



Amendment to Zoning By-law No. 7124

Name of Property Owner: _____

Name of Applicant: _____

Civic Address of Property: _____

Legal Description of Property: _____

References:

- BAPD Development Plan By-law No. 95/01/12
- Applicable Secondary Plan By-law
- City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Proposal: _____

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant: _____ Date: _____

Address: _____ Postal Code: _____

Phone No.: (Primary) _____ (Secondary) _____

Email Address: _____

Signature of Owner: _____ Date: _____

Address: _____ Postal Code: _____

Phone No.: (Primary) _____ (Secondary) _____

Email Address: _____

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 & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: _____ Planning File No.: _____ CityView No.: _____

Date Application Received: _____ Payment Date: _____ Receipt No.: _____ Amount: \$ _____

Application for Subdivision

Name of Property Owner: _____

Name of Applicant: _____

Civic Address of Property: _____

Legal Description of Property: _____

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Subdivision Request:

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant: _____ Date: _____

Address: _____ Postal Code: _____

Phone No.: (Primary) _____ (Secondary) _____

Email Address: _____

Signature of Owner: _____ Date: _____

Address: _____ Postal Code: _____

Phone No.: (Primary) _____ (Secondary) _____

Email Address: _____

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FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: _____ Planning File No.: _____ CityView No.: _____

Date Application Received: _____ Payment Date: _____ Receipt No.: _____ Amount: \$ _____

Subdivision - Application

REV 12/2018

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m²)
Detached			
Semi-Detached			
Duplex			
Row House			
Multiple Dwellings			
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	
Other Non-Residential	N/A		
Totals			

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present				
Proposed				
Water Supply	Piped Water	Community Well	Individual Well	Other
Present				
Proposed				
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present				
Proposed				

June 26, 2019

Our Files: Z-06-19-B

RE: Rezoning and Subdivision Applications for 1910 and 2000 Bell Avenue, and 1910 Hamilton Avenue, Brandon, MB

On behalf of Waverley Developments Ltd. and Executive Homes 2000 Ltd., the City of Brandon (the City) is applying for the following:

- Rezone
 - A part of 1910 Bell Avenue from Development Reserve (DR) to Commercial Arterial (CAR)
 - A part of 1910 Hamilton Avenue from Agricultural (A) to Commercial Arterial (CAR)
- Subdivide 1910 and 2000 Bell Avenue, and 1910 Hamilton Avenue to create three new lots and a public road
 - Proposed Lots 4 and 5 shown on the subdivision application map will be consolidated into a single title

In accordance with an agreement between the two property owners and the City, these applications will resolve property issues, and enable future development of the Oakridge Estates neighbourhood by providing two legal accesses.

Sincerely,



Ryan Nickel, RPP
Chief Planner



Letter of Authorization

Date: June 13, 2019

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

RE: LOT 72 & 73 PLAN 48868 BLTO

I (We) hereby give authorization to:

Agent on behalf of the City of Brandon – Chief Planner, Ryan Nickel

To apply for subdivision and zoning by-law amendment requests for the above properties as per Settlement Agreement dated June 13th, 2019.

Registered Owner(s) on the Current Status of Titles:

EXECUTIVE HOMES 2000 LTD.

Name (Print)


Name (Signed)

June 13/19
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date



Letter of Authorization

Date: June 13, 2019

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

RE: LOT 72 PLAN 48868 BLTO (1910 Bell Ave)
PT. NE 34-10-19 WPM (1910 Hamilton Ave)

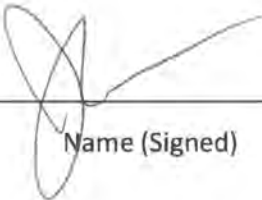
I (We) hereby give authorization to:

Agent on behalf of the City of Brandon – Chief Planner, Ryan Nickel

To apply for subdivision and zoning by-law amendment requests for the above property as per Settlement Agreement dated June 13th, 2019.

Registered Owner(s) on the Current Status of Titles:

WAVERLY DEVELOPMENTS LTD.
Name (Print)


Name (Signed)

June 13, 2019
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

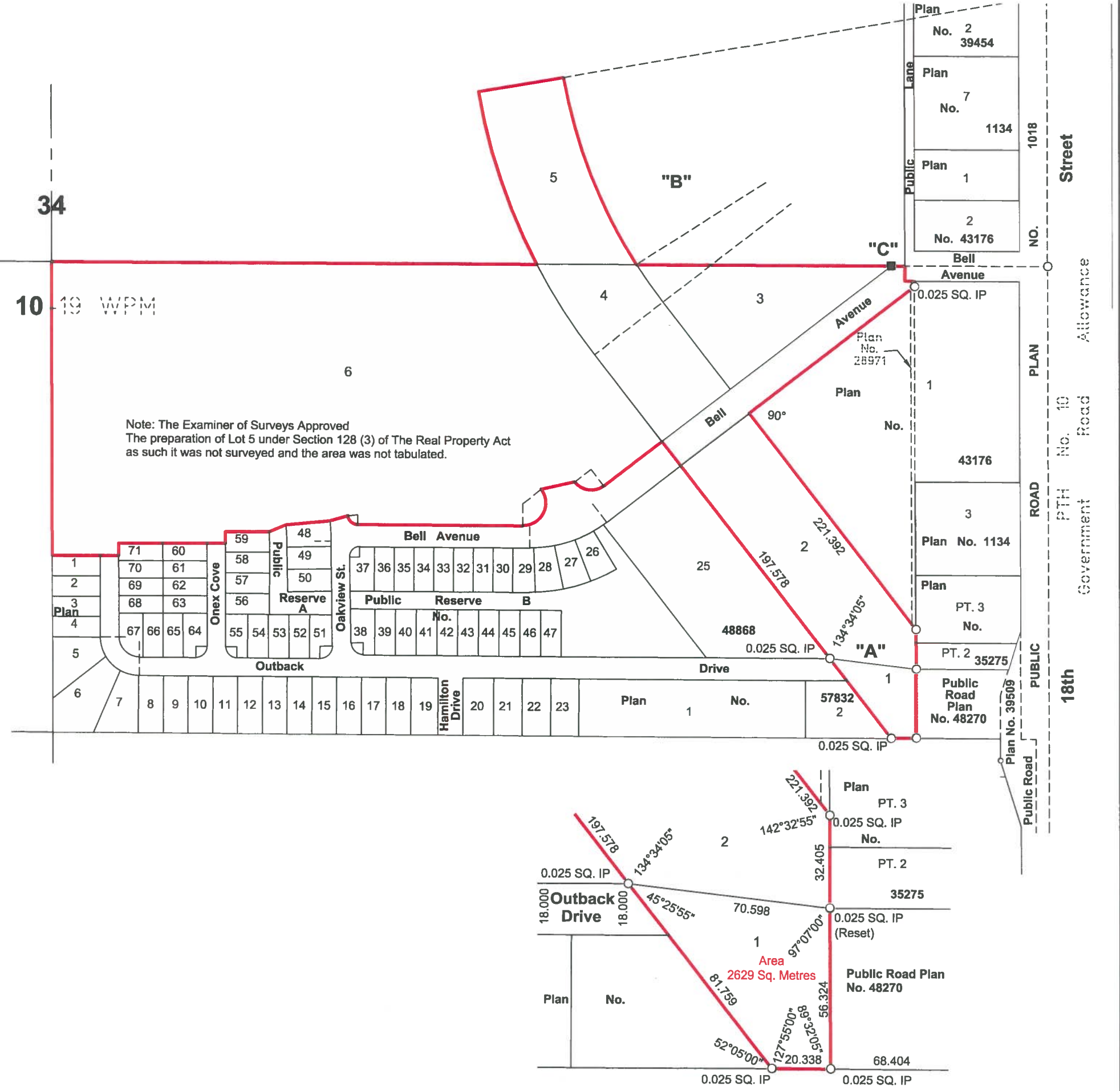
Name (Signed)

Date

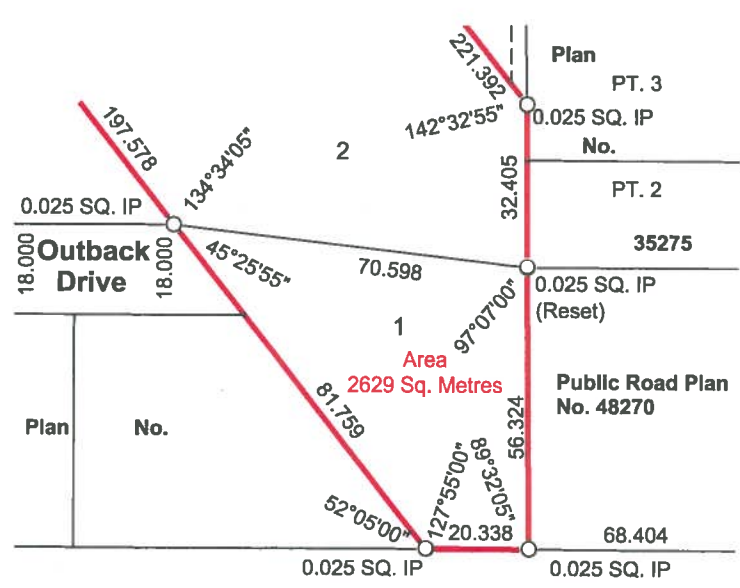
**SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION**

OF PART OF
E 1/2 SEC. 34, TWP. 10, RGE. 19 WPM
INCLUDING LOTS 72 AND 73, PLAN NO. 48868 BLTO
CITY OF BRANDON
MANITOBA

NOTE: LOTS 4 AND 5 TO BE CONSOLIDATED ON TITLE.



Note: The Examiner of Surveys Approved
The preparation of Lot 5 under Section 128 (3) of The Real Property Act
as such it was not surveyed and the area was not tabulated.



Detail At "A"
Not to Scale

Dated at Brandon, Manitoba
This 11th day July, 2019

[Signature]

Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

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Surveyor across said signature. © Altus Group Manitoba Land
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NOTES:

All distances 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 survey posts 0.025x0.025x0.914 were placed at all points shown thus

Land affected by this plan is shown bordered thus

Survey Date: June 21, 2019

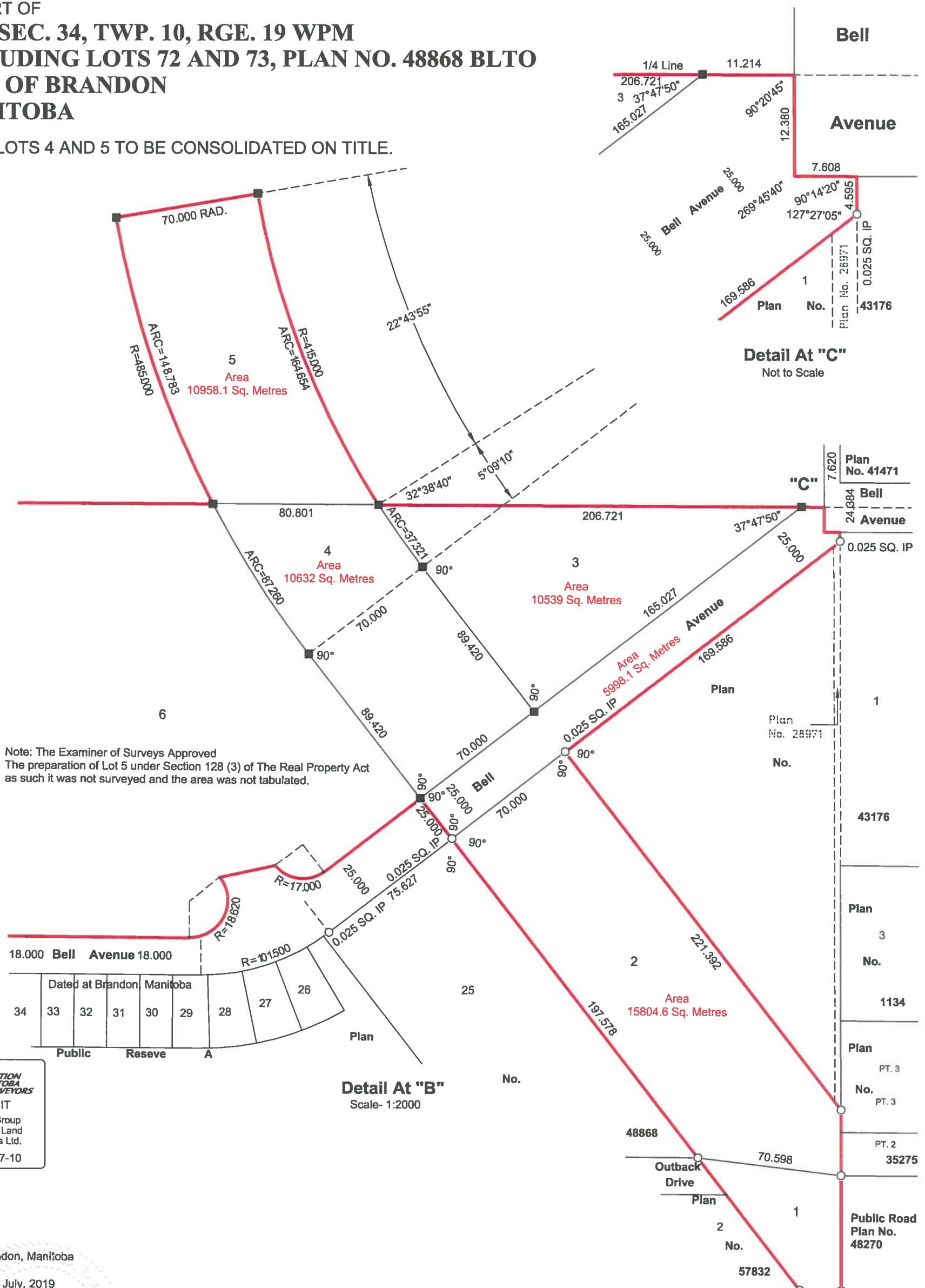


METRIC

Scale - 1: 2500	Initials: CM - HB - TL	Field Book: 531/152-153
Drawing: 215940-SAM-D4	Project No. : 215940-BD	Page 1 of 2

**SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION**
OF PART OF
E 1/2 SEC. 34, TWP. 10, RGE. 19 WPM
INCLUDING LOTS 72 AND 73, PLAN NO. 48868 BLTO
CITY OF BRANDON
MANITOBA

NOTE: LOTS 4 AND 5 TO BE CONSOLIDATED ON TITLE.



Note: The Examiner of Surveys Approved
The preparation of Lot 5 under Section 128 (3) of The Real Property Act
as such it was not surveyed and the area was not tabulated.



Dated at Brandon, Manitoba
This 11th day July, 2019

Timothy W. Longstaff
Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

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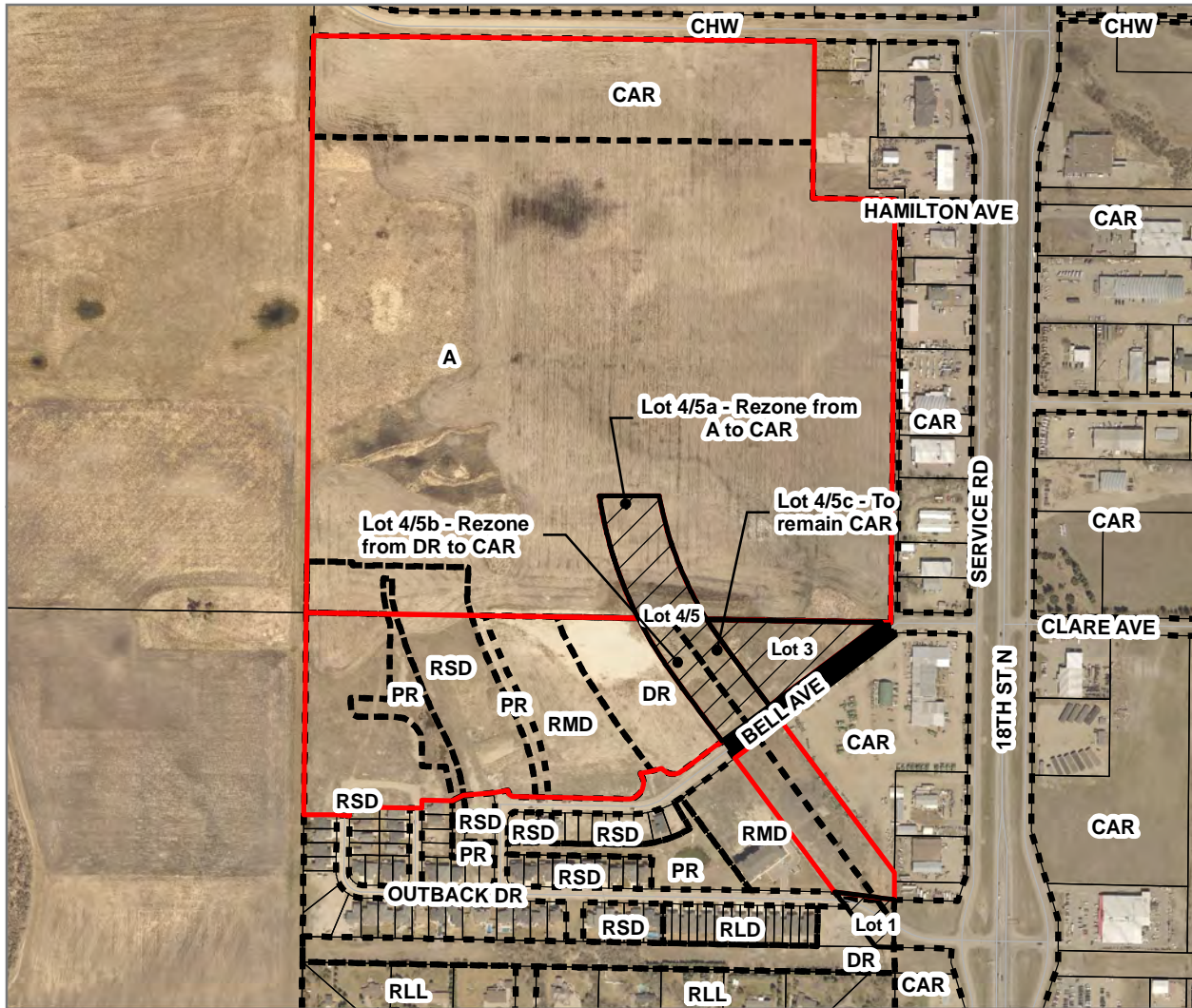
NOTES:

- All distances 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 survey posts 0.025x0.025x0.914 were placed at all points shown thus
- Land affected by this plan is shown bordered thus
- Survey Date: June 21, 2019

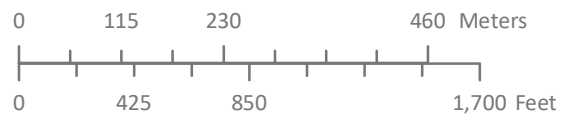


Scale - 1: 2000	Initials: CM - HB - TL	Field Book: 531/152-153
Drawing: 215940-SAM-D4	Project No. : 215940-BD	Page 2 of 2

Subdivision & Rezoning Application



Subdivision Application 4500-19-688
 Rezoning Application Z-06-19-B
 By Law No. 7247
 1910 & 2000 Bell Ave & 1910 Hamilton Ave
 Lots 72/73, Plan 48868 BLTO
 and Pt. NE 1/4 34-10-19 WPM



LEGEND

- Proposed lots to be rezoned and subdivided
- Residual Parcel
- Proposed Public Road
- Zoning

- RSD - Residential Single Detached
- RLD - Residential Low Density
- RMD - Residential Moderate Density
- RMH - Residential Mobile/Modular Home
- RLL - Residential Large Lot
- CAR - Commercial Arterial
- DR - Development Reserve
- PR - Parks & Recreation
- A - Agricultural

Planning & Buildings
 Department



Map Created: 7/18/2019

Revised: