



CITY COUNCIL REPORT

TITLE:

PUBLIC HEARING – BY-LAW NO. 7445 TO CLOSE AND CONVEY THE PORTION OF 11TH STREET EAST LYING SOUTH OF MCTAVISH AVENUE EAST BETWEEN BLOCK 10 & 11 PLAN 10 BLTO

PRESENTER:

Ryan Nickel

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

5/14/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager
Dave Wardrop City Manager

RECOMMENDATION(S):

That the Public Hearing for By-law No. 7445 to close and convey the portion of 11th Street East lying south of McTavish Avenue East between Block 10 & 11 Plan 10 BLTO, be concluded.

BACKGROUND:

City Council at its meeting held on March 16th, 2026, considered the above-noted matter and gave first reading to By-law No. 7445 to close and convey the portion of 11th Street East lying south of McTavish Avenue East between Block 10 & 11 Plan 10 BLTO.

ANALYSIS:

The property owners of 918 McTavish Avenue East and 1108 McTavish Avenue East are requesting to close and purchase the 11th Street East right-of-way lying south of McTavish Avenue East for an opportunity to further expand their respective industrial developments. The proposed road closure would split the right-of-way equally and consolidate with each neighbouring property.

The right-of-way is currently unpaved and only serves 918 and 1108 McTavish Ave E. The area is surrounded by industrial uses with softball diamonds to the south. Access will continue on McTavish Ave E and Van Horne Ave E.

The road mainly functions for the two properties and doesn't operate like a public street. The proposed Industrial Restricted (IR) Zone for the site will be consistent with the land use designations in the Brandon & Area Planning District Development Plan.

LEGISLATIVE REQUIREMENTS:

As required under the provisions of *The Municipal Act*, notice of this Public Hearing was published in the Brandon Sun on May 15th, 2026 and May 29th, 2026 respectively. Separately, government agencies and utilities were given the opportunity to provide comments.

STRATEGIC ALIGNMENT:

The closure will allow for industrial lands to expand for future development. This aligns with Councils Strategic Priority to foster an environment that supports economic growth and development.

FINANCIAL IMPACT:

The closure would add land to the City's property tax base and the applicant is responsible for all associated costs with the closure. The City will also receive funds from the Offer to Purchase.

RISK ASSESSMENT:

The City closing the road will relieve its obligation for any maintenance. To protect the City's interests, the City will enter into a drainage easement and will require an access agreement between the parties.

COMMUNICATION STRATEGY:

In addition to the required public notice being published in the Brandon Sun, a notice was also posted in the main foyer at City Hall.

CONCLUSION:

That the Public Hearing for By-law No. 7445 to close and convey the portion of 11th Street East lying south of McTavish Avenue East between Block 10 & 11 Plan 10 BLTO, be concluded.



**PUBLIC NOTICE
ROAD CLOSURE
BY-LAW NO. 7445**

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to the provisions of The Municipal Act, that the Council of the City of Brandon intends to pass a by-law on the **1st day of June A.D. 2026** at a meeting to be convened in the Council Chamber, Civic Administration Building, 410-9th Street, Brandon, Manitoba at 7:00 p.m. for the purpose of closing and conveying the portion of 11th Street East between Block 10 & 11, Plan 10 BLTO, located south of McTavish Avenue East.



At such meeting, prior to passage of By-law No. 7445, the Council will conduct a Public Hearing to allow any interested person to make representation, ask questions, or register an objection regarding this by-law.

Any information and documents concerning this by-law and the procedures to be followed at the Hearing are available for review at the Office of the City Clerk of the City of Brandon, Civic Administration Building at any time during regular office hours prior to the passage of the by-law.

Dated this 15th day of May, A.D. 2026.

R. Sigurdson, City Clerk
City of Brandon