

Community Participation Report: Re: 2222 Currie Boulevard, Brandon, MB.

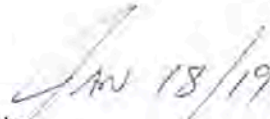
On January 1, 2019, all the contacts that the Development Board provided that were within the legal notification zone, were sent a copy of the re-zoning letter to the Development Office, and detailed potential site plans of the expected entities for redevelopment. Site identification was very clear as was the invitation for comments or questions both directly to me or the Development Office.

As on January 18th, 2019, there has been no response or questions forwarded to me.

Therefore, there is no additional public meeting that will be held other than the opportunities that will be made available through the official public rezoning process.



Richard Golletz



Date:

PROPERTY OWNER	ADDRESS	CITY	PROV	PCODE
PROPERTY OWNER	170 DALY CRES	BRANDON	MB	R7A 6V8
PROPERTY OWNER	2201 LYNDAL DR	BRANDON	MB	R7A 7K9
PROPERTY OWNER	2205 LYNDAL DR	BRANDON	MB	R7A 7K9
PROPERTY OWNER	2215 LYNDAL DR	BRANDON	MB	R7A 7K7
PROPERTY OWNER	2227 LYNDAL DR	BRANDON	MB	R7A 7K7
PROPERTY OWNER	2239 LYNDAL DR	BRANDON	MB	R7A 7K7
PROPERTY OWNER	2245 LYNDAL DR	BRANDON	MB	R7A 7K7
PROPERTY OWNER	547 BRENTWOOD VILLGE	BRANDON	MB	R7B 4C7
PROPERTY OWNER	6 WREN CRES	BRANDON	MB	R7B 0S6
PROPERTY OWNER	A 1340 10TH ST	BRANDON	MB	R7A 6Z3
PROPERTY OWNER	P.O. Box 298	DELORAINE	MB	R0M 0M0

*LIST OF PROPERTY OWNERS NOTIFIED
OF RE-ZONING INTENTIONS*

NOTIFIED BY MAIL.

December 29, 2018

Attention, Concerned Property Owner

As you may be aware through the Brandon Sun, I Rick Golletz am attempting to rezone the property, **Civic address of 2222 Currie Boulevard** on the west site of 18th St. South.

As per requirements from the City of Brandon Planning Board, I am notifying you, my neighbors directly of this action. I have attached information describing the area to be affected by the rezoning application. There is no on entity that is committed to building on the land at this time, that is why there are two conceptual plans provided. This is the type of end result that would in all likelihood develop on this property. The land is being changed to CAR (Commercial Arterial) from RMH (Residential Mobile Homes) so that it can be marketed for redevelopment. The CAR designation dictates exactly what is allowed in this type of Zoning. If you require more information of what can be built in CAR, please do not hesitate in contacting the Development Department of the City of Brandon.

Developmental Services Department
638 Princess Ave.
Brandon Manitoba, R7A 0P3
204-729-2186

If you have any other question regarding the project, please contact me directly at:
Rick Golletz

**Email Preferred so that I have a printable documentation for the
Development Office.**

rickg@mymts.net


204-721-1250 cell phone.

Thank you for your time and attention.



Rick Golletz

City of Brandon
Planning, Property & Buildings Department
Development Services Department
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

 , 2019

Attention: Andrew Mok, Senior Planner

Re: Application for the Rezoning of 2222 Currie Boulevard

Rick Golletz the landowner, is applying to rezone the 2222 Currie Boulevard property from RMH Residential Mobile Homes to CAR Commercial Arterial for the future commercial redevelopment of the property. The property is currently occupied by a mobile home park.

The property is legally described as Lots 1 to 8 in Block 4 of Plan 1118 at the civic address of 2222 Currie Boulevard in the City of Brandon registered in the Brandon Land Titles Office under certificate of title # 1877520 and shown under municipal roll #390971.

With frontage on Currie Boulevard of 597.15' the subject property is a rectangular parcel with a total area of 149,287.50 square feet according to the provincial municipal assessment records.

The **South** limit is bordered by Patricia Avenue extending west of 18th street. The property is bordered on the south by a large land package proposed for new development with commercial retail and big box facilities west of 18th Street with varied residential development proposed for the area west of the proposed commercial development. Currie Boulevard is the west service road bordering the subject on the west side of the paved 18th Street South, also known as Provincial Highway #10.

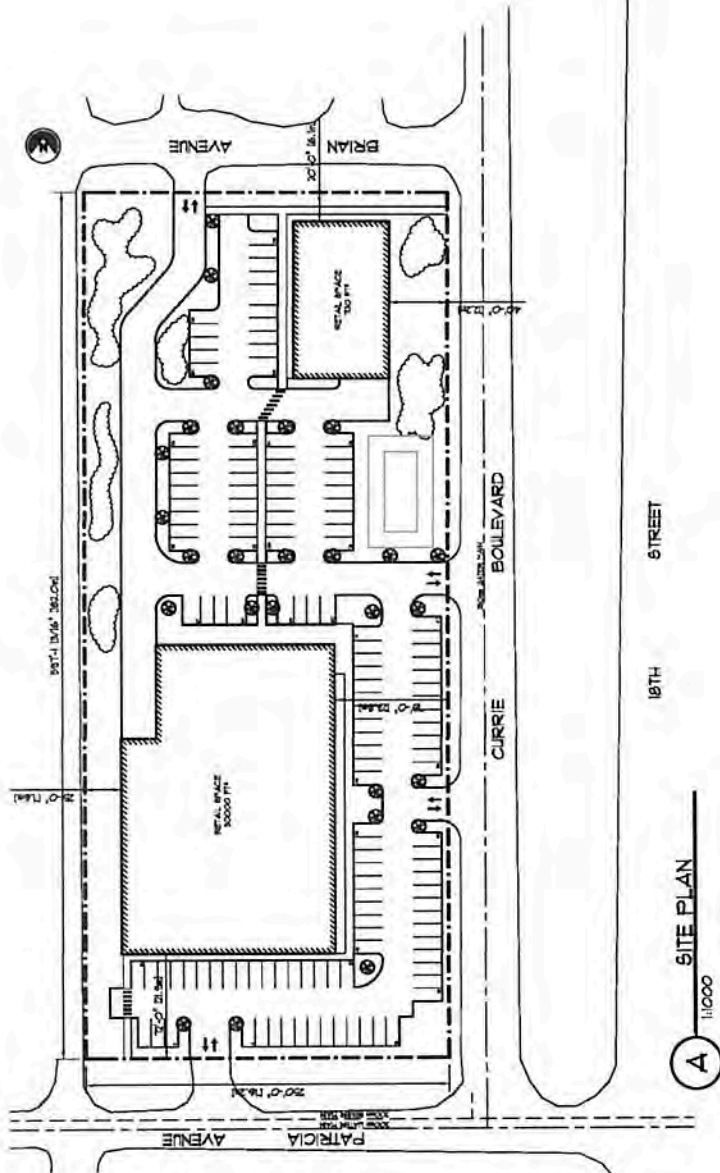
Land to the **West** of the subject is developed as a mobile home park with primarily modern structures, in addition to a few modern multifamily apartment units.

Directly **North** is commercial arterial development with restaurant, recreational facilities, hotel, office, retail and auto as well as agricultural equipment sales and service facilities.

East of the subject is the Highway #10 (or 18th Street South) and further are varied residential properties with commercial facilities further north.

Previously the subject was developed as a portion of the mobile home park to the west with earlier style mobile homes. Zoned "RMH" residential mobile home use due to the original existing use; the land under projected planning forecasts is designated for "CAR" commercial arterial zoning similar to the original portions of the park to the north which have been redeveloped under that zoning.

2222 CURRIE BLVD
LOT: 1/8 BLOCK: 4 PLAN: 1118



YBRDESIGN
653 4TH STREET N. BRANDON, MB R7A 2M9
204.721.4049 #BURGESS@YBRDESIGN.CA

2018.CSI - 10.12.18

2222 CURRIE BLVD
 LOT: 1/8 BLOCK: 4 PLAN: 1118

