



Planning & Buildings Department
638 Princess Avenue. Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Application for Subdivision

Name of Property Owner: Brandon Evergreen Ent LTD

Name of Applicant: As above

Civic Address of Property: 21 Willowcrest Avenue, Brandon Maniotba R7A-7K9

Legal Description of Property: FIRSTLY: PARCELS A AND B PLAN 1269 BLTO-IN SW 1/4 11-10-19 WPM -SECONDLY: PARCELS 1 AND 2 PLAN 1287 BLTO - THIRDLY: PARCEL "B" PLAN 1547 BLTO - FOURTHLY: PARCEL 1 PLAN 1592 BLTO

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: March 28 2022

Address: 21 Willowcrest Ave Brandon Maitoba Postal Code: R7A-7K9

Phone No.: (Primary) 604-722-2731 (Secondary) _____

Email Address: aaron@brandonevergreen.com

Signature of Owner: Date: March 28 2022

Address: As Above 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: \$ _____

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached			
Semi-Detached			
Duplex			
Row House	7	1	592
Multiple Dwellings	183	1	4727
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		260
Totals	190	2	5579

Services

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

Variance 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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request(s):

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 & Building Safety 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: \$ _____
Variance - Application			REV 01/2016



Letter of Authorization

Date: March 22, 2022

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

RE: Willowcrest Avenue (address or legal description of application)

I (We) hereby give authorization to:

Brandon Evergreen Enterprises Ltd. (Applicant's name)

To apply for a development application for the above address.

First Mortgagee on the Current Status of Title:

Fusion Credit Union Limited

DocuSigned by:
Brenda Salyn
1C06CC552AE748B

22-Mar-2022 | 10:08 AM CDT

Name (Print)

Per: Brenda Salyn
Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

March 22, 2022

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

Attention: Bernice Leyeza, Community Planner

Reference: Letter of Intent for Subdivision Application

Subject: Brandon Evergreen Enterprises Ltd.

Dear Ms. Leyaza,

I write this letter of intent for submission with a subdivision application for the property located at 21 Willowcrest Avenue. The property contains six parcels that are legally described as follows:

Parcel B, Plan No. 1547, Brandon Land Titles Office (BLTO)
Parcel 1, Plan No. 1592, BLTO
Parcels 1 and 2, Plan No. 1287, BLTO
Parcels A and B, Plan No. 1269, BLTO

The proposed subdivision will be comprised of 2 separate developments on 2 separate lots with a public road dedication and in combination provide a mix of 190 residential units of wood framed townhouses and condominiums. There will be pedestrian connectivity provided throughout both developments.

This subdivision application has been submitted to replace an already approved but not registered subdivision for this property. I have made changes that I feel are best for the surrounding community and for the health of the development. This application is less disruptive for the community as we no longer have to provide an emergency access on the South side that would have removed a home from Kelsey Bay to provide that emergency access. Also, our storm water services no longer have to travel East along the public reserve from our Southeast corner then North along Tracey Street to tie into existing storm water services.

We have negotiated with our neighbors to the North that allow us to tie into in their servicing as well as for them to provide secondary/emergency access to the two lots from the Northeast corner, eliminating the need for both items above.

Both subdivided lots will legally have access via Willowcrest Avenue on the west. A secondary access will also be provided at the northeast corner of lot 2. Lot 2 will provide emergency access to Lot 1 from the northeast access should emergency vehicles require a secondary path to the site. Part of the subdivision application is the dedication of 0.045 HA of roadway that will make up the Eastern portion of the City owned Willowcrest Ave. This dedication of land will provide legal frontages of city owned streets to both lots. All other streets within the subdivision lots will be private.

The site is consistent with the BAPD Development Plan (DP) by complying with the Urban Residential Policies for location, housing mix and density. The site is located within residentially designated land as indicated on Map One in the DP. The site provides a mix of housing and density.

The site is consistent with the Zoning By-law by meeting all requirements for setbacks, projections and obstructions sans one. A variance for a 3.0 m side yard setback reduced from 4.6m will be submitted separately. This reduction will not be detrimental to the health or general welfare of people living or working in the surrounding area; it will not negatively affect adjacent properties.

Sincerely,

A handwritten signature in black ink, appearing to be the name 'Aaron Dubois', written in a cursive style.

Aaron Dubois

March 22, 2022

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

Attention: Bernice Leyeza, Community Planner

Reference: Letter of Intent for Variance Application

Subject: Brandon Evergreen Enterprises Ltd.

Dear Ms. Leyaza,

I write this letter of intent for submission with a variance application for the property located at 21 Willowcrest Avenue.

The property contains six parcels that are legally described as follows:

Parcel B, Plan No. 1547, Brandon Land Titles Office (BLTO)
Parcel 1, Plan No. 1592, BLTO
Parcels 1 and 2, Plan No. 1287, BLTO
Parcels A and B, Plan No. 1269, BLTO

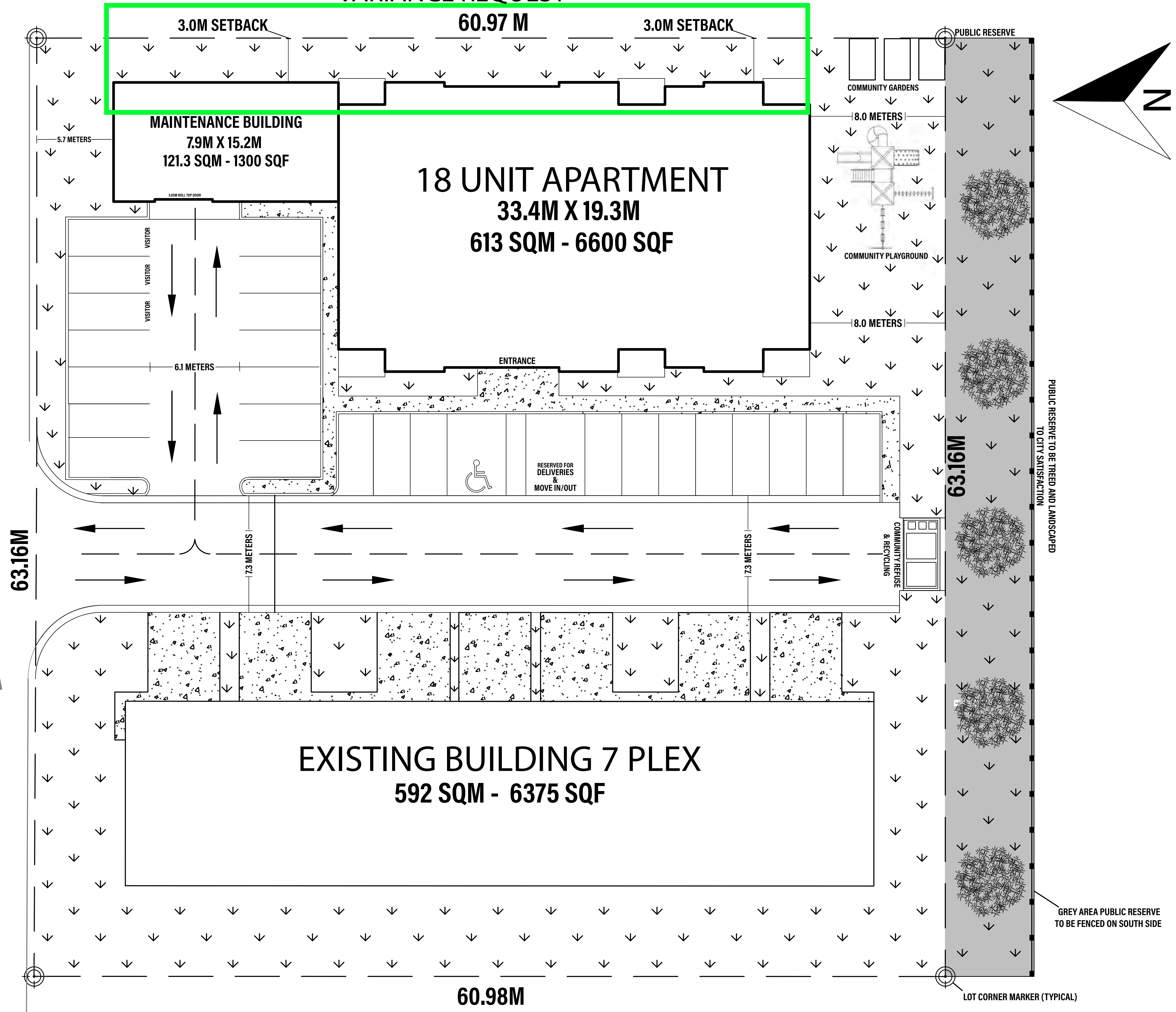
We have submitted our subdivision application for the creation of 2 lots for this property. This variance request is for the smaller of the two lots and so names LOT 1. This variance application is for a 3.0 m side yard setback reduced from 4.6m. This reduction will not be detrimental to the health or general welfare of people living or working in the surrounding area; it will not negatively affect adjacent properties.

Sincerely,



Aaron Dubois

VARIANCE REQUEST



PROJECT INFORMATION						
PROJECT DESCRIPTION 3 STOREY- 18 UNIT APARTMENT BUILDING						
BUILDING CODE RESIDENTIAL CLASS C - PART 9 - MB BUILDING CODE 2011 + AD						
PROJECT DATA						
ZONING RHD						
MUNICIPALITY BRANDON, MANITOBA						
LOT AREA (SF) 42,173 sf (.96 ACRES / .39 HA)						
DENSITY 25 UNITS / .96 AC = 25 UNITS AC						
LOT COVERAGE	PERMITTED			PROPOSED		
	60%			34% 14,349 SQF		
BUILDING SETBACKS	REQUIRED	FRONT	REAR	INTER. SIDE	CORN. SIDE	SETBACKS TBD
	PROPOSED	19'-8" (6.0m) 19'-8" (6.0m)	19'-8" (6.0m) 19'-8" (6.0m)	15'-1 1/8" (4.6m) 15'-1 1/8" (4.6m)	15'-1 1/8" (4.6m) 15'-1 1/8" (4.6m)	
BUILDING HEIGHT	PERMITTED			PROPOSED		
	43M			10.36M TOP OF ROOF		
PARKING	PROPOSED PARKING	SMALL CAR	PARKADE	SURFACE	%	
		STANDARD CAR		22	82%	
		VISITOR		4	15%	
		ACCESSIBLE		1	3%	
		TOTAL		27		
	REQUIRED PARKING	APARTMENTS	REQUIRED			
APARTMENTS	1.5x18		27			
10% OF STALLS WILL BE VISITOR STALLS	27		4			
		TOTAL	27			

ROAD SHOWN FOR REFERENCE

NO.	DATE	REVISIONS
1	FEB/2022	ISSUED FOR CONCEPT

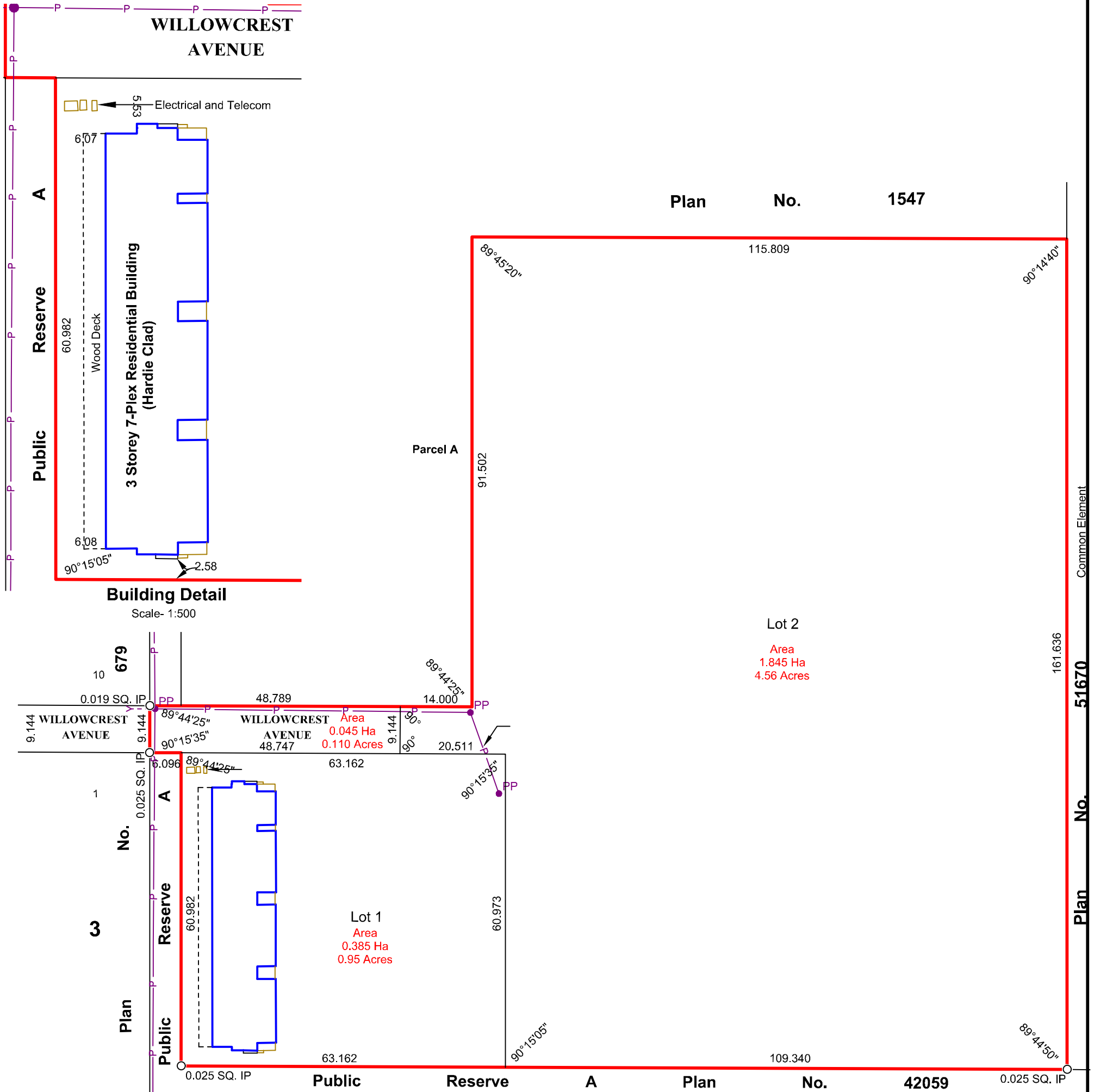
Copyright. All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing as an instrument of service is the property of
Evergreen and may not be used in any way without
the written permission of this office.

Evergreen Developments
Brandon, M.B.
1-604-722-2731

PROJECT		DRAWING TITLE	
THE WOODS		21 WILLOWCREST CONCEPTS	
25 UNIT RESIDENTIAL DEVELOPMENT 2 BUILDINGS 18 PROPOSED APARTMENTS 7 EXISTING TOWNHOMES		SCALE 1/4" = 1'-0"	SHEET NO. 1
21 Willowcrest Ave Brandon, Manitoba		DATE FEB. 14, 2022	OF 1
		DRAWN AD	PROJ. NO. 0088C
		CHECKED	

**SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION**

OF PART OF
SW 1/4 SEC.11, TWP.10, RGE.19 WPM
BEING PARCEL A AND B, PLAN 1269; PARCELS 1 AND 2, PLAN 1287;
PARCEL B, PLAN 1547 AND PARCEL 1, PLAN 1592
CITY OF BRANDON, MANITOBA



NOTE:

- Survey monuments found on the ground are described and shown thus ○
- Land affected by this proposal is shown bordered thus —
- Powerline — P —
- Power Pole ● PP
- Anchor Guy > - - -

Dated at Brandon, Manitoba
This 28th day of March, 2022

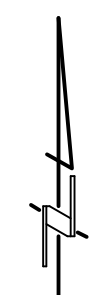
Timothy W. Longstaff
Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

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Survey Date: March 22, 2022

Scale - 1: 800	Initials: CJ - HB - TL	Field Book: 541/66-69
Drawing: 22-00848-001-SAM-R0B		Page 1 of 1



METRIC