

Planning & Building Safety Department
421 – 9th Street, Brandon, MB R7A 4A9
T: 204.729.2110 F: 204.728.2406

APPLICATION FOR SUBDIVISION

NAME OF PROPERTY OWNER: Assiniboine Industrial Services Inc./Assiniboine Coating Systems Inc.

NAME OF APPLICANT: Lawrence W. Donald, Donald Legal Services

CIVIC ADDRESS OF PROPERTY: 2110 – 49th Street E., Brandon, MB

LEGAL DESCRIPTION OF PROPERTY: L3, B2, P2147

References:

BAPD Development 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***

Subdivision Request: to subdivide the existing Lot 3 into four segments, the two largest of which extend for the full 330 metre East-West width of the Lot, while the 2 smaller segments will create westerly extensions of the existing Lots 1 & 2 which will be consolidated to create four comparably sized Lots all approximately 330 metres East-West.

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: [Signature] DATE: JULY 16/14
SHAWNE ELDER (PRESIDENT)

ADDRESS: SITE 405, BOX 2, RR#4 R7A 5Y4 BRANDON, MB EMAIL: sandblasting@mymts.net
Street address Postal Code City/Prov

HOME PHONE: _____ CELL PHONE: (204) 721-0090 WORK PHONE: (204) 728-8002

SIGNATURE OF APPLICANT: [Signature] DATE: JULY 16, 2014
LAWRENCE W. DONALD

ADDRESS: 22 SIXTH STREET R7A 5Y4 BRANDON, MB EMAIL: LD@donaldlegal.com
Street address Postal Code City/Prov

HOME PHONE NO: _____ CELL PHONE: _____ WORK PHONE: (204) 729-4900

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, 421 – 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>W. Wood</u>	Planning File No.: <u>2110-49th</u>	CityView No.: <u>2014-186</u>	
Date Application Received: <u>July 21, 2014</u>	Payment Date: <u>July 21, 2014</u>	Receipt No.: <u>465</u>	Amount: \$ <u>465.00</u>
Subdivision – Application			REV01/13

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached			
Semi-Detached			
Two Family			
Multifamily			
Other Residential			
Parks and Open Space	N/A	N/A	
Industrial	N/A		
Commercial	N/A	4	
Institutional	N/A		
Roadway/Laneway ROW	N/A	N/A	
Other Non-Residential	N/A		
Totals	0	4	0

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



DONALD LEGAL SERVICES

22 Sixth Street
Brandon, MB
R7A 3N1

P: (204) 729-4900
F: (204) 728-4477
www.donaldlegal.com

Lawrence W. Donald, LL.B., C.Arb.
Ld@donaldlegal.com
Jarett Kehler, B.A., LL.B.
Jkeehler@donaldlegal.com

July 18, 2014

Brandon & Area Planning District
421 – 9th Street
Brandon, MB R7A 4A9

DELIVERED

Attention: Waleed Albakry

Dear Mr. Albakry:

**RE: Application to Subdivide 2110 - 49th Street East, Brandon
(L 3, B 2, P 2147 BLTO – SE 8-10-18 WPM)
Re-zoning Application 1950, 2010 and 2110 – 49th Street East, Brandon
Assiniboine Industrial Services Inc./Assiniboine Coating Systems Inc.**

We enclose the following:

1. Our cheques to your order in the sum of \$465.00 for Application of Subdivision and \$2725.00 for Re-zoning Application and Advertising Fee for Re-zoning Application;
2. Application for Subdivision with letter of authorization, all of which is executed by Assiniboine Industrial Services Inc. ("AIS") and Assiniboine Coating Systems Inc. ("ACS"), AIS being the registered owner of the property to be subdivided, and one of the Lots (Lot 1, 1950 – 49th Street E.) to be consolidated with one of the Lots created by the subdivision, the other being owned by ACS, which is the owner of Lot 2, together with the owners letter of authorization appointing the writer as Applicant;
3. Re-zoning Application executed by the above-captioned companies, as owners, appointing the writer as Applicant;
4. Current Status of Title Nos. 2602921/2 and 2631578/2 with respect to Lots 1-3, respectively, and
5. Site Plan which we can forward to you in PDF format upon request.

In summary, the purpose of these Applications is to create four relatively uniform sized Lots in place of the existing three Lots and to confer upon them consistent MH zoning. Although there are no immediate plans for development beyond that which has already taken place on Lot 1 (1950 – 49th Street East) this is intended to help to address the growing need for heavy industrial property in the east end industrial portion of our City.

It is anticipated that a development of this nature will be of substantial assistance to the City in attracting the type of industrial development which it is understandably seeking to broaden its tax base as a consequence of the increasing petroleum activity in the southwestern Manitoba region.

We trust you will find the foregoing to be satisfactory for your purposes to initiate the process and look forward to addressing any questions or concerns you may have as this matter proceeds.

Yours truly,

DONALD LEGAL SERVICES

Per:



Lawrence W. Donald

LWD/sa Enclosures

cc. Assiniboine Group
Attention: Shawne Elder

Planning & Building Safety Department
421 – 9th Street, Brandon, MB R7A 4A9
T: 204.729.2110 F: 204.728.2406

Letter of Authorization

Date: July 16, 2014

To: City of Brandon
Planning & Building Safety Department
421 – 9th Street
Brandon, MB R7A 4A9

RE: L3, B2, P2147 (address or legal description of application)

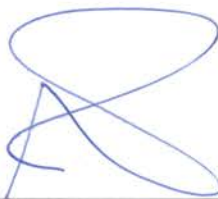
I (We) hereby give authorization to:

Lawrence W. Donald c/o Donald Legal Services (Applicant's name)

To apply for a Development application for the above address.

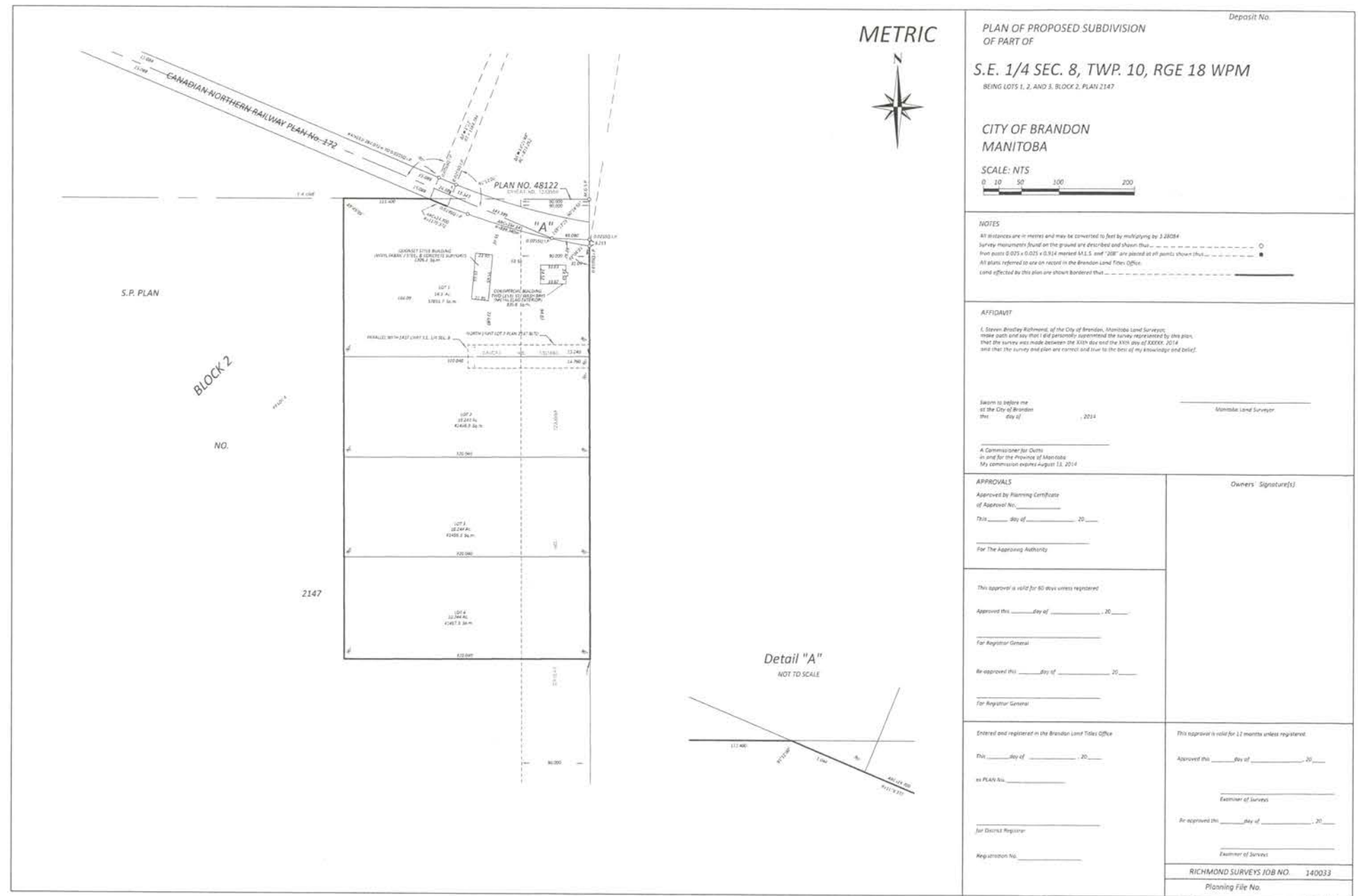
Registered Owner(s) on the Current Status of Title or Certificate of Title:

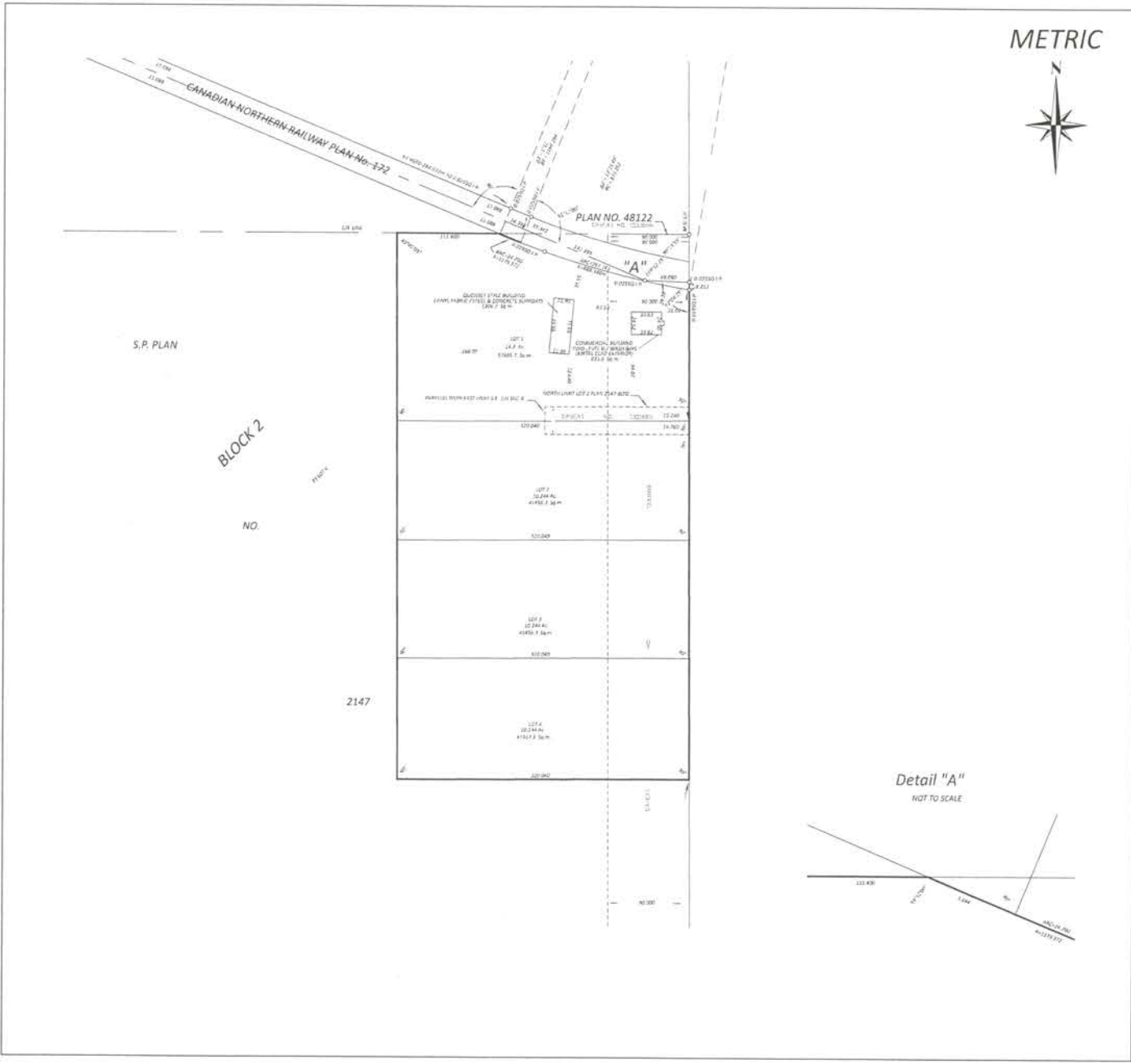
Shawne Elder (President):
Assiniboine Industrial Services
Ltd. & Assiniboine Coating
Services Inc.



July 16/2014

Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____









METRIC



PLAN OF PROPOSED SUBDIVISION
OF PART OF
S.E. 1/4 SEC. 8, TWP. 10, RGE 18 WPM
BEING LOTS 1, 2, AND 3, BLOCK 2, PLAN 2147

CITY OF BRANDON
MANITOBA

SCALE: 1:2000
0 10 50 100 200

NOTES
All dimensions are in metres and may be converted to feet by multiplying by 3.28084.
Survey monuments found on the ground are described and shown thus:  
Iron posts 0.025 x 0.914 marked M.L.S. and "200" are placed at all points shown thus: 
All points referred to are on record in the Brandon Land Titles Office.
Land affected by this plan is shown bordered thus: 

AFFIDAVIT
I, Steven Bradley Richmond, of the City of Brandon, Manitoba Land Surveyor,
make oath and say that I did personally inspect and the survey represented by this plan;
that the survey was made between the XXth day and the XXth day of XXXX, 2014
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 _____, 2014

Manitoba Land Surveyor

A Commissioner for Oaths
in and for the Province of Manitoba
My commission expires August 11, 2014

APPROVALS
Approved by Planning Certificate
of Approval No. _____
This ____ day of _____, 20 ____

For The Approving Authority

This approval is valid for 60 days unless registered.
Approved this ____ day of _____, 20 ____

For Registrar General
Re-approved this ____ day of _____, 20 ____

For Registrar General

Entered and registered in the Brandon Land Titles Office
This ____ day of _____, 20 ____
my PLAN No. _____

for District Registrar
Registration No. _____

Owners' Signature(s)

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

RICHMOND SURVEYS JOB NO. 140033
Planning File No. _____