



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:

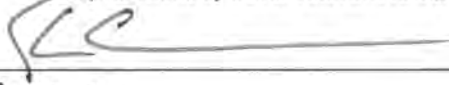
BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

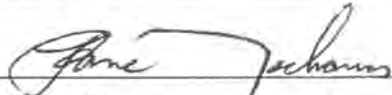
Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

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:  Date: Nov 22, 2017
 Address: 2404 Park Avenue Postal Code: R7B0S3
 Phone No.: (Primary) 2047610904 (Secondary) _____
 Email Address: Steve@vbjdevelopments.ca

Signature of Owner:  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

FOR PLANNING DEPARTMENT USE ONLY:			
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

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 30th, 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 13th 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