



CITY COUNCIL REPORT

TITLE:

**BYLAW NO. 7461 - PLAN OF PUBLIC ROAD TO BE OPENED
LOT 1 PLAN 75048 (510 PERRY STREET)**

PRESENTER:

Ryan Nickel

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

8/19/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That By-Law No. 7461, to open a portion of public road across part Lot 1 Plan 75048, located south of Victoria Avenue East and east of 17th Street East, be read a second time.

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

BACKGROUND:

The applicant, Manitoba Hydro, is requesting to open a part of 510 Perry Street (Attachment A) to temporarily reroute the intersection of Victoria Avenue East and Perry Street due to a concern of the height of the current overhead power lines for heavy equipment.

A subdivision of the area was completed in 2025, and it was later determined by Manitoba Hydro that there was a discrepancy in the clearance allowances for vehicular access at the intersection of Perry Street and Victoria Avenue East leading into the industrial development. In order remedy the situation, a temporary access will be constructed to reroute the intersection until Manitoba Hydro is able to remedy the clearance allowances.

ANALYSIS:

The road opening will allow Manitoba Hydro time to plan and construct the modifications required to their infrastructure so that the intersection will have the appropriate clearances for heavy equipment to enter the industrial development. At which time, the intersection can be restored to its original location. 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. Once the infrastructure modifications are complete, the intent is for the temporary access to be decommissioned, transferred back to Hydro, and access to revert back to the Perry Street and Victoria Avenue East intersection within a projected two-year timeline.

LEGISLATIVE REQUIREMENTS:

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

The by-law received 1st reading on August 17, 2026.

FINANCIAL IMPACT:

Manitoba Hydro will be responsible for all costs associated with the opening and future closure.

RISK ASSESSMENT:

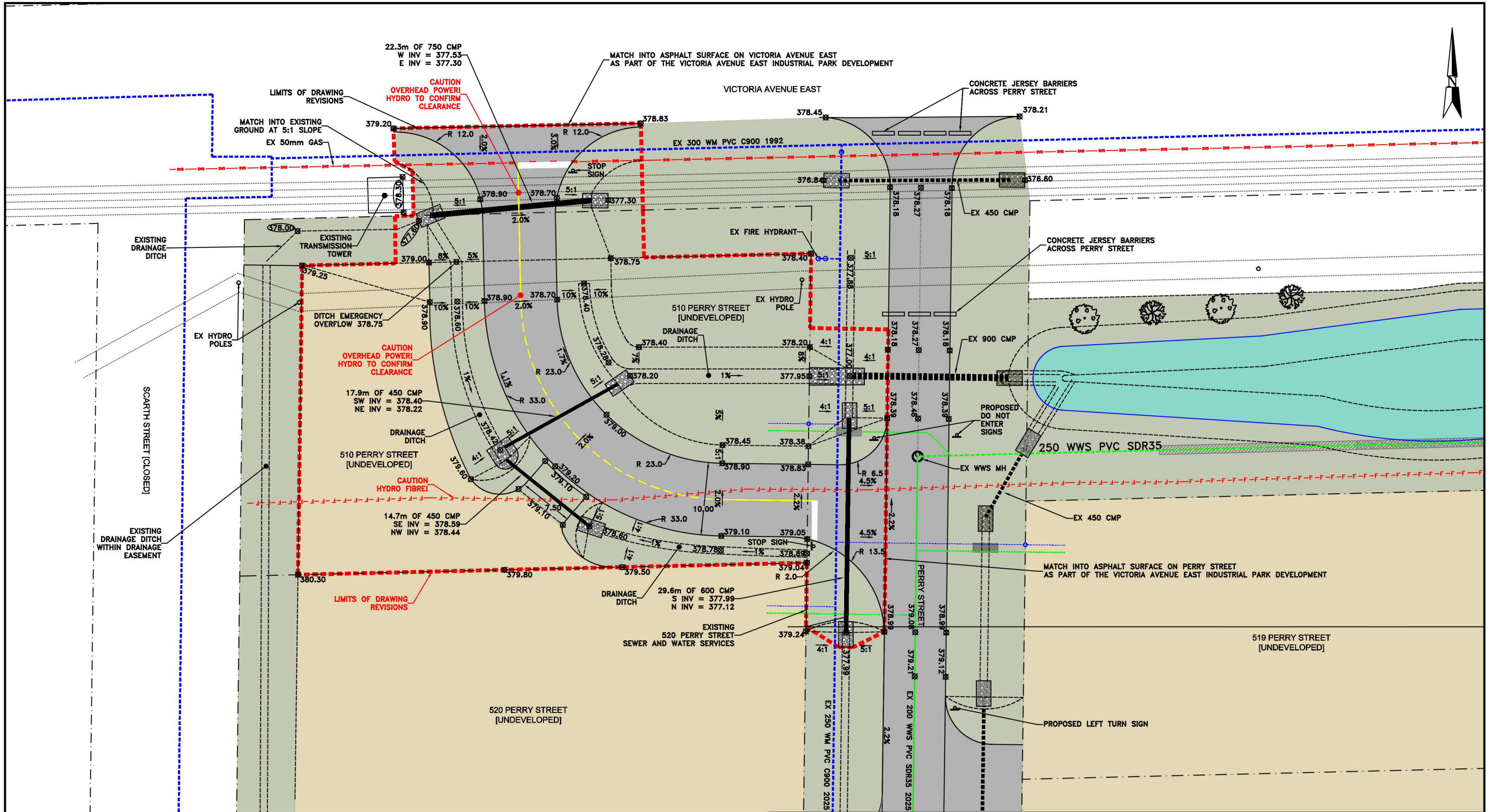
A Memorandum of Understanding (MOU) will be executed between the City and Hydro to ensure that all risk and costs should be borne solely by Hydro.

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. 7461, to open a portion of public road across part Lot 1 Plan 75048, located south of Victoria Avenue East and east of 17th Street East, be read a second and third time.



GRASSED AREAS ARE TO BE TOPSOILED AND SEED AS PER CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS
REFER TO REGISTERED PLAN OF SUBDIVISION AND LAND TITLES FOR PROPERTY DIMENSIONS AND REGISTERED CAVEATS

BENCHMARK PROPERTY BAR NORTHWEST CORNER OF 1900 VICTORIA AVENUE EAST (SE CORNER OF SCARTH & VIC EAST INTERSECTION) 378.488

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL



ENGINEERS
GEOSCIENTISTS
MANITOBA

Certificate of Authorization
Contour Civil Engineering Inc.

No. 8649



LEGEND
PROPERTY LINE
GRADING BREAKLINE
EDGE OF ASPHALT
SLOPE DIRECTION

CULVERT
ASPHALT
GRASSED SURFACE
DESIGN GRADE

xxx.xx

EX. WWS
EX. WM
SERVICES



CONTOUR
CIVIL ENGINEERING

BRAD NEWTON, P.ENG.
(204)914-9938
BRAD@CONTOURCIVIL.CA

DATE: 2026/05/13

SCALE: 1:500

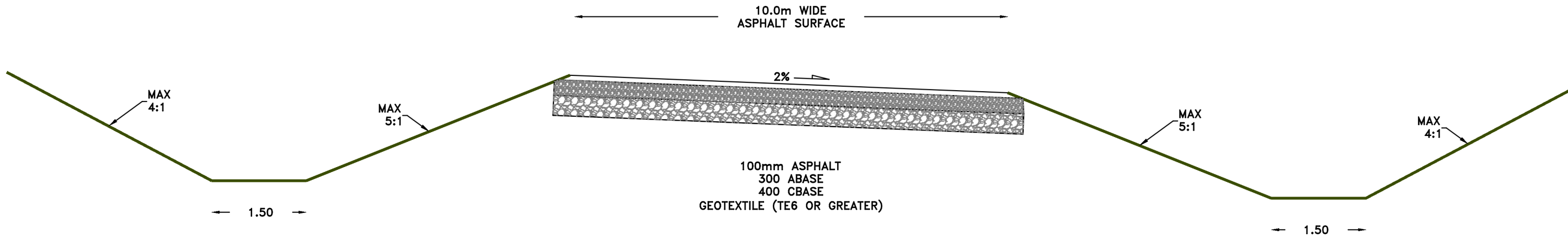
DRAWING C14

PAPER SIZE A3

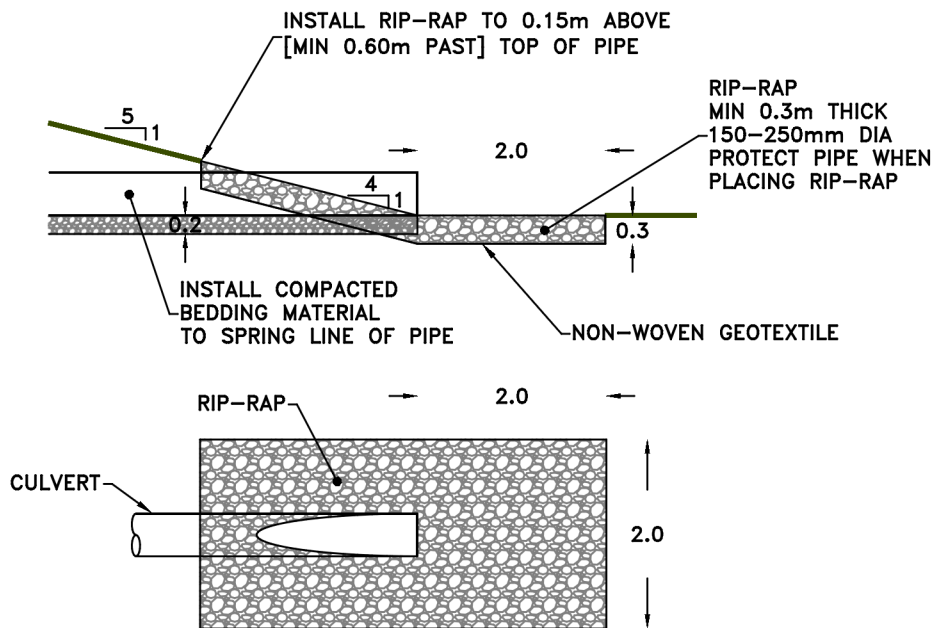
VICTORIA EAST INDUSTRIAL PARK LTD.
1910 VICTORIA AVENUE EAST
INDUSTRIAL DEVELOPMENT

LOT 1 DEVELOPMENT ACCESS ROAD

DETAILED DRAWINGS



LOT 1 ACCESS ROAD TYPICAL ROAD SECTION
N.T.S.



END OF CULVERT RIP-RAP DETAIL
N.T.S.

REFER TO REGISTERED PLAN OF SUBDIVISION AND LAND TITLES FOR
PROPERTY DIMENSIONS AND REGISTERED CAVEATS

BENCHMARK PROPERTY BAR NORTHWEST CORNER OF 1900
VICTORIA AVENUE EAST (SE CORNER OF SCARTH &
VIC EAST INTERSECTION) 378.488

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS
STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD
CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL



ENGINEERS
GEOSCIENTISTS
MANITOBA

Certificate of Authorization
Contour Civil Engineering Inc.

No. 8649



CONTOUR
CIVIL ENGINEERING

BRAD NEWTON, P.ENG.
(204)914-9938
BRAD@CONTOURCIVIL.CA

DATE: 2026/05/13

VICTORIA EAST INDUSTRIAL PARK LTD.
1910 VICTORIA AVENUE EAST
INDUSTRIAL DEVELOPMENT

LOT 1 DEVELOPMENT ACCESS ROAD – DETAILS

DETAILED DRAWINGS

DRAWING C15

PAPER SIZE A3



Legend

COBRA_v3_0_MapService_Internal

Property Lines



City Limits



Street Names

0 50 100
m

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. 7461

BEING A BY-LAW of The City of Brandon to open a portion of public road across part of NW ¼ SEC. 18, TWP. 10, RGE. 18 WPM, being part Lot 1 Plan 75048, located south of Victoria Avenue East and east of 17th Street East.

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:**

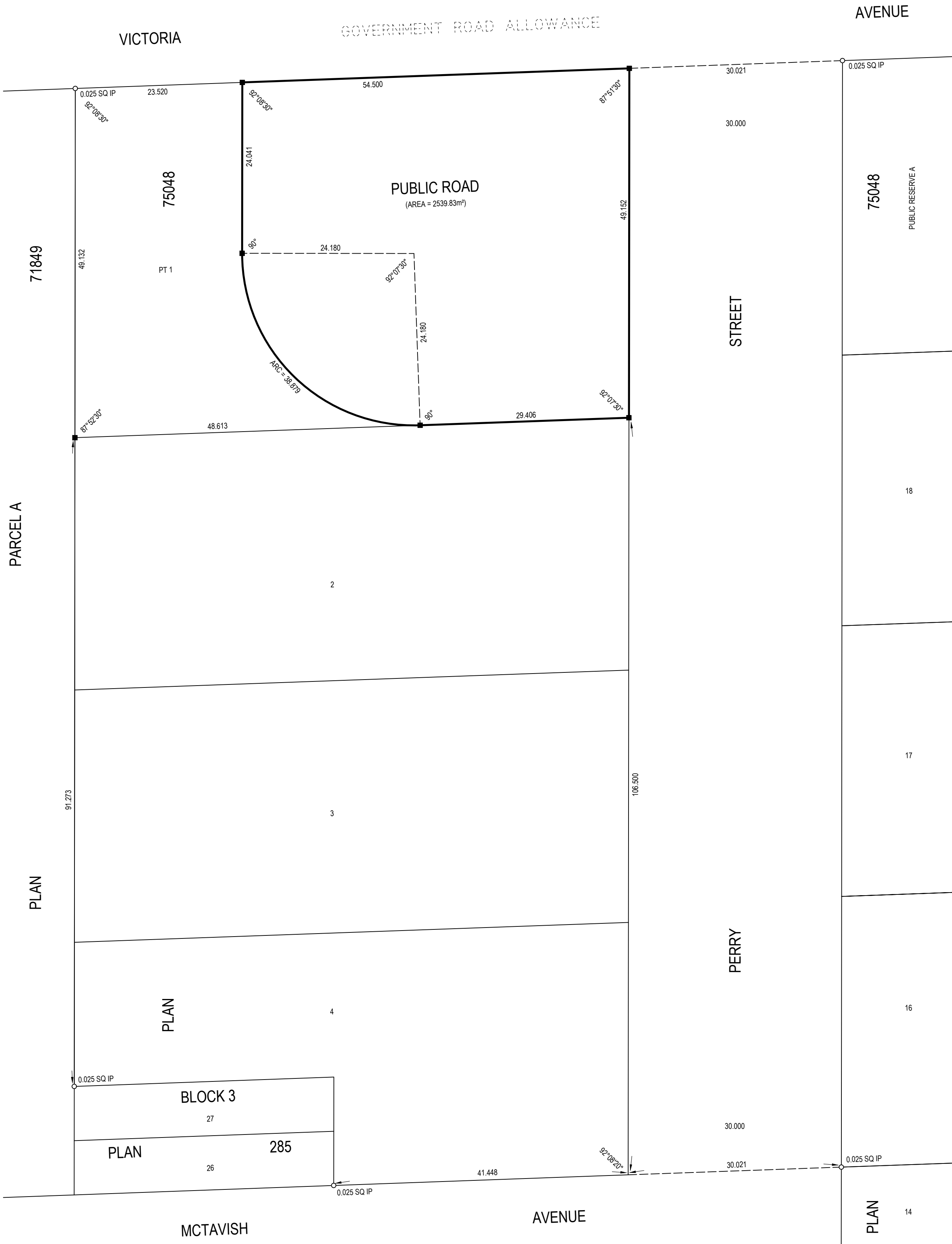
“Public Road, Deposit No. 0731/26,”

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

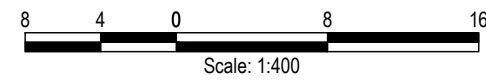
METRIC



PLAN OF PUBLIC ROAD TO BE OPENED
ACROSS PART OF
NW 1/4 SEC 18 TWP 10 RGE 18 WPM
BEING
PART LOT 1 PLAN 75048

DEPOSIT NO.

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 THUS
SURVEY POSTS FOUND ON THE GROUND ARE DESCRIBED AND SHOWN THUS.....O
IRON POSTS 0.025 X 0.025 X 0.914 MARKED MLS AND CS ARE PLACED AT ALL POINTS SHOWN THUS.....■
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 JUNE 10TH, 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

THIS ____ DAY OF _____, 2026

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

MANITOBA LAND SURVEYOR



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

Caltech

DRAWN BY: AV
CHECKED BY: BW
CALTECH NO. 26-1297-00-LAC01-R0