



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: City of Brandon
Name of Applicant: 4538481 Manitoba Ltd.
Civic Address of Property: 2105 Brandon Avenue
Legal Description of Property: Lot 52 Block 2 Plan 148

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 the Easterly 60' of the Sly 160' of the property to be used for an addition to the Applicants adjacent commercial property.

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: J. Marshall Date: 08/12/14
Address: 410 9th Street, Brandon, MB R7A 6A2 E-Mail: t.marshall@brandon.ca
Home Phone: _____ Cell Phone: _____ Work Phone: (204) 729-2232
Signature of Applicant: [Signature] Date: Aug. 12/14
Address: c/o Roy Johnston | TDS, 363-10th Street, Brandon, MB R7A 4E9 E-Mail: per@tdslaw.com
Home Phone: _____ Cell Phone: _____ Work Phone: (204) 727-0761

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: Robert Zinke Planning File No.: 4500-14-596 CityView No.: PLSUB2014-147
Date Application Received: Dec. 17/14 Payment Date: Dec. 17/14 Receipt No.: _____ Amount: \$465-
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	One	9600 sq ft.
Institutional	N/A		
Roadway/Laneway ROW	N/A	N/A	
Other Non-Residential	N/A		
Totals	0	0	9600

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
Proposed	<input checked="" 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 checked="" type="checkbox"/>	

August 13, 2014

City of Brandon
Planning and Building Safety Development
421-9th Street
Brandon, MB R7A 4A9

Letter of Intent

Re: Subdivision Application and Zoning Amendment
Re: 2105 Brandon Avenue
Lot 52 Block 2 Plan 148

The applicant is the owner of the property at 2025 Brandon Avenue, Brandon, Manitoba R7B 4E5 which is the location of Brandon Source for Sports.

Arrangements have been made with the City of Brandon to purchase a 60 foot strip of the adjacent property to the West.

The additional land is to be used for an expansion of the Source for Sports building and additional parking.

Neighbouring properties to the East on Brandon Avenue are all similar commercial uses and we believe this Application is consistent with the Development Plan.

Yours Truly,

4538481 Manitoba Ltd.
per:



A handwritten signature in black ink, appearing to be 'Rued', is written over a horizontal line.



TANYA MARSHALL, PROPERTY ADMINISTRATOR
DEVELOPMENT SERVICES DIVISION
638 Princess Avenue, Brandon, MB. R7A 0P3
Phone: (204) 729-2232 Fax: (204) 725-3235
Email: t.marshall@brandon.ca

December 12, 2014

City of Brandon
Planning Department

Attention: Robert Zilke

Dear Mr. Zilke:

RE: **Subdivision Application ~ 2105 Brandon Avenue**

Further to the above application submitted to your department on November 21st, 2014, this will confirm that the City owned property will be subdivided into three (3) parcels as follows.

- Parcel 1: currently exists as a legally closed public reserve and will be for the future development of affordable housing subject to a call for proposals. Once the proposal is awarded, the property will be rezoned in accordance with the successful proponent's concept plan.
- Parcel 2: as part of an Offer to Purchase Agreement dated November 24th, 2014 the parcel will be transferred and consolidated with the adjacent property owner at 1040-20th Street. Their immediate intended use will be to locate an enclosed structure for yard storage.
- Parcel 3: as part of an Offer to Purchase Agreement dated July 24th, 2014 the parcel will be transferred and consolidated with the adjacent property owner at 2025 Brandon Avenue. Their immediate plan will be to expand their existing building as per the submitted site plan.

Should you require anything further or have any questions in this regard, please let me know.

Yours truly,

A handwritten signature in black ink that reads "Tanya Marshall".

Tanya Marshall
Manager of Property Administration

Letter of Authorization

Date: November 21, 2014

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

RE: 2105 Brandon Avenue (address or legal description of application)

I (We) hereby give authorization to:

4538481 Manitoba 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:

<u>Tanya Marshall</u> Name (Print)	<u>J. Marshall</u> Name (Signed)	<u>Nov 21/14</u> Date
<u>manager of Property Administration</u>		
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date

2105 Brandon Avenue



