



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: 67786 Manitoba Ltd.
 Name of Applicant: Keller Enterprises Ltd
 Civic Address of Property: 1875 Middleton Ave Unit 2
 Legal Description of Property: Lot 3 Plan 37171 BLTO in S₂ 1/4 2-11-19 W₂ 2A

References:

BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642

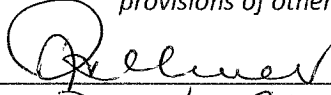
Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review


Conditional Use Request:

We are requesting that we have approval to conduct business at this location for the following companies:

Keller Developments-Operating as General Contractor/Construction
 7041047 Manitoba Ltd. -Operating as a Castle Lumber Store

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:  Date: Jan 13, 2016.
 Address: 3-932 Douglas St Brandon R7A 1B0 E-Mail: ronhelwer@shurgro.com
Street Address City/Province Postal Code
 Home Phone: 729 3801 Cell Phone: _____ Work Phone: _____

Signature of Applicant:  Date: Jan 13, 2016
 Address: Box 22, Site 325 RR3 Brandon, MB, R7A 5Y3 E-Mail: evan@kellerdevelopments.com
Street Address City/Province Postal Code
 Home Phone: 204-726-4379 Cell Phone: 204-721-2010 Work Phone: 204-728-1328

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: <u>Am</u>	Planning File No.: <u>C-02-16-B</u>	CityView No.: <u>PLCU 2016-4</u>	
Date Application Received: <u>Jan 27/16</u>	Payment Date: <u>Jan 21/16</u>	Receipt No.: <u>2016-3514</u>	Amount: <u>\$775.00</u>
Conditional Use - Application			REV01/13



January 14, 2016

To whom it may concern:

LETTER OF INTENT

This letter is to formally request a conditional use to operate Keller Developments a construction company operating in the city of Brandon as well as Westman Lumber Supply Ltd. a new business to be operating in the Westman area including Brandon at 1991 Middleton Avenue.

The site currently houses a Univar a Chemical wholesaler, and previously was the location for Can Pro Gator center with was and Ag equipment sales and repair shop.

I have attached a copy of the drawings for your viewing.

When reading this letter, if you have any questions, feel free to contact myself Evan Keller, Owner/Operator of Keller Developments 204-721-2010.





Letter of Authorization

Date: January 14, 2016

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

RE: Lot 3 Plan 37171 BLTD (address or legal description of application)
SE 1/4 2-11-19 WPM

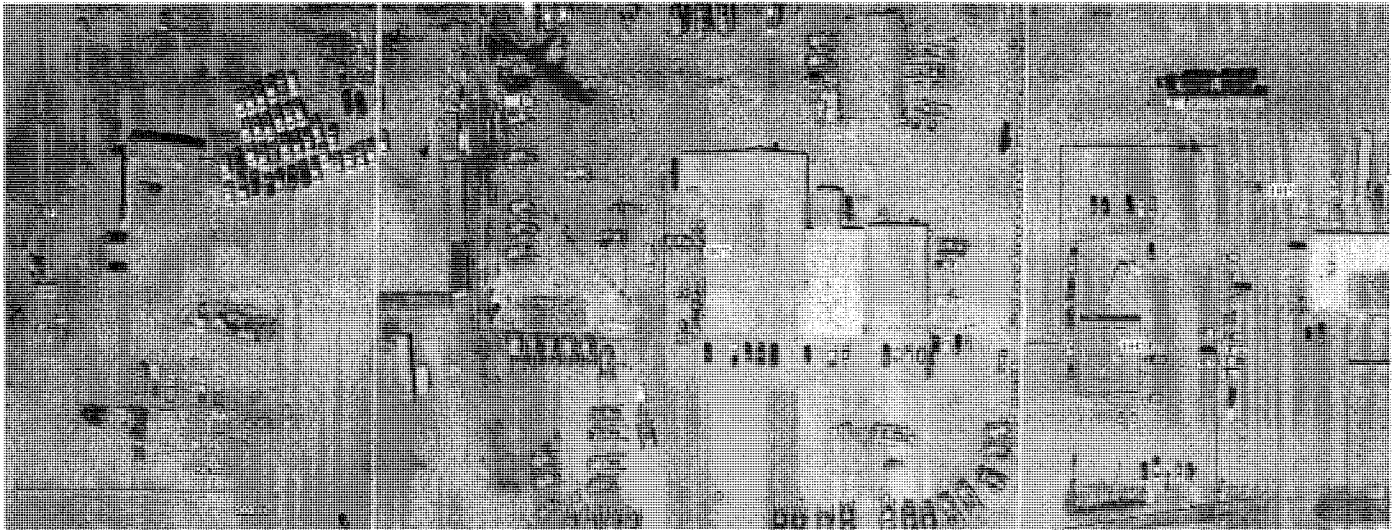
I (We) hereby give authorization to:

Keller Enterprises Ltd. (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:

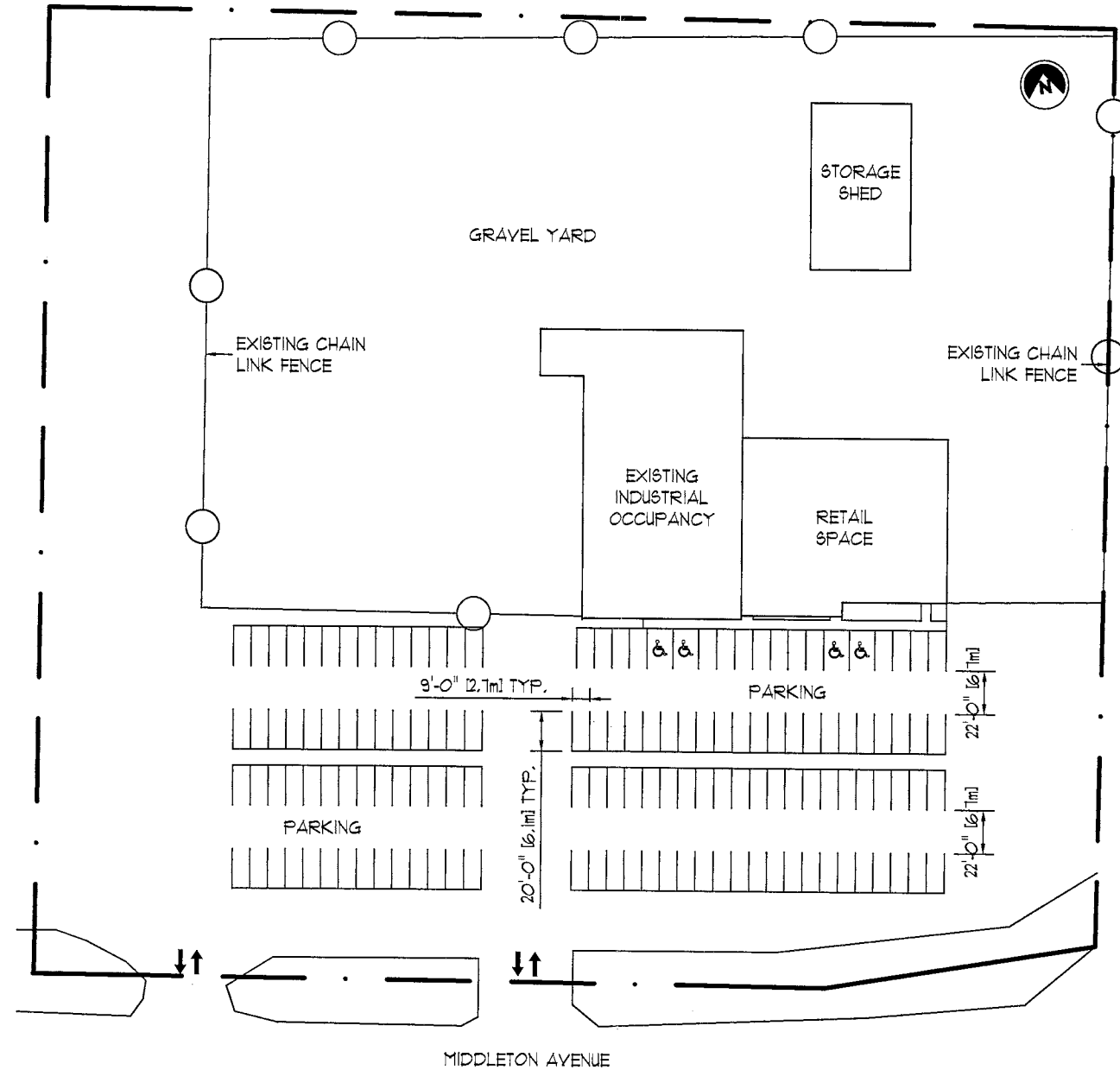
<u>67786 MANITOBA LTD</u>	<u>[Signature]</u>	<u>Jan 15/16</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date



General Information	
Roll Number:	535682
Street Name:	1875 MIDDLETON AVE
Zone:	CHW
Electoral Ward:	01 - ASSINIBOINE WARD
Build Year:	
Garbage Day:	Tuesday
Measurement:	203419.2
Actual Frontage:	4.67
Effective Frontage:	0.00000
Lot:	3
Block:	
Plan:	37171
Dwelling Units:	0
Quarter:	
Section:	
Township:	
Range	

Tax Information		
Year:	2015	2014
School Division:	\$13,332.52	\$13,330.80
Provincial Education:	\$9,982.63	\$9,793.46
General Municipal:	\$15,185.45	\$15,120.11
Loc. Imp. Debt Serv.:	\$0.00	\$0.00
Local Improvements:	\$0.00	\$0.00
Gross Tax Amount:	\$38,500.60	\$38,244.37
Home Owner Grant:	\$0.00	\$0.00
Net Tax Amount:	\$38,500.60	\$38,244.37

1991 MIDDLETON AVENUE



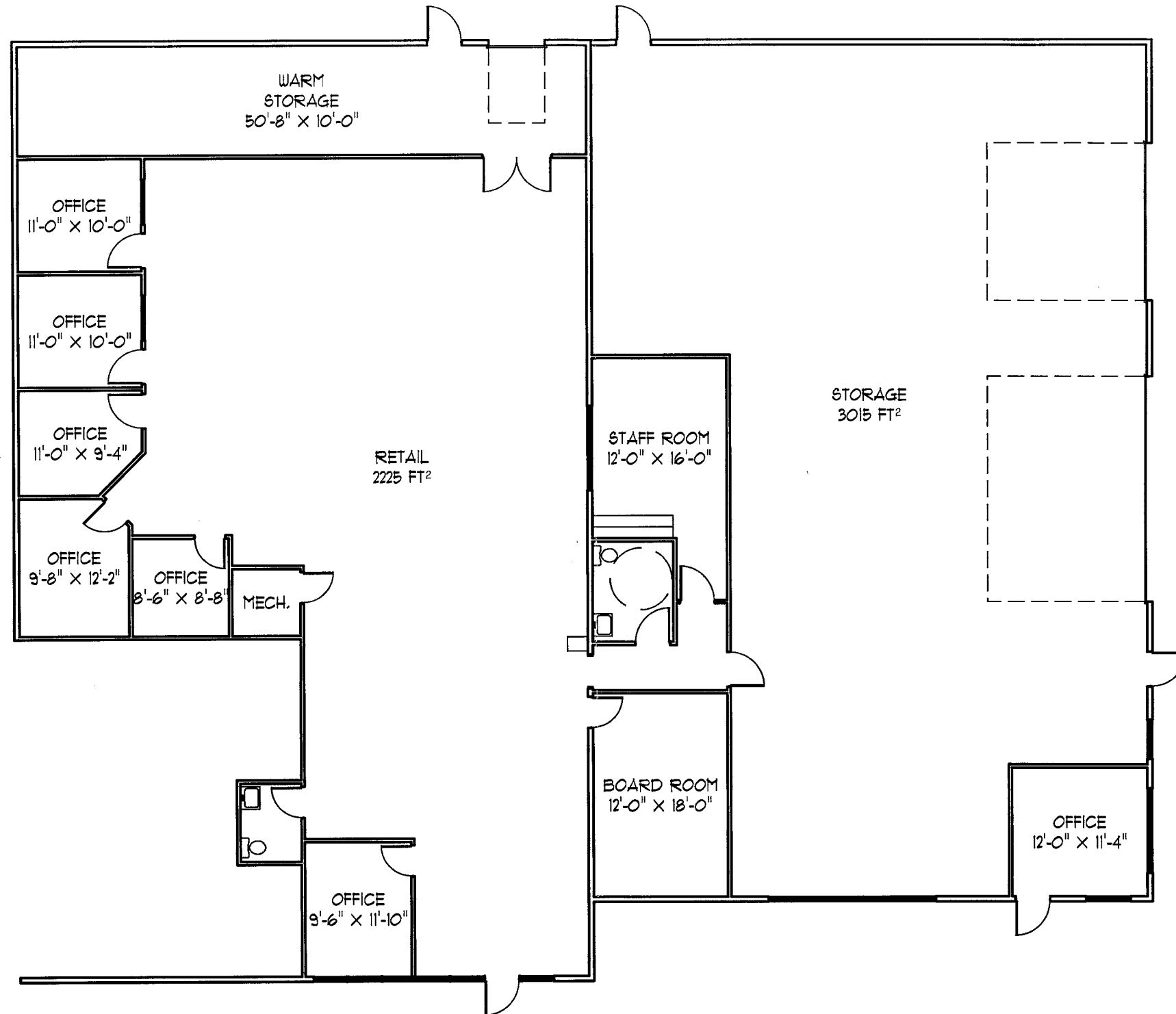
A SITE PLAN
1:1000



YBRDESIGN

833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 + RBURGESS@YBRDESIGN.CA

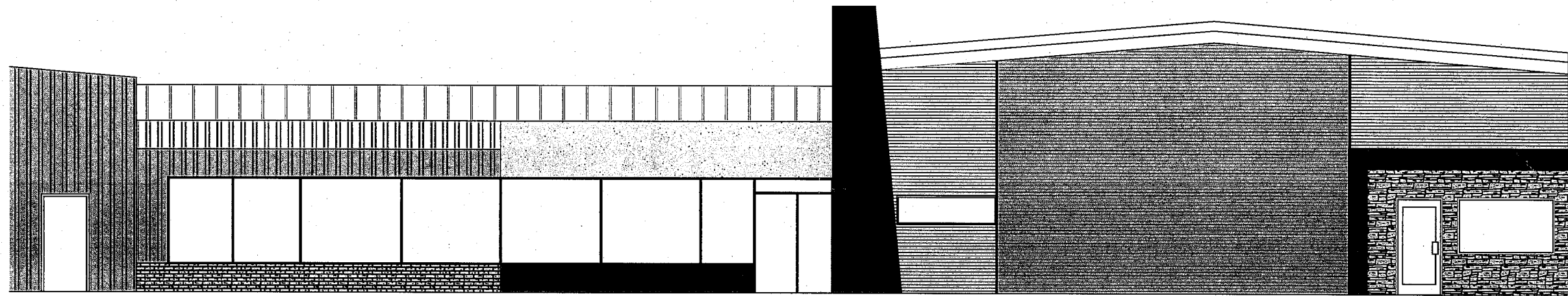
1875 MIDDLETON AVENUE



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1875 MIDDLETON AVENUE



SOUTH EXTERIOR ELEVATION



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