



CITY COUNCIL REPORT

TITLE:

**BYLAW NO. 7445 - PLAN OF 11TH STREET EAST TO BE CLOSED
LYING BETWEEN BLOCK 10 & 11 PLAN 10 BLTO**

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. 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 read a second time.

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

BACKGROUND:

Request

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 (Attachment A).

Development Context

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.

ANALYSIS:

The applicants are proposing that the City allow for the closure of 11th Street East to allow increased space for future development on their industrial lots. 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:

Pursuant to subsection 290(2) of The Municipal Act, the City will give public notice and hold a public hearing under Section 420 with respect to the proposed closure.

STRATEGIC ALIGNMENT:

The closure will allow for industrial lands to expand for future development. This aligns with Council's 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:

A public hearing was held as per the Municipal Act.

CONCLUSION:

That 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 read a second and third time.



Legend

COBRA_v3_0_MapService_Internal

Methane Gas Zones

- Zone 1
- Zone 2
- Zone 3

Methane Gas Probes



Property Lines



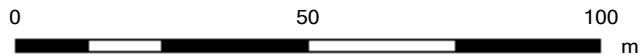
Domestic Sewer Manholes

- Public
- Cleanout

Domestic Sewer Pipes

- Public
- Private

Water Service Connections



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

BY-LAW NO. 7445

BEING A BY-LAW of The City of Brandon to close and convey the portion of 11th Street East lying south of McTavish Avenue East between Block 10 & 11 Plan 10 BLTO.

WHEREAS Sections 289 and 290(1) of The Municipal Act, S.M. 1996, Cap.58, cM225 provides authority for a municipality to open and close public streets or lanes and dispose of such land;

AND WHEREAS the following described portion of the public street is no longer required for public purposes and it is desirable and expedient and in the public interest that same be closed and conveyed;

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

- 1. (a) That all that portion of public street and lane described hereunder be and the same is hereby stopped up and closed:**

**“Parcel A and B, Deposit No. 119/26”,
a partial copy of which is attached hereto as Schedule “A”;**

- (b) That title to Parcel A and B excepting thereout all mines and minerals and other matters set forth in The Crown Lands Act, shall be conveyed to and consolidated with the registered owner of the adjacent property. Parcel A to be consolidated with 918 McTavish Avenue East (Lots 1 to 15, both inclusive, and Lots 21 to 40, both inclusive, Block 10 Plan 10 BLTO). Parcel B to be consolidated with 1108 McTavish Avenue East (Lot 5 and the wly 192 feet of Lot 4 Block 3 Plan 1445 BLTO).**

- 2. That the said Plan of Public Road to be Closed 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 force and effect upon the passage of same.**

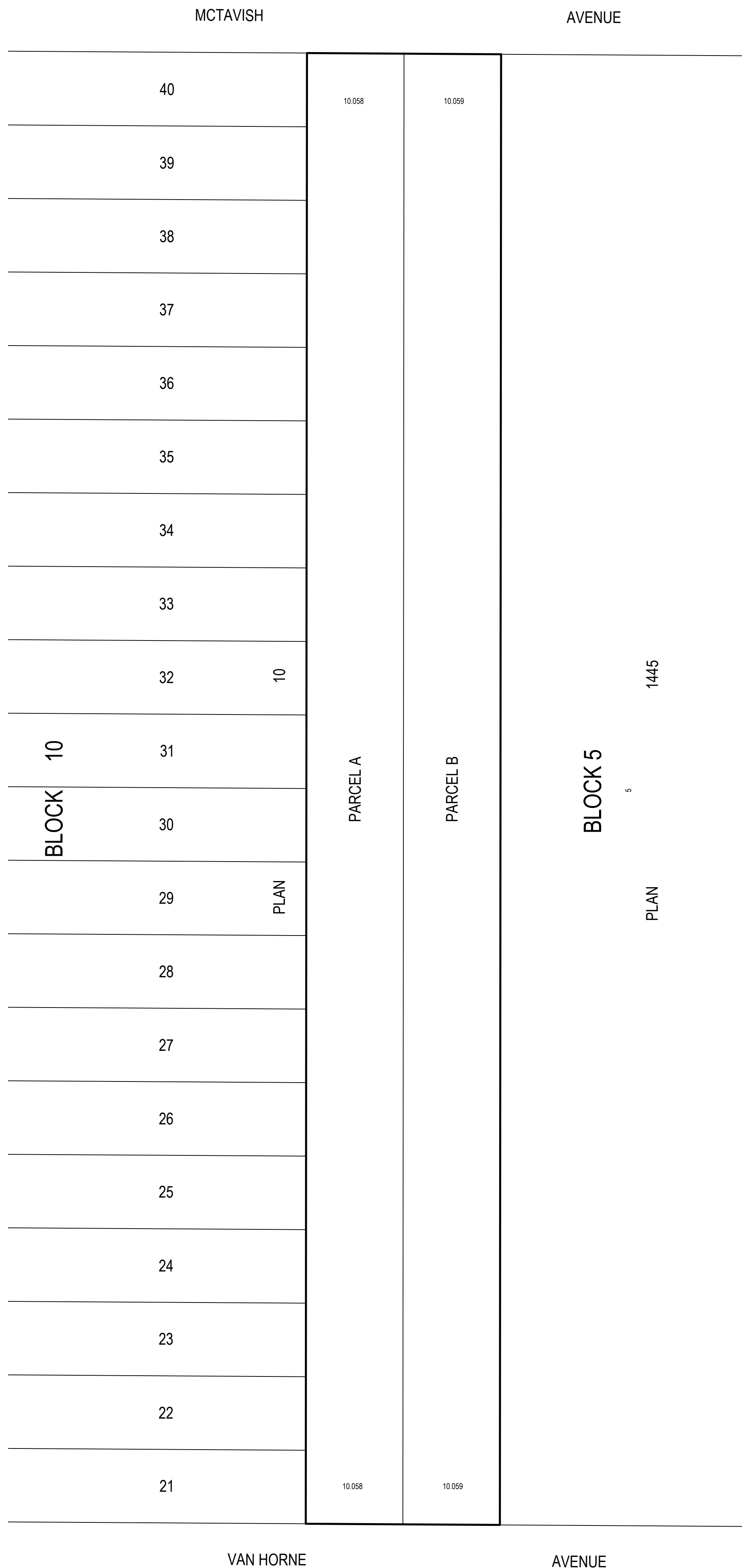
**DONE AND PASSED by the Council of The City of Brandon in a meeting duly assembled this day
of A.D. 2026.**

MAYOR

CITY CLERK

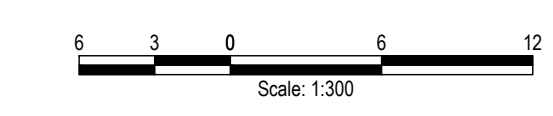
Read a first time this	day of	A.D. 2026.
Read a second time this	day of	A.D. 2026.
Read a third time this	day of	A.D. 2026.

METRIC



PLAN OF PUBLIC ROAD TO BE CLOSED
 IN PART OF THE
NE 1/4 SEC 13 TWP 10 RGE 19 WPM
 BEING PART OF 11TH ST EAST, PLAN 10

CITY OF BRANDON
 MANITOBA



PREPARED UNDER SECTION 128(4) OF THE REAL PROPERTY ACT, CAP. R.30

NOTES

ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084
 PORTION OF 11TH ST. EAST TO BE CLOSED IS SHOWN AS PARCELS A AND B AND SHOWN BORDERED THUS _____
 ALL PLANS REFERRED TO ARE ON RECORD IN THE BRANDON LAND TITLES OFFICE
 THIS PLAN IS PREPARED FROM LAND TITLES RECORDS ONLY

SURVEYOR'S CERTIFICATE

I, BRENDAN LEE WOOD, OF THE RURAL MUNICIPALITY OF WHITEHEAD, MANITOBA LAND SURVEYOR, CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE REAL PROPERTY ACT AND THAT THE PLAN IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS ____ DAY OF _____, 20__

 MANITOBA LAND SURVEYOR



THIS IS THE PLAN REFERRED TO IN BY-LAW NO. _____ OF THE CITY OF BRANDON

APPROVED THIS ____ DAY OF _____, 20__

 CITY CLERK

DETACHED FROM REGISTERED INSTRUMENT NO. _____

AND FILED IN THE BRANDON LAND TITLES OFFICE

THIS ____ DAY OF _____, 20__

AS PLAN 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

Caltech

DRAWN BY: AV
 CHECKED BY: BW
 CALTECH NO. 26-0120-00-LAC01-R0