



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

**Application for Minor Subdivision**

Name of Property Owner: Federated Co-operatives Limited  
 Name of Applicant: 3921574 Manitoba Ltd  
 Civic Address of Property: 1035 Richmond Avenue  
 Legal Description of Property: Part of Parcel E & F Plan 40179 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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Subdivision Request:**

To subdivide Pt. of Parcel E & F, Plan 40179 BLTO. See Letter of Intent for further details.

*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: [Signature] Date: Nov 22, 2017  
 Address: 2404 Park Avenue Postal Code: R7B0S3  
 Phone No.: (Primary) 2047610904 (Secondary) \_\_\_\_\_  
 Email Address: Steve@vbjdevelopments.ca

Signature of Owner: [Signature] Date: Nov 22 / 17  
 Address: 110 MAIN ST. S Box 1050 MINNEOTA, MB Postal Code: R0J 1E0  
 Phone No.: (Primary) (204) 867-2295 (Secondary) \_\_\_\_\_  
 Email Address: l.zacharias@heritagecoop.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 Houlhan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

|   |                                       |                               |                       |
|---|---------------------------------------|-------------------------------|-----------------------|
| <b>FOR PLANNING DEPARTMENT USE ONLY:</b>    |                                       |                               |                       |
| Community Planner: <u>Shengxu Li</u>        | Planning File No.: <u>4500-17-659</u> | CityView No.: <u>2017-106</u> |                       |
| Date Application Received: <u>Nov 30/17</u> | Payment Date: <u>Nov 30/17</u>        | Receipt No.: <u>17-5980</u>   | Amount: \$ <u>500</u> |
| Minor Subdivision - Application             |                                       |                               | REV 05/2017           |

**Development Information**

| <b>Proposed Land Use(s)</b> | <b>Number of Units</b> | <b>Number of Lots</b> | <b>Total Land Area (m<sup>2</sup>)</b> |
|-----------------------------|------------------------|-----------------------|--|
| Detached                    |                        |                       |  |
| Semi-Detached               |                        |                       |  |
| Duplex                      |                        |                       |  |
| Row House                   |                        |                       |  |
| Multiple Dwellings          |                        |                       |  |
| Other Residential           |                        |                       |  |
| Parks and Open Space        | N/A                    | N/A                   |  |
| Industrial                  | N/A                    |                       |  |
| Commercial                  | N/A                    | 0                     |  |
| Institutional               | N/A                    |                       |  |
| Roadway/Laneway ROW         | N/A                    | N/A                   |  |
| Other Non-Residential       | N/A                    |                       |  |
| <b>Totals</b>               |                        |                       |  |

**Services**

|                        |                        |                       |                          |                    |
|------------------------|------------------------|-----------------------|--------------------------|--------------------|
| <b>Sewage Disposal</b> | <b>Municipal Sewer</b> | <b>Septic Tank</b>    | <b>Septic Field</b>      | <b>Other</b>       |
| Present                |                        |                       |                          |                    |
| Proposed               |                        |                       |                          |                    |
| <b>Water Supply</b>    | <b>Piped Water</b>     | <b>Community Well</b> | <b>Individual Well</b>   | <b>Other</b>       |
| Present                |                        |                       |                          |                    |
| Proposed               |                        |                       |                          |                    |
| <b>Drainage</b>        | <b>Natural</b>         | <b>Ditches</b>        | <b>Curb &amp; Gutter</b> | <b>Storm Sewer</b> |
| Present                |                        |                       |                          |                    |
| Proposed               |                        |                       |                          |                    |



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Letter of Authorization

Date: Oct 12, 2017

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

Schedule "C" to Sept 27, 2017  
 Offer to Sell from Federated Co-operatives Limited  
 to 3921 574 Manitoba Ltd.

RE: PT OF 1036 RICHMOND AVENUE (address or legal description of application)

I (We) hereby give authorization to:

3921574 MANITOBA LTD (Applicant's name)

To apply for a: subdivision application for the above address.

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

|  |   |                           |
|--|---|---------------------------|
| <u>LORNE ZACHARIAS</u><br>Name (Print) | <u>Lorne Zacharias</u><br>Name (Signed) | <u>Oct. 12/17</u><br>Date |
| _____<br>Name (Print)                  | _____<br>Name (Signed)                  | _____<br>Date             |
| _____<br>Name (Print)                  | _____<br>Name (Signed)                  | _____<br>Date             |
| _____<br>Name (Print)                  | _____<br>Name (Signed)                  | _____<br>Date             |

November 30, 2017

**Letter of Intent**

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

Re: Minor Subdivision Application for Pt. 1035 Richmond Avenue (Parcel E & F Plan 40179 BLTO)

3921574 Manitoba Ltd is applying on behalf of the owner, Federated Co-operatives Limited, to subdivide part of 1035 Richmond Avenue into three lots as per the attached subdivision plan by Altus Geomatics dated November 30<sup>th</sup>, 2017. Lot 1 will remain with Federated Co-operatives Limited as part of 1035 Richmond Avenue; Lot 2 will be consolidated with the title for 1229 Richmond Avenue (CT No. 1625774) and Lot 3 will be consolidated with the title for 1209 Richmond Avenue (CT. No 1625773).

The approval of this subdivision will not change the use of the land, as it is currently used for parking for the businesses that reside at 1229 Richmond Avenue, and will be used for the future businesses at 1209 Richmond Avenue. This is simply a change of ownership.

If the application is approved, upgrades will be made to the parking area which will include defined spaces, paving, fencing and garbage enclosures.

There are currently easements in place for underground services and utilities as well as access to the subdivided property as the road accessed from 13<sup>th</sup> Street is private.

If there are any questions related to the above information, please don't hesitate to contact me for clarification. We hope to receive your support on this development.

Sincerely,



Steve McMillan, MCIP, RPP  
3921574 Manitoba Ltd

**SUBDIVISION APPLICATION MAP  
PROPOSED SUBDIVISION  
OF PART OF  
SW 1/4 SEC.14, TWP.10, RGE.19 WPM  
BEING PARCELS E AND F, PLAN NO. 40179 BLTO  
CITY OF BRANDON  
MANITOBA**

**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 posts 0.025 x 0.025 x 0.914 marked MLS and L are placed at all points shown thus ○

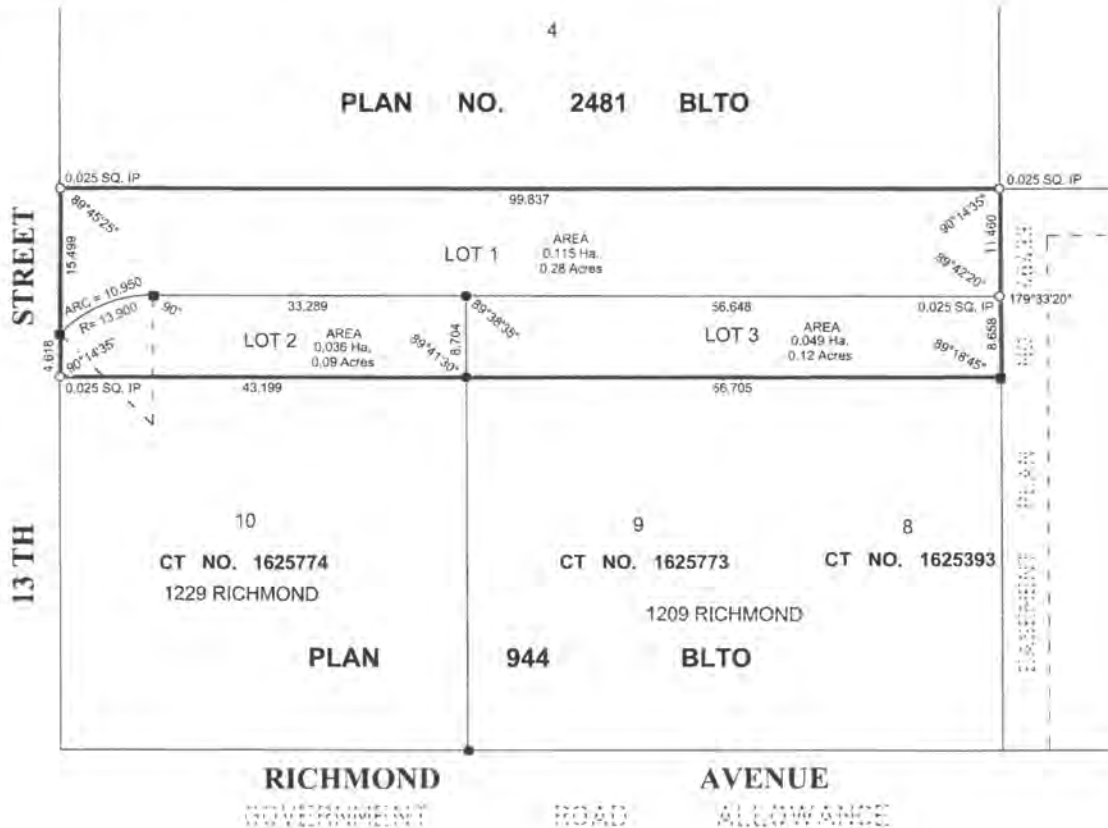
Iron posts 0.019 x 0.019 x 0.762 marked MLS and L are placed at all points shown thus ■

Land within the proposed subdivision is shown bordered thus -----

All plans referred to are on record in the Brandon Land Titles Office

Lot 2 Shall be consolidated with CT No. 1625774

Lot 3 Shall be consolidated with CT No. 1625773



Dated at Brandon, Manitoba  
This 30th day of November, 2017

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

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CERTIFIED A TRUE COPY  
DATED *Nov 30, 2017*  
*Timothy W. Longstaff* M.L.S.

