

Conditional Use

Name of Property Owner: 4722 W48 MB LTD.
 Name of Applicant: DWAYNE FLUKER
 Civic Address of Property: 3000 - RICHMOND AVIZ EAST BRANDON MB.
 Legal Description of Property: NE 1/4 SECTION 7-10-18 WPM
Parcels A+B, Plan 55244 BLTO

References:

BAPD Development Plan By-law No. 78/01/04
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642
 Urban Design Standards and Guidelines

Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Conditional Use Request:

To allow for an Automotive Service Station and Storage Facility in the MG Industrial General Zone, to allow for above ground fuel tanks.

I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Owner: Dwayne Fluker Date: JANUARY 26-2015.
 Address: 1805 - 34TH STREET BRANDON MB E-Mail: trivave@msms.net
 Home Phone: 204-729-8510 Cell Phone: 204-729-7679 Work Phone: 204-728-3669

Signature of Applicant: Dwayne Fluker Date: January 26 2015
 Address: as above E-Mail: " "
 Home Phone: " " Cell Phone: " " Work Phone: " "

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>Waleed</u>	Planning File No.: <u>C-03-15-B</u>	CityView No.: <u>PLCU2015-17</u>	
Date Application Received: <u>Feb 6/15</u>	Payment Date: <u>Feb 6/15</u>	Receipt No.: <u>2015-2567</u>	Amount: <u>\$555.00</u>
Conditional Use - Application			REV01/13



Letter of Authorization

Date: JANUARY 26 | 2015

To: City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

RE: 3000 - Richmond Ave East (address or legal description of application)

I (We) hereby give authorization to:

RALPH McDONALD. (Applicant's name)

To apply for a Development application for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title:

<u>DWAYNE FLUKER</u> Name (Print)	<u>Dwayne Fluker.</u> Name (Signed)	<u>January 26 2015</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date

BURGESS LAW OFFICE*

John W. Burgess, Q.C.
C.A.

Karen L. Webb*
B.Sc. Agric LL.B.
*also a member of the Ontario Bar

Alexander K. Burgess
B.A. J.D.

BRANDON OFFICE:
3000G Victoria Avenue
Brandon, Manitoba R7B 3Y3
Telephone: (204) 725-7070
Fax: (204) 727-5995
Email brandon@burgesslawoffice.net

MINNEDOSA OFFICE:
Box 65
Minnedosa, Manitoba R0J 1E0
Telephone: (204) 867-2935
Fax: (204) 867-3448

February 2, 2015

City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, Manitoba, R7A 0P3

Dear Sirs:

**RE: 4722648 Manitoba Ltd.
Conditional Use Requirements**


This will confirm that 4722648 Manitoba will be operating a heavy equipment service shop and storage at Parcels "A" and "B", Plan 55244 BLTO and we will be requiring on-site diesel fuel storage. As such we will be wanting to put outside fuel storage as we did on our previous property on 936 Douglas Street.

As per your request please find enclosed a copy of our last Annual Return for 4722648 Manitoba Ltd. as well as the current Status of Title as again per your request.

This will confirm that this site will be compatible with the general nature of the surrounding industrial area and it will not be detrimental to the health or general welfare of people in the surrounding area. This site is also consistent with the provisions of the required by-laws.

If you require anything further for this conditional use please advise.

Yours truly,


JOHN W. BURGESS, Q.C.
JWB/ms
Encls.

WOLSELEY

Mechanical Group

Plumbing • Waterworks • PVF • Hydraulics • HVAC

BRANDON

2312 PARK AVE.

R7B 052

PH: (204) 571-2300

FX: (204) 725-5286

DRYDEN

330 KENNEDY RD.

P8N 3E5

PH: (807) 221-2008

FX: (807) 221-2009

KENORA

#5 - 1 DENNIS PLACE

BOX 1430 P9N 3W7

PH: (807) 548-2177

FX: (807) 548-8780

THUNDER BAY

1149 ROLAND ST.

P7B 5M5

PH: (807) 622-5355

FX: (807) 622-5793

HVAC

1365 ERIN ST.

R3E 2S7

PH: (204) 775-9731

FX: (204) 783-4258

REGENT

12-1500 REGENT AVE.

R2C 4M4

PH: (204) 224-4445

FX: (204) 663-3217

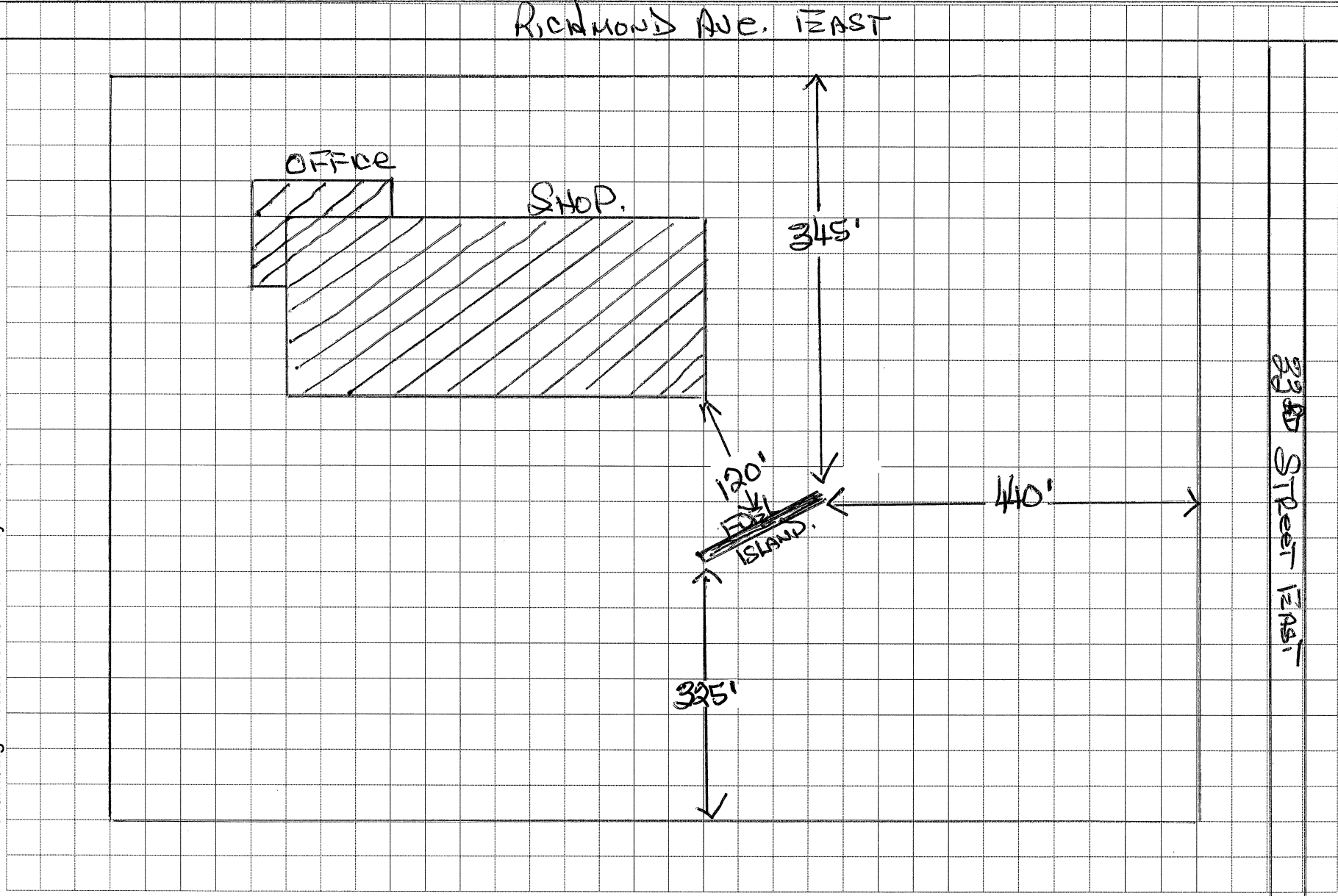
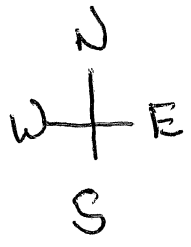
WINNIPEG

1300 ST. MATTHEWS AVE.

R3G 3K4

PH: (204) 786-7861

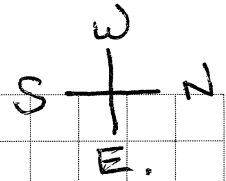
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