

Application for Minor Subdivision

Name of Property Owner: 4431014 Manitoba Ltd
Name of Applicant: 4431014 Manitoba Ltd
Civic Address of Property: 1300 Richmond Avenue East
Legal Description of Property: Lot 1 Plan 41483 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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Subdivision Request:

To subdivide the property to create one new lot.

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:  VIONKEL B JACOBSON Date: September 1, 2016

Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7B0S3

Phone No.: (Primary) 2047282235 (Secondary) 2047610904

Email Address: Steve@VBDevelopments.ca

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: S. van Huizen Planning File No.: 4500-16-641 CityView No.: PLSUB 2016-92
Date Application Received: Sept. 8/16 Payment Date: Sept 8/16 Receipt No.: 2016-4521 Amount: \$ 490.00

Minor Subdivision - Application

REV 01/2016

Development Information

| Proposed Land Use(s) | Number of Units | Number of Lots | Total Land Area (m ²) |
|-----------------------|-----------------|----------------|-----------------------------------|
| Detached | | | |
| Semi-Detached | | | |
| Duplex | | | |
| Row House | | | |
| Multiple Dwellings | | | |
| Other Residential | | | |
| Parks and Open Space | N/A | N/A | |
| Industrial | N/A | 1 | 10109.2 |
| Commercial | N/A | | |
| Institutional | N/A | | |
| Roadway/Laneway ROW | N/A | N/A | |
| Other Non-Residential | N/A | | |
| Totals | | 1 | 10109.2 |

Services

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

September 1, 2016

Letter of Intent

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

4431014 Manitoba Ltd. is applying to subdivide 1300 Richmond Avenue East into two lots for future Industrial development. The attached subdivision plan indicates the split of the existing lots into two separate lots A & B. Lot A currently shares an access with the CO-OP Card Lock at 1340 Richmond Avenue East. Lot B will require a new access off of Richmond Avenue. Discussion on the new access have taken place with City of Brandon Planning & Engineering Departments. Our preference would be to have a new standalone access off of Richmond Avenue East near the west side of the property of the new lot however the City of Brandon Engineering department is of the opinion that this is not allowed and that a shared access will be required with the City of Brandon property located adjacent at 900 Richmond Avenue East. No costs or agreements have been made in relation to this joint access at this time.

The property is zoned Industrial Restricted (IR) Zone in the City of Brandon Zoning By-law 7124 and is designated Industrial in the Brandon and Area Planning District Development Plan By-law #78/01/04. This subdivision proposal is consistent with the zoning by-law requirements in the Industrial Bulk and Siting Requirements and is also consistent with all objectives listed in section 4.1 Objectives in the Development Plan. This proposal is also relocating two existing industrial businesses that are currently located in commercial areas, which meets the policy in section 4.1.5 Industrial Relocation.

The City of Brandon should want to support the development of more Industrial properties as they provide the biggest payback in municipal taxes to the City. The Richmond Industrial Park has incorporated higher standards of development by requiring the paving of customer parking lots as well as higher standards in landscaping and urban design. These higher standards are included in the lot agreements.

We hope that the City of Brandon supports this application and the further growth of the Industrial sector in Brandon.

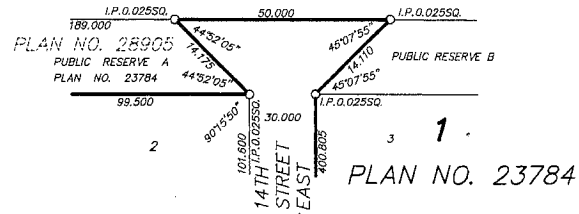
Sincerely,



Steve McMillan
VP of Planning Services
VBJ Developments Ltd.
On behalf of 4431014 Manitoba Ltd.

DETAIL AT "A"
NOT TO SCALE

RICHMOND AVENUE EAST
GOVERNMENT ROAD ALLOWANCE



METRIC

PLAN OF SUBDIVISION
OF PART OF

N.E.1/4SEC.12,TWP.10,RGE.19WPM.

BEING LOTS 1 AND 2 BLOCK 1 PLAN NO. 23784

EXCEPTING THEREOUT MINES AND MINERALS NOT INCLUDED IN THE TITLE TO THE SURFACE

BRANDON
MANITOBA

SCALE: 1:2000



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 ----- O
Iron posts 0.025 x 0.025 x 0.914 marked M.L.S. and "L" are placed at all points shown thus ----- ■
Iron posts 0.019 x 0.019 x 0.762 marked M.L.S. and "L" are placed at all points shown thus ----- ●
All plans referred to are on record in the Brandon Land Titles Office.
Land affected by the registration of this plan is shown bordered thus -----

AFFIDAVIT

I, Duncan James Robertson, of the City of Brandon, Manitoba Land Surveyor,
make oath and say that I did personally superintend the survey represented by this plan,
that the survey was made between the 18th of December, 2002 and 9th of January, 2003
and that the survey and plan are correct and true to the best of my knowledge and belief.

Sworn to before me
at the City of Brandon
this 7th day of February, 2003.

Mary Robertson
A Commissioner for Oaths
in and for the Province of Manitoba
My commission expires June 13th, 2004

D. J. Robertson
Manitoba Land Surveyor

APPROVALS

Approved by Planning Certificate
of Approval No. 0096/009/2004
This 5th day of MARCH, 2003

Signing Authority A. H. H.
The Brandon and Area Planning District Board

This approval is valid for 60 days unless registered.

Approved this 26th day of MARCH, 2003

A. L.
For Registrar General

Re-approved this _____ day of _____, 20____

For Registrar General

For Registrar General

Entered and registered in the Brandon Land Titles Office

this 2 day of April, 2003

as PLAN No. 41483

D. J. Robertson
District Registrar

Registration No. 1127941

Owners' Signature(s)

City of Brandon
David R. H.
Mayor

C. J. H.
City Clerk

Westlake Credit Union Limited
per _____
Branch Manager

This approval is Valid for 12 months unless registered.

Approved this 26th day of MARCH, 2003

A. L.
Dep. Examiner of Surveys

Re-approved this _____ day of _____, 20____

Examiner of Surveys

LENNON SURVEYS 2505020
1640 ROSSER AVENUE, BRANDON MANITOBA R7A 0H8

C.E.D.S. F. NO. 4500-98-87

PT. N.E. 1/4 SEC. 12-10-19 WPM

□ - SUBJECT PROPERTY FOR SUBDIVISION

RICHMOND

TRAMWAY

AVENUE

ROAD

10.000

189.000

I.P. 0.0255 SQ.

50.00

PUBLIC RESERVE A PLAN NO. 23784

PLAN

49.75m 99.500 49.75

NO.

28905

90°15'50"

89°44'10"

I.P. 0.0195 SQ. 99.500

90°15'50"

I.P. 0.0255 SQ. 30.00

NEW LOT

PROPOSED

SUBDIVISION LINE

101.600

101.600

101.600

Lot B

Lot A

89°44'10"

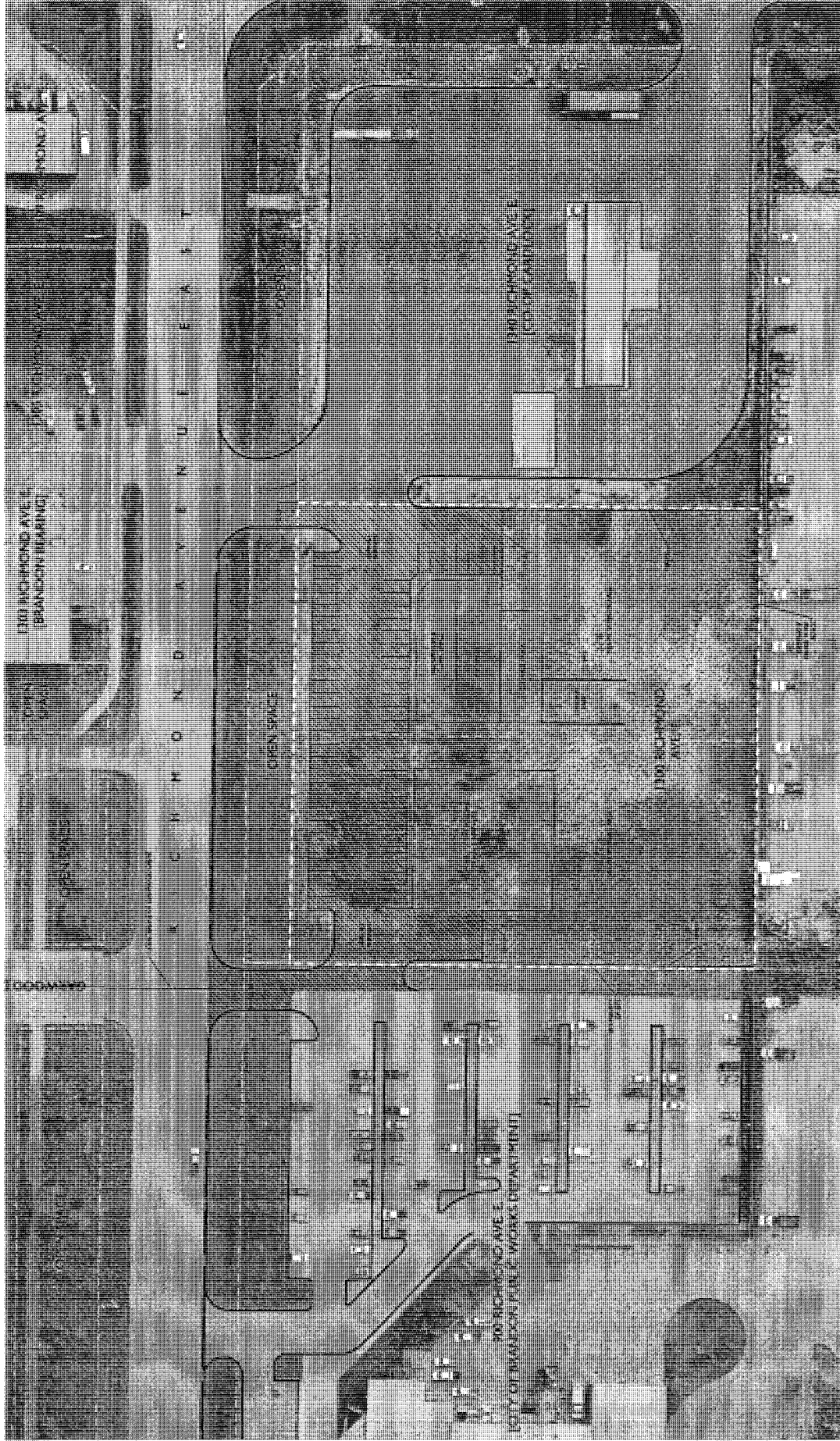
99.500

90°15'50"

99.500

89°44'10"

FAST



Cross-Access Conceptual Design
10 August 2010



PROJECT NAME:
1300 RICHMOND AVENUE EAST
SITE PLAN

DATE: 2016.08.10

SCALE: N.T.S.