

Application for Subdivision

Name of Property Owner: 6636251 Manitoba Ltd
Name of Applicant: VBJ Developments Ltd
Civic Address of Property: 1901 & 1955 34th Street
Legal Description of Property: Pt. SW 1/4 10-10-19 WPM

References:

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

See Letter of Intent for details.

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: 12/12/14

Address: 2404 Park Avenue Brandon MB R7B 0S3 E-Mail: _____

Home Phone: _____ Cell Phone: _____ Work Phone: (204) 728-2235

Signature of Applicant: [Signature] Date: 12/12/14

Address: 2404 Park Avenue Brandon MB R7B 0S3 E-Mail: Steve@VBJDevelopments.ca

Home Phone: _____ Cell Phone: (204) 761-0904 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: [Signature] Planning File No.: 4500-14-595 CityView No.: 2014-152
Date Application Received: 12/12/2014 Payment Date: 12/12/14 Receipt No.: 2014-2466 Amount: \$465.00
Subdivision - Application REV01/13

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached	50	50	29135
Semi-Detached			
Two Family			
Multifamily			
Other Residential			
Parks and Open Space	N/A	N/A	
Industrial	N/A		
Commercial	N/A		
Institutional	N/A		
Roadway/Laneway ROW	N/A	N/A	11149
Other Non-Residential	N/A		
Totals	50	50	40284

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant Land
Proposed	<input checked="" 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"/>	Vacant Land
Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES

December 12, 2014

Letter of Intent

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

Re: Subdivision & Zoning Applications for Downey Lands

VBJ Developments is applying on behalf of the owner of the property (6636251 Manitoba Ltd) to rezone part of 1901 & 1955 34th Street (Pt. SW ¼ 10-10-19 WPM) from Agricultural (A) to Residential Single Family (RSF). This zoning application is being applied for in combination with a Subdivision Application to create fifty (50) single family lots and public roads.

This will be the first stage of development on the SW ¼ 10-10-19 WPM after the completion of the SW Brandon Secondary Plan and the Downey Lands Neighbourhood Plan.

The first stage of development will include 50 single family lots beginning from the intersection of Marquis Crescent and Maryland Avenue at the north end of the site.

Development Plan & Zoning

The property is designated Residential as indicated on Map 1: Urban Land Use in the Brandon & Area Planning District Development Plan 2013 By-law 95/01/12. The property is identified as Agricultural (A) according to the City of Brandon Zoning By-law 6642, as amended. The property will be rezoned to Residential Single Family (RSF) which corresponds to the Residential designation in the Development Plan.

SW Brandon Secondary Plan

The proposed zoning of Residential Single Family (RSF) complies with the intent of the SW Brandon Secondary Plan which designates this area as Residential Low Density; which allows for zonings of Residential Low Density Multiple Family (RLD) and Residential Single Family (RSF) zones.

Neighbourhood Plan

The Downey Lands Neighbourhood Plan can be referenced to show how the proposed application meets the intent of the Brandon & Area Planning District Development Plan, SW Brandon Secondary Plan and City of Brandon Zoning By-law. The Neighbourhood Plan covers topics including: Area Context, Site Overview, Secondary Plan Compliance, Open Space and Amenities Plan, Population and Housing, Phasing Plan, Building Design Considerations along with appendices of a Municipal Servicing overview and a Traffic Impact Study. The information in the Neighbourhood Plan will allow the City to calculate a Financial Impact Statement that will then become part of the Neighbourhood Plan. The Public Participation Process will happen in early January with a report to follow. This report will become the last component of the Downey Lands Neighbourhood Plan.

There are no environmental issues on the property.

VBJ Developments Ltd. is looking forward to the start of new development taking place in this area and hope to work with the City of Brandon Planning and Engineering Departments in order to receive a positive recommendation towards our applications to the City of Brandon Planning Commission and City of Brandon Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve McMillan', with a long horizontal line extending to the right.

Steve McMillan
VP of Planning Services
VBJ Developments Ltd.

Letter of Authorization

Date: 12/12/14

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

RE: 1901 & 1955 34th Street (address or legal description of application)

I (We) hereby give authorization to:

VBJ Developments Ltd (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:

Vionell K Jacobson
Name (Print)

[Signature]
Name (Signed)

Dec 12/14
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)


Name (Signed)

Date



METRIC



1. ALL DISTANCES ARE IN METERS AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.
2. SURVEY MONUMENTS WERE FOUND OR PLACED IN THE GROUND ARE DESCRIBED AND SHOWN AS: .
3. ALL PLANS REFERRED TO ARE ON RECORD IN THE MANITOBA LAND TITLE OFFICE.
4. RELEVATIONS ARE SHOWN FROM CITY OF BRANDON RECREATION VIA 16.400' (BRANDON) CORNER OF SECTION 10-10-19 WPM (E. QUARTER) - (W. QUARTER) (UNDEVELOPED).
5. AREA OF ENTIRE PARCEL = 158.238 ACRES OR 6368.810 HECTARES.

NOTE(S)

CERTIFICATE OF TITLE NO. 12-01790
 REGISTERED OWNER: PROGRESS PROPERTIES LTD.
 LEGAL DESCRIPTION:
 FIRSTLY: THE SW 1/4 OF SECTION 10-10-19 WPM
 BEGIN AT THE POINT OF BEGINNING AS FOLLOWS:
 COMMENCEMENT AT A POINT ON THE NORTHERN LIMIT OF SAID QUARTER SECTION 160 FEET ELY
 FROM THE CORNER OF SAID QUARTER SECTION.
 THENCE SLY AND PARALLEL TO THE WESTERN LIMIT OF SAID QUARTER SECTION 160 FEET;
 THENCE N80°E AND PARALLEL TO THE SOUTHERN LIMIT OF SAID QUARTER SECTION 160 FEET;
 THENCE SLY AND PARALLEL TO THE WESTERN LIMIT OF SAID QUARTER SECTION 160 FEET;
 THENCE N80°E AND PARALLEL TO THE SOUTHERN LIMIT OF SAID QUARTER SECTION TO THE
 WESTERN LIMIT OF SAID QUARTER SECTION.
 THENCE NLY ALONG THE WESTERN LIMIT OF SAID QUARTER SECTION TO A FORESTED
 CORNER.
 THENCE EAST ALONG THE NORTHERN LIMIT OF SAID QUARTER SECTION TO THE POINT OF
 COMMENCEMENT.
 ALSO: SLY PLANE OF SURVEY 1801, 1794, AND 1791 BLTD
 FURTHER EXC. THE ELY 30 FEET POLE
 AND EXC. ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 121987
 IN THE SW 1/4 10-10-19 WPM.
 SECONDLY: PARCEL 2 PLAN 1791 BLTD
 EXC. THE ELY 30 FEET
 AND EXC. ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 121987
 IN THE SW 1/4 10-10-19 WPM.
 THIRDLY: PARCEL 4 PLAN 1791 BLTD
 EXC. THE ELY 30 FEET
 AND EXC. ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 122001
 IN THE SW 1/4 10-10-19 WPM.
 SHOWPROVIDES:
 THERE ARE NO ACTIVE CHARGES REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE.

CERTIFICATE OF TITLE (S)

A	12/15/2012	ISSUED FOR REVIEW
REV	01/15/2013	FINAL

To: J & G HOMES

I, Steven Bradley Richmond, of the City of Brandon, Manitoba Land Surveyor,
 do hereby certify and say that I did personally supervise the survey represented by
 this plan, that the survey was made between the _____ day of _____ and the
 day of _____, 2012, and that the survey and plan are correct and true to the best of
 my knowledge and belief.



Manitoba Land Surveyor

SURVEYOR'S CERTIFICATION

DRAWING SCALE: 1 : 200

PROJECT TITLE & LOCATION

J & G HOMES / PT SW 1/4 10-10-19 WPM

DRAWING TITLE

CONTOUR PLAN W/ LOT DIMENSIONS



BOX 131
 FOREST, MANITOBA
 R5B 0B2
 P. 224.761.0179

E: RICHMONDSURVEYS@RICHMOND.COM P: 224.761.0179

DRAWN BY S.R.	APPROVED BY S.R.	DATE DEC. 14, 2012
RICHMOND SURVEYS JOB NO. 12-091		SHEET 1 OF 1