



Planning & Building Safety Department  
 638 Princess Avenue. Brandon MB. R7A 0P3  
 T: 204.729.2110 F: 204.728.2406  
 www.brandon.ca/planning

**Conditional Use**

Name of Property Owner: Brandon School Division  
 Name of Applicant: Mel Clark  
 Civic Address of Property: Betty Gibson Elementary School, 701-12<sup>th</sup> street  
 Legal Description of Property: Lots 1 to 28 and 31 to 40 Inclusive of Block 33 Plan 16 BLTO IN NW 1/4 14-10-19 WPM

**References:**

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

*\*\*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:**

The Brandon School Division requests permission to install a 930 sq/ft modular classroom which will be used to replace a classroom in the school that is being reassigned as a Special Needs Grooming Room. The modular classroom will not require any additional staff for the school.

*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:  Date: June 19, 2015

Address: 1031-6th Street Bdn/Mb R7A 4K5 E-Mail: labossiere.denis@bsd.ca  
Street Address City/Province Postal Code

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Work Phone: 204-723111

Signature of Applicant:  Date: June 19, 2015

Address: 1031-6th Street Bdn/Mb R7A 4K5 E-Mail: clark.mel@bsd.ca  
Street Address City/Province Postal Code

Home Phone: \_\_\_\_\_ Cell Phone: 204-729-1403 Work Phone: 204-729-3977

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

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u>Robert Zilke</u>	Planning File No.: <u>C-10-15-B</u>	CityView No.: <u>2015-59</u>	
Date Application Received: <u>June 22/15</u>	Payment Date: <u>June 22/15</u>	Receipt No.: <u>2015-2895</u>	Amount: <u>\$ 555.00</u>
Conditional Use - Application			REV01/13



**Letter of Authorization**

Date: June 18, 2015

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

RE: Betty Gibson School, 701-12<sup>th</sup> St. (address or legal description of application)

I (We) hereby give authorization to:

Mel Clark (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>Denis Labossiere</u>	<u></u>	<u>June 22, 2015</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date



# BRANDON SCHOOL DIVISION

## *Office of Facilities and Transportation*

Mr. Mel D. Clark, Director of Facilities/Transportation

Mr. Ron Harkness, Supervisor of Transportation

Mr. Barry J. Stamper, Supervisor of Facilities

### Letter of Intent for 1 Portable Classroom at Betty Gibson School

The Brandon School Division has been awarded 1 portable classroom for Betty Gibson School by the Manitoba Public Schools Finance Board. The Division intends to have this classroom installed during the summer school break so that it is ready for students in the fall of 2015.

The Division plans to place the portable directly south of the school that is located at 701-12<sup>th</sup> Street. The area chosen is close to an exterior exit used by students for recess breaks and just south of an asphalt pad directly adjacent to an existing modular classroom. This location will allow for easy access to the school and adjacent playground.

The portable classroom has been awarded to the Division by the Province, to replace a classroom in the school that is being reassigned as a Special Needs Grooming room.

The classroom will not pose any environmental concerns to the school or neighborhood. It is a self-contained unit that has electrical and fire alarm services connected to the main school building. There is no water in the portable, so no water or sewer services will be required.

The school property is zoned E1 and is located in a primarily residential neighborhood. Since the present use of our land is E1 the classroom should fit into the primary use of the property. The classroom is new and is being manufactured at the present time.

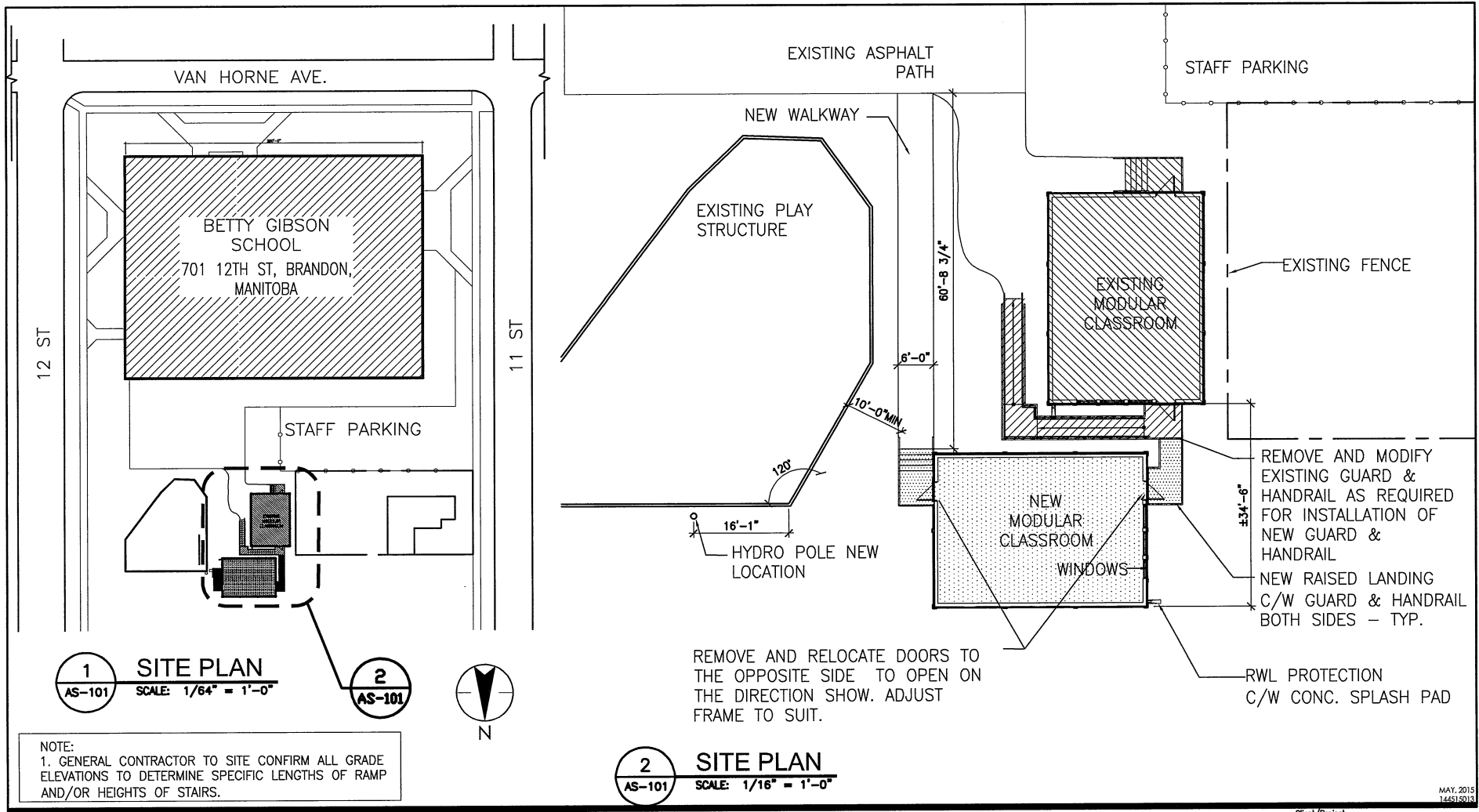
There will be no outdoor storage associated with this project.

The school is presently fenced with a 6ft chain link fence that will remain and the school site is totally landscaped. We don't see any changes in these items with the installation of this classroom.

The portable classroom will be installed on a concrete footing and wall that will totally enclose the underneath of the classroom. The classroom will be approx. 30" of the ground and steps will provide access to them on the north side nearest the school entrance. The south side of the classroom will have the appropriate wheel chair ramps and steps to serve the playground doors.

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*"Accepting the Challenge"*



MAY, 2015  
144515013



905 WAVERLEY STREET  
Winnipeg, Manitoba/Canada/R3T 5P4  
www.stantec.com



1	ISSUED FOR CONSTRUCTION	DS	JM	15.06.12
Issued		By	Appd.	YY.MM.DD

Client/Project  
 BETTY GIBSON SCHOOL  
 MODULAR CLASSROOM  
 BRANDON, MB  
 Figure No.  
 AS-101  
 Title  
 SITE PLAN