City of BRANDON

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

Conditional Use

Name of Property Owner: 6786 MANITOBA LTD

Name of Applicant: STEVEN RICHMOND ; RICHMOND SURVEYS, M.L.S LTD.

Civic Address of Property: 1875 MIDDLETON AVENUE

Legal Description of Property: LOT 3 PLAN 37171 BLTD.

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

Conditional Use Request:

REQUESTING APPROVAL TO BE ABLE TO BUILD RTM HOMES ON SUBJECT PROPERTY.

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: STEVEN RICHMOND S. Richmond Date: JAN 12, 2018

Address: 1102 ROSSER AVENUE, BRANDON MB Postal Code: R7A 0L7

Phone No.: (Primary) 204-761-0118 (Secondary)

Email Address: steve@richmondsurveys.com

Signature of Owner: [illegible] Date: JAN 12, 2018

Address: 932 DOUGLAS ST, BRANDON MB Postal Code:

Phone No.: (Primary) 204 729 3800 (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: [illegible] for RZ Planning File No.: C-03-18-B CityView No.: OLCV-2018-4
Date Application Received: Jan. 12/18 Payment Date: Jan 12/18 Receipt No.: 2018-6071 Amount: $ 780.00

City of BRANDON

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

Letter of Authorization

Date: JAN 12, 2018

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

RE: 1875 MIDDLETON AVE. (address or legal description of application)

I (We) hereby give authorization to:

STEVEN RICHMOND (Applicant's name)

To apply for a development application for the above address.

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

Name (Print)	Name (Signed)	Date
677786 MANITOBA LTD	RON HELWER PRES.	Jan 12/18

January 30, 2018

Our File No. 180014

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

RE: Conditional Use _ 1875 Middleton Avenue, Brandon Manitoba
Letter of Intent

Name of Applicant: Steven Richmond c/o Westman Lumber Supply

This conditional use application is being filed with the City of Brandon on January 12, 2018. The purpose of this application is to obtain (limited) conditional use and eventually permit(s) to build Ready to Move (RTM) houses (a maximum 2 at a time) on the subject property. The current land use is storage for lumber supplies for Westman Lumber Supply, as well Univar Canada warehouses water treatment chemicals in much of the building.

As per attached Site Plan, Westman Lumber intends to build RTM houses in the NW corner of the property. Once these are constructed and prepared for delivery, the westerly approach along Middleton Avenue will be used as egress onto public right of way. No other property will be affect or encroached on at any time during this process.

As per Section 106(1) of the Planning Act;
The general nature of the surrounding area is compatible with the construction of these buildings. The construction of the same, will not increase traffic, noise levels or integrity of surrounding businesses. It will not have a negative effect on the health and welfare of people in the area.

Should you have any questions regarding this application, please call at your convenience.
At this time, we wish for you to proceed with the approval of this application.

Sincerely,

S. Richmond

Steven B. Richmond, M.L.S.
Richmond Surveys MLS Limited

Richmond Land Surveying & Geomatics

1102 Rosser Avenue, Brandon Manitoba

***T** 204.761.0178 **F** 204.571.1224 www.richmondsurveys.com*

SURVEYOR'S SKETCH

1875 MIDDLETON AVENUE
LOT 3 PLAN 37171 BLTO

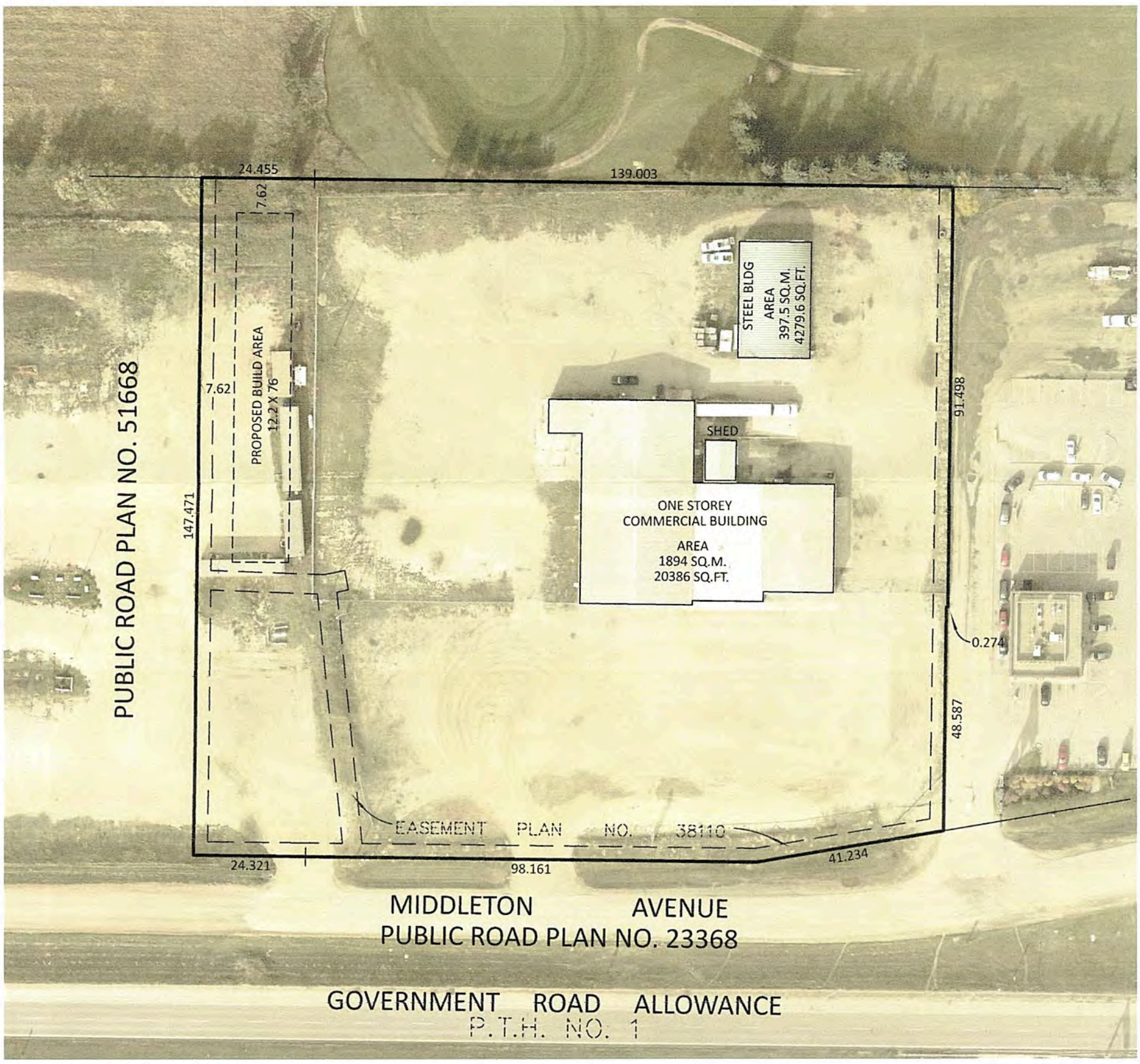
CITY OF BRANDON

METRIC

N

All distances are in metres and may be converted to feet by multiplying by 3.28084.
All plans referred to are on file in the Brandon Land Titles Office
Scale : 1:2000

CERTIFICATE OF TITLE NO. 1645449
DATE OF TITLE SEARCH: 2018-01-11
REGISTERED OWNER(S): 67786 MANITOBA LTD.
LEGAL DESCRIPTION: LOT 3 PLAN 37171 BLTO
IN SE 1/4 2-11-19 WPM
ENCUMBRANCES: CAVEAT NOS. 95-9456, 1005422, 1075626 & 1123080



RICHMOND SURVEYS

Richmond Surveys File No.	180014
Drawing File No.	180014_MT
Fieldbook_Page	N/A