



Planning & Building Safety Department
638 Princess Avenue, Brandon MB, R7A 0P3
T: 204.729.2110 F: 204.728.2406

Application for Subdivision

Name of Property Owner: Albert Kokonas

Name of Applicant: Fountain Tire (Tenant), Kristi Dubeau, Director of Real Estate & Expansion

Civic Address of Property: 1000 Highland Avenue, Brandon, MB

Legal Description of Property: Lot 4, Plan 88357 BLTO

References:

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

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 Lot 4 per the attached drawings and amalgamate the easterly portion of Lot 4 with Lot 2, Plan 35499 BLTO in NE ¼ 34-10-19 WPM, to achieve Planning Act compliance.

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: *AKokonas* Date: *Oct 30/15*

Address: 1945 Braecrest Drive, Brandon, MB, R7C 1A3 E-Mail: akokonas@mymts.net

Home Phone: _____ Cell Phone: _____ Work Phone: 204.727.3911

Signature of Applicant: *K. Dubeau* Date: *October 2 '15*

Address: 1006 - 103A Street SW, Edmonton, AB, E-Mail: kristi.dubeau@fountaintire.com

Home Phone: n/a Cell Phone: 780-446-1205 Work Phone: 780-410-2263

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 Houlahan, FIPA Coordinator, City of Brandon Planning & Building Safety Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A5, Telephone 204-729-2114.

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: *Am* Planning File No.: *4500-15-624* CityView No.: *PLSUB2015-118*
Date Application Received: *Nov 30/15* Payment Date: *Nov 30/15* Receipt No.: *2015-3410* Amount: *\$480.00*
Subdivision - Application - Copy
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	1	14,852
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	none			
Proposed	none			
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	none			
Proposed	none			
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	yes			
Proposed	same (no change)			



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Letter of Authorization

Date: October 9, 2015

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

RE: Lot 4, Plan 38357 BLTO (address or legal description of application)

I (We) hereby give authorization to:

Kristi Dubeau, Fountain Tire (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:

Albert Kokonas

Name (Print)

A Kokonas

Name (Signed)

Oct 30/15

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Fountain Tire

November 20, 2015

City of Brandon
Planning & Building Safety Department

To Whom It May Concern:

Please accept this letter as further clarification on the Application for Subdivision on the land in Brandon, AB located at Lot 4, Plan 38357 BLTO, and civic address of 1000 Highland Avenue. Further details are outlined below.

Name of Applicant

Fountain Tire Ltd.

Main Contact:

Kristi Dubeau, Director, Real Estate & Expansion
780-410-2263
kristi.dubeau@fountaintire.com

Location of Proposed Development

Lot 4, Plan 38357 BLTO

1000 Highland Avenue

Description of Proposed Subdivision

The purpose of the subdivision is to achieve compliance with the Planning Act.

Fountain Tire has a long-term lease on two adjacent properties in Brandon, owned by Albert Kokonas. The main property which fronts Highway 10 / 18th Street North is located at Lot 2, Plan 35499 BLTO in NE ¼ 34-10-19 WPM (civic address of 1866 18th Street North). The second property in the rear, is a 30% portion of 1000 Highland Avenue.

The Planning Act states that a property is to be subdivided should there exist a right to the land for a period of 21 years or more. The lease that the landowner, Albert Kokonas, has entered into with Fountain Tire Ltd. does have application to the Planning Act in this case, as the lease provides Fountain Tire a right to 30% of a larger lot (lot 4) and the lease term does extend beyond the period stipulated in the Planning Act of "21 years or more".

The goal is to subdivide the 30% of 1000 Highland Avenue occupied by Fountain Tire's tenancy, and subsequently, consolidate this portion with the main property at 1866 18th street North.

Consistency with the Development Plan

The subdivision is simply aligning the lot structure with the lease that Fountain Tire Ltd. currently has in place with the landowner Albert Kokonas.

Consistency with Zoning By-Law

The subdivision and property amalgamation proposed will achieve zoning continuity in that both Lot 4 (the lot to be subdivided) and Lot 2 (the lot with which the easterly portion of Lot 4 will be amalgamated) are both zoned as CAR Commercial Arterial Zone.

Please don't hesitate to contact me for additional details or clarification on the proposed subdivision.

Sincerely,



Kristi Dubeau
Director, Real Estate & Expansion, Fountain Tire Ltd.

PROPOSED PLAN OF SUBDIVISION

NE 1/4 SEC. 34, TWP. 10, RGE. 19 WPM
Being Part Lot 4 Plan No. 38357

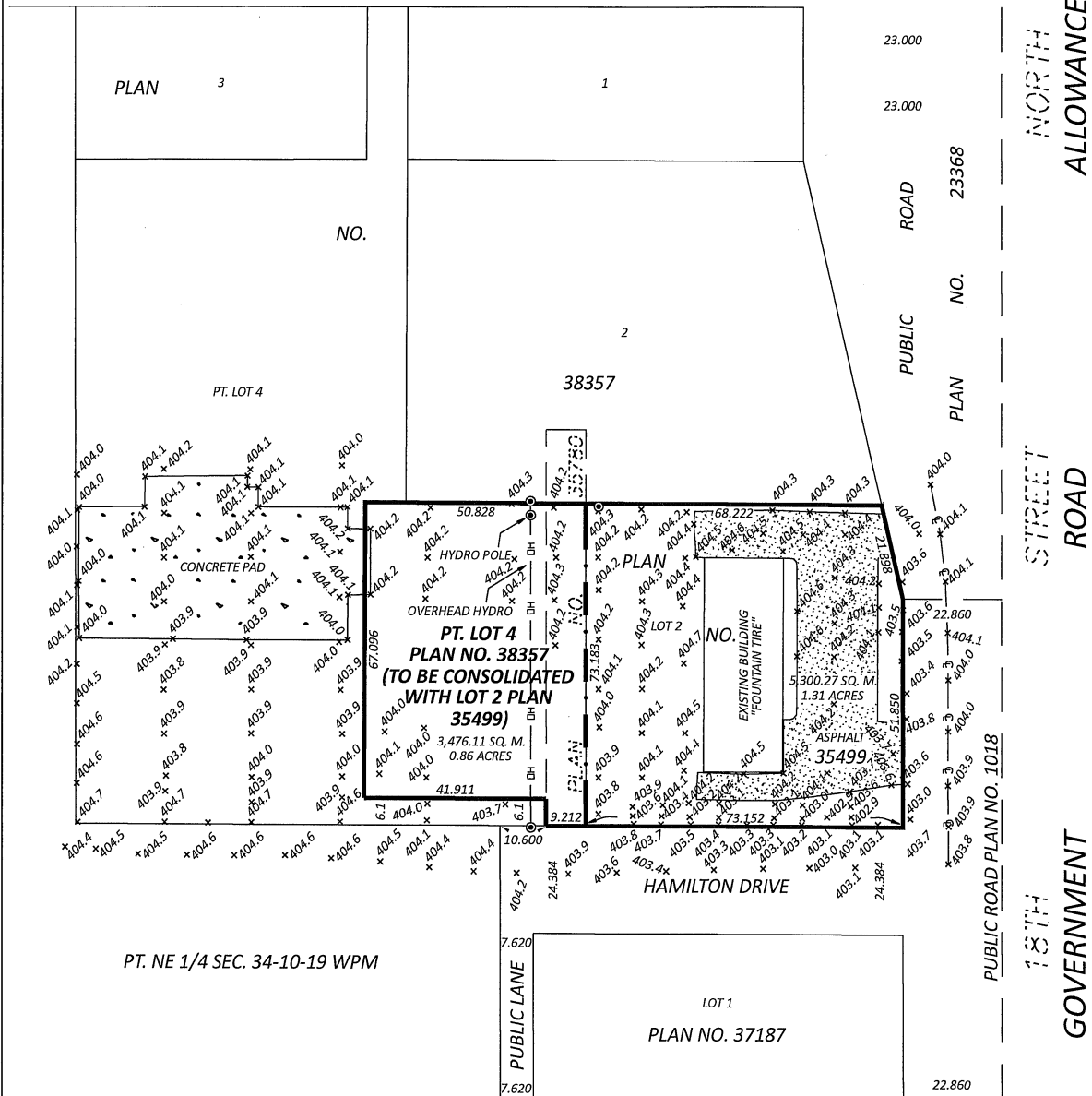
CITY OF BRANDON

All distances are in metres and may be converted to feet by multiplying by 3.28084.
All plans referred to are on record in the Brandon Land Titles Office.
This Survey was made on the 1st day of September, 2015.

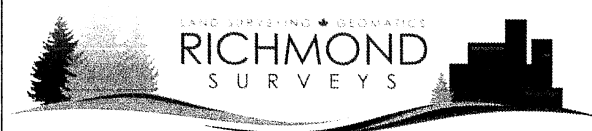
METRIC



PUBLIC ROAD PLAN NO. 23368



SCALE: 1:1000



Richmond Land Surveying & Geomatics
1102 Rosser Avenue
Brandon, Mb. R7A 0L7