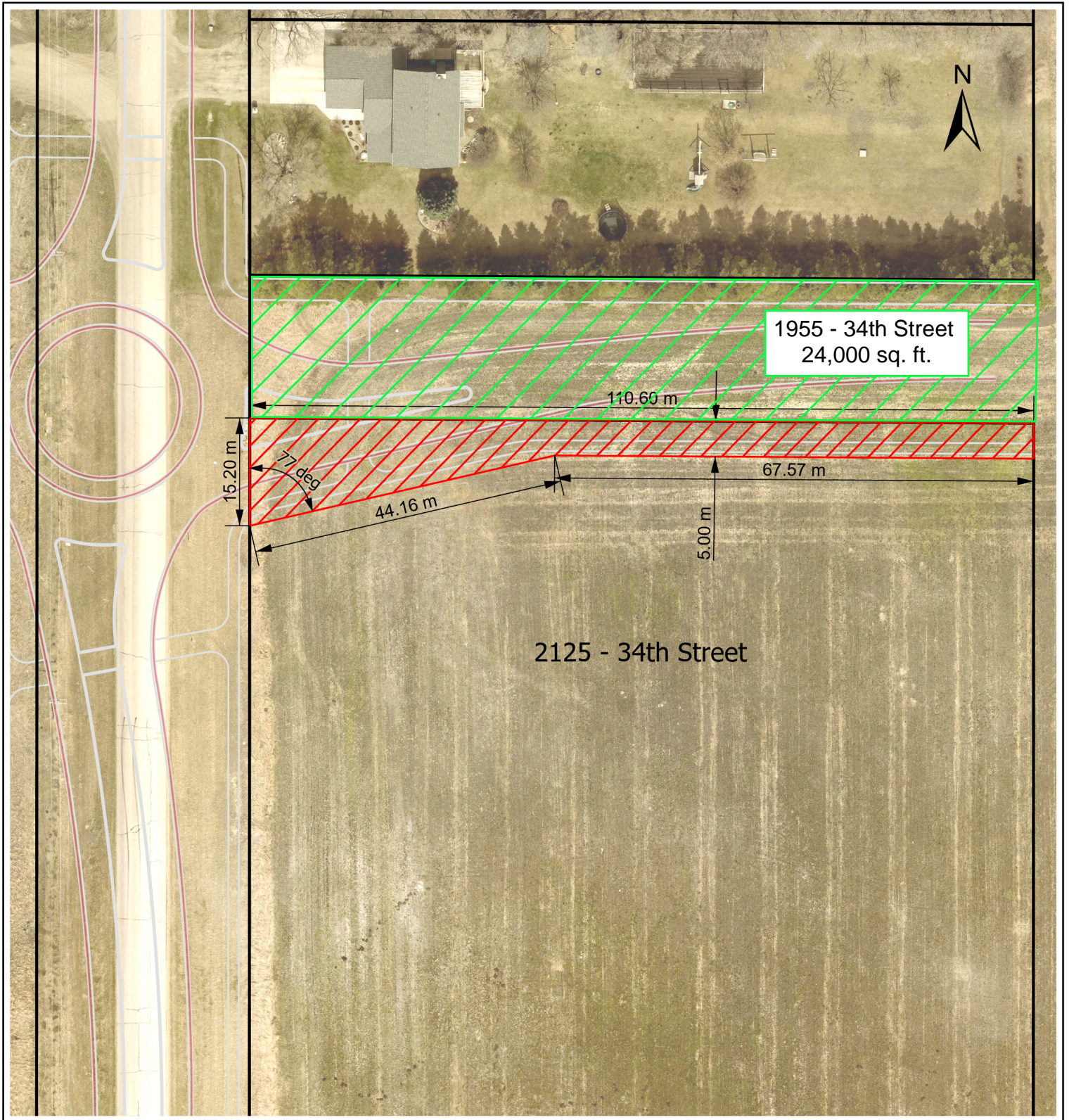
**COMMUNICATION STRATEGY:**

Pursuant to subsection 289 of The Municipal Act, the City is not required to give public notice nor hold a public hearing.

**CONCLUSION:**

That By-Law No. 7456, to open a portion of public road across part of Parcel 4 Plan 1731, located at the intersection of Manitou Drive and 34<sup>th</sup> Street, be read a first time.

# Schedule "A"





**BY-LAW NO. 7456**

**BEING A BY-LAW of The City of Brandon to open a portion of public road across part of SW ¼ SEC. 10, TWP. 10, RGE. 19 WPM, being part Parcel 4 Plan 1731, located on the east side of the intersection of Manitou Drive and 34<sup>th</sup> Street.**

**WHEREAS Section 289 of The Municipal Act, S.M. 1996, Cap.58, c.M225 provides authority for a municipality to open public roads;**

**AND WHEREAS it is deemed expedient that a public right-of-way be further opened over, upon and across the lands hereinafter described; which lands will be owned by His Majesty the King in the right of the Province of Manitoba and were acquired otherwise than by expropriation;**

**NOW THEREFORE the Council of The City of Brandon, duly assembled, enacts as follows:**

- 1. That the portion of public right-of-way described hereunder is hereby opened and established over, upon, and across the lands described as follows:**

**“Public Road, Deposit No. 0466/26,”**

**a partial copy of which is attached hereto as Schedule ‘A’ and the lands are hereby dedicated for that purpose.**

- 2. The said Plan of Public Road to be Opened is hereby adopted and approved, and the City Clerk is authorized and directed to endorse the aforementioned plan for identification, placing thereon their signature, under the corporate seal of the municipality, together with a reference to this by-law.**
- 3. This by-law shall come into full force and effect on the date following its final passage.**

**DONE AND PASSED by the Council of The City of Brandon duly assembled this day of A.D. 2026**

---

**MAYOR**

---

**CITY CLERK**

**Read a first time this                      day of                      A.D. 2026**

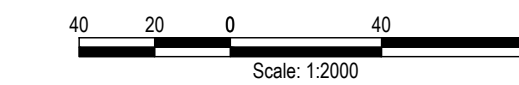
**Read a second time this                      day of                      A.D. 2026**

**Read a third time this                      day of                      A.D. 2026**

METRIC

PLAN OF PUBLIC ROAD TO BE OPENED  
ACROSS PART OF  
SW 1/4 SEC 10 TWP 10 RGE 19 WPM  
BEING  
PART PARCEL 4 PLAN 1731

CITY OF BRANDON  
MANITOBA



PREPARED UNDER THE EXPROPRIATION ACT (MANITOBA)

NOTES

ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084  
LAND REQUIRED FOR PUBLIC ROAD IS BORDERED THIS \_\_\_\_\_  
SURVEY POSTS FOUND ON THE GROUND ARE DESCRIBED AND SHOWN THUS \_\_\_\_\_ O  
IRON POSTS 0.025 X 0.025 X 0.314 MARKED M.S AND CS ARE PLACED AT ALL POINTS SHOWN THUS \_\_\_\_\_ ■  
PERPENDICULAR WIDTH OF ALL GOVERNMENT ROAD ALLOWANCES IS 30.175 METRES  
ALL PLANS REFERRED TO ARE ON RECORD IN THE BRANDON LAND TITLES OFFICE

SURVEYOR'S AFFIDAVIT

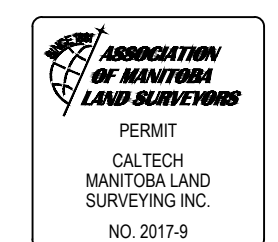
I, BRENDAN LEE WOOD, OF THE RURAL MUNICIPALITY OF WHITEHEAD, MANITOBA LAND SURVEYOR, MAKE OATH AND SAY THAT I DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN, THAT THE SURVEY WAS MADE ON MARCH 30TH, 2026 AND THAT THE SURVEY AND PLAN ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SWORN TO BEFORE ME AT THE CITY OF BRANDON

MANITOBA LAND SURVEYOR

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

A COMMISSIONER FOR OATHS IN AND FOR  
THE PROVINCE OF MANITOBA  
MY COMMISSION EXPIRES JANUARY 20, 2027



CERTIFICATE

THIS IS TO CERTIFY THAT:

- (A) THIS PLAN REFERRED TO IN BY-LAW NO. \_\_\_\_\_ OF THE CITY OF BRANDON
- (B) ALL REGISTERED OWNERS OF ANY LANDS THAT WILL VEST BY REASON OF THE REGISTRATION OF THIS PLAN HAVE AGREED WITH THE AUTHORITY ON THE SETTLEMENT OF DUE COMPENSATION FOR THE LAND OR THAT THE CITY IS THE OWNER OR ENTITLED TO BE THE OWNER OF LAND AFFECTED BY THE PLAN.
- (C) THE LAND IS ACQUIRED FREE OF ALL ENCUMBRANCES.
- (D) THE LAND ACQUIRED EXCEPTS MINES, MINERALS AND NAMED SUBSTANCES WHICH ARE EXCEPTED FROM OR NOT INCLUDED IN THE CERTIFICATE OF TITLE OF THE REGISTERED OWNER OF THE SURFACE UNDER THE REAL PROPERTY ACT OR ARE NOT OWNED BY THE OWNER OF THE SURFACE UNDER THE REGISTRY ACT AND EXCEPTS RESERVATIONS IN FAVOUR OF THE CROWN AS EXCEPTED FROM THE TITLE OF THE OWNER OF THE SURFACE, OR TO WHICH TITLE IS SUBJECT BY IMPLICATION UNDER THE PROVISIONS OF THE REAL PROPERTY ACT.
- (E) THE LAND IS ACQUIRED UNDER SECTION 254(1) OF THE MUNICIPAL ACT.
- (F) UPON THE REGISTRATION OF THIS PLAN THE LANDS AFFECTED BY THIS PLAN WHERE INDICATED AS BORDERED ARE THEREBY OPENED AND DEDICATED TO THE PUBLIC USE AS PUBLIC ROAD.

DATED AT THE CITY OF BRANDON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

CITY CLERK

ENTERED AND REGISTERED IN THE BRANDON LAND TITLES OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

AS PLAN NO. \_\_\_\_\_

AND IS THE PLAN REFERRED TO IN AN INSTRUMENT REGISTERED

IN THE SAID OFFICE AS NO. \_\_\_\_\_

FOR DISTRICT REGISTRAR

REGISTRATION NO. \_\_\_\_\_

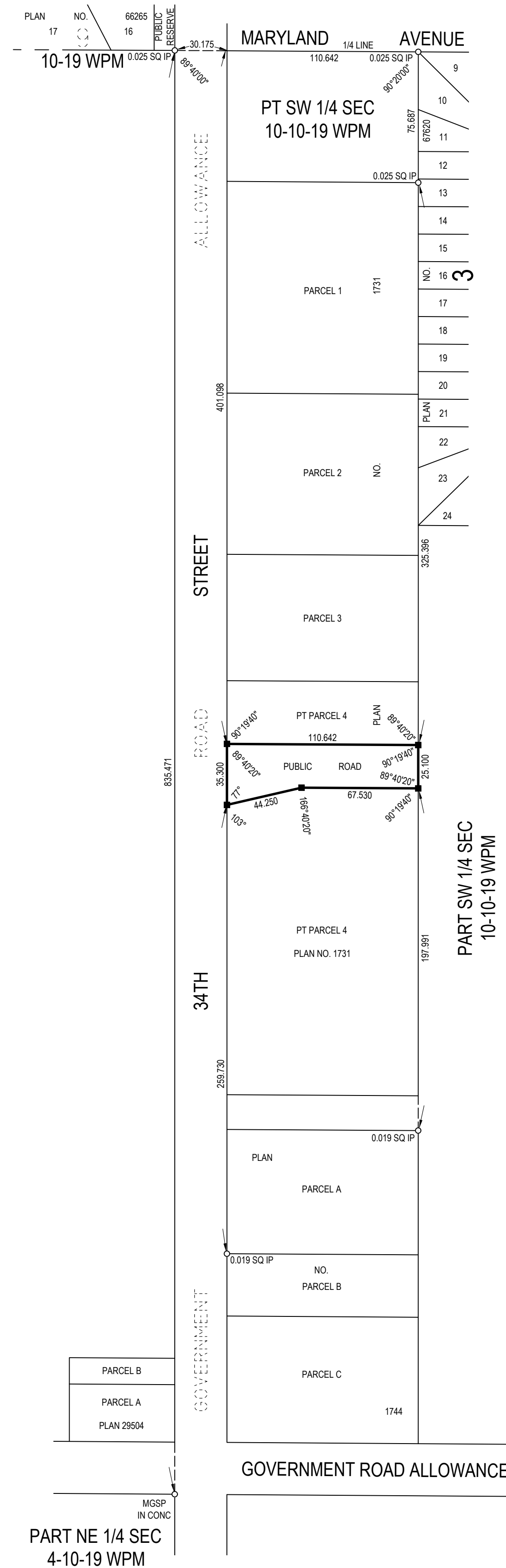
THIS APPROVAL IS VALID FOR 12 MONTHS UNLESS REGISTERED.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

EXAMINER OF SURVEYS

RE-APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

EXAMINER OF SURVEYS



MCSP  
IN CONC  
PART NE 1/4 SEC  
4-10-19 WPM

**Caltech**

DRAWN BY: BM  
CHECKED BY: BW  
CALTECH NO. 26-0638-00-LAC01-R0