



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

Amendment to Zoning By-law 7124

Name of Property Owner: 6636251 Manitoba Ltd.
 Name of Applicant: 6636251 Manitoba Ltd.
 Civic Address of Property: 1955 34th Street
 Legal Description of Property: Pt. SW 1/4 10-10-19 WPM

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

Proposal:

To rezone part of 1955 34th Street (Pt. SW 1/4 10-10-19 WPM) from Agricultural General (AG) Zone to Residential Low Density (RLD) Zone to allow for a 76 unit bareland condominium development.

As 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: _____ E-Mail: _____
Street Address Postal Code City/Province
 Home Phone: _____ Cell Phone: _____ Work Phone: _____

Signature of Owner: Steve McMillan Digitally signed by Steve McMillan
DN: cn=Steve McMillan, c=CA, o=VBJ Developments, email=Steve@vbjdevelopments.ca Date: May 27, 2016
 Address: 2404 Park Avenue R7B 0S3 Brandon, Manitoba E-Mail: steve@vbjdevelopments.ca
Street Address Postal Code City/Province
 Home Phone: _____ Cell Phone: 2047610904 Work Phone: 2047282235

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>Robert Zilke</u>	Planning File No.:	<u>2-03-16-B</u> CityView No.: <u>PLZBLA2016-65</u>
Date Application Received:	<u>3 June 16</u>	Payment Date:	<u>June 16</u> Receipt No.: <u>2016-3843</u> Amount: <u>\$3,100.00</u>
Re-Zoning - Application			REV01/16



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

Application for Subdivision

Name of Property Owner: 6636251 Manitoba Ltd.
Name of Applicant: 6636251 Manitoba Ltd.
Civic Address of Property: 1955 34th Street
Legal Description of Property: Pt. SW 1/4 10-10-19 WPM

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 76 bareland condominium units, common elements and a public right of way. See letter of intent for 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:
Address:
Phone No.: (Primary) (Secondary)
Email Address:

Signature of Owner: Steve McMillan Date: May 27 2016
Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7B0S3
Phone No.: (Primary) 2047282235 (Secondary) 2047610904
Email Address: Steve@VBjDevelopments.ca

Digitally signed by Steve McMillan
DN: CN=Steve McMillan, C=CA, O=VBj Developments, E=steve@vbdevelopments.ca
Reason: I am the author of this document
Location:
Date: 2016.05.27.10:44:33

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: Rob Zillee Planning File No.: 4500-16-637 CityView No.: 2016-63
Date Application Received: 3/5 Jun/16 Payment Date: June 6/16 Receipt No.: 2016-3842 Amount: \$ 490.00
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	76	76	22258.50
Multiple Dwellings			
Other Residential			
Parks and Open Space	N/A	N/A	
Industrial	N/A		
Commercial	N/A		
Institutional	N/A		
Roadway/Laneway ROW	N/A	N/A	3116.19
Other Non-Residential	N/A		5908.62
Totals	76	76	31283.31

Services

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

May 24, 2016

Letter of Intent

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

Re: Subdivision & Zoning Applications for Bellafield (Pt. SW ¼ 10-10-19 WPM)

VBJ Developments is applying on behalf of the owner of the property 6636251 Manitoba Ltd; to rezone part of 1955 34th Street (Pt. SW ¼ 10-10-19 WPM) from Agricultural General (AG) to Residential Low Density (RLD) Zone. This zoning application is being applied for in combination with a Subdivision Application to create seventy-six (76) bareland condominium lots, common elements and an extension of the public roadway Chipperfield Drive. The new development will consist of 76 row-house type units, made up of seventeen (17) fourplexes, two triplexes and one duplex. This will be the second stage in the Bellafield development

Development Plan & Zoning By-Law

The property is designated Residential as indicated on Map 1: Urban Land Use in the Brandon & Area Planning District Development Plan 2013 By-law 95/01/12. The property is identified as Agricultural General (AG) according to the City of Brandon Zoning By-law 7124. The property will be rezoned to Residential Low Density (RLD) which corresponds to the Residential designation in the Development Plan.

SW Brandon Secondary Plan

The proposed zoning of Residential Low Density (RLD) complies with the intent of the SW Brandon Secondary Plan which designates this area as Residential Low Density. This designation in the Secondary Plan allows for both Residential Low Density (RLD) and Residential Single Detached (RSD) zone development.

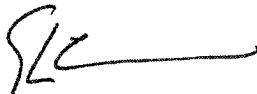
Neighbourhood Plan

The proposed applications comply with The Downey Lands (now Bellafield) Neighbourhood Plan that was completed and accepted by Brandon City Council in 2015.

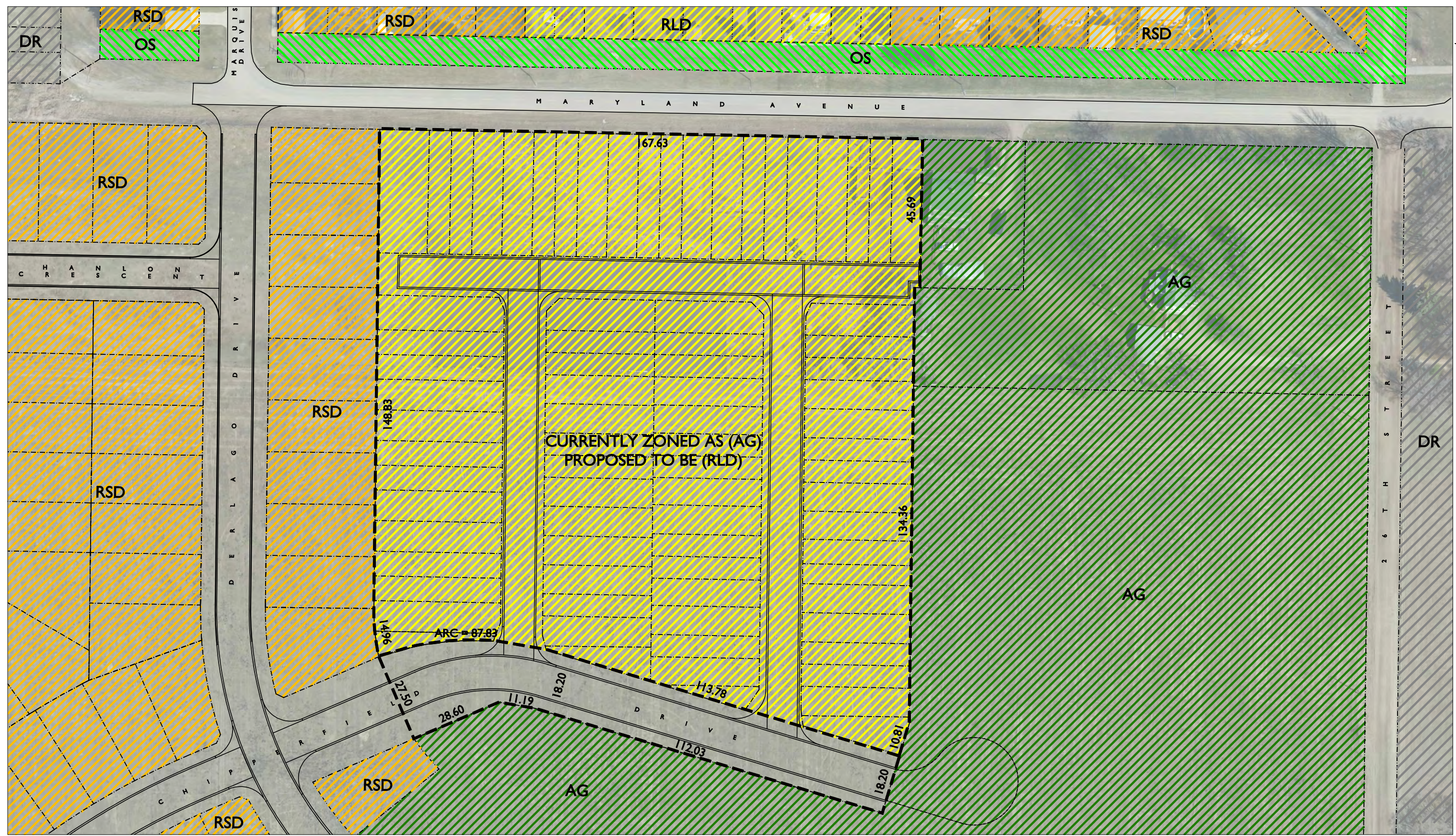
There are no environmental issues on the property.

If there are any questions related to these applications, please feel free to contact me.

Sincerely,



Steve McMillan, MCIP
VP of Planning Services
VBJ Developments Ltd.

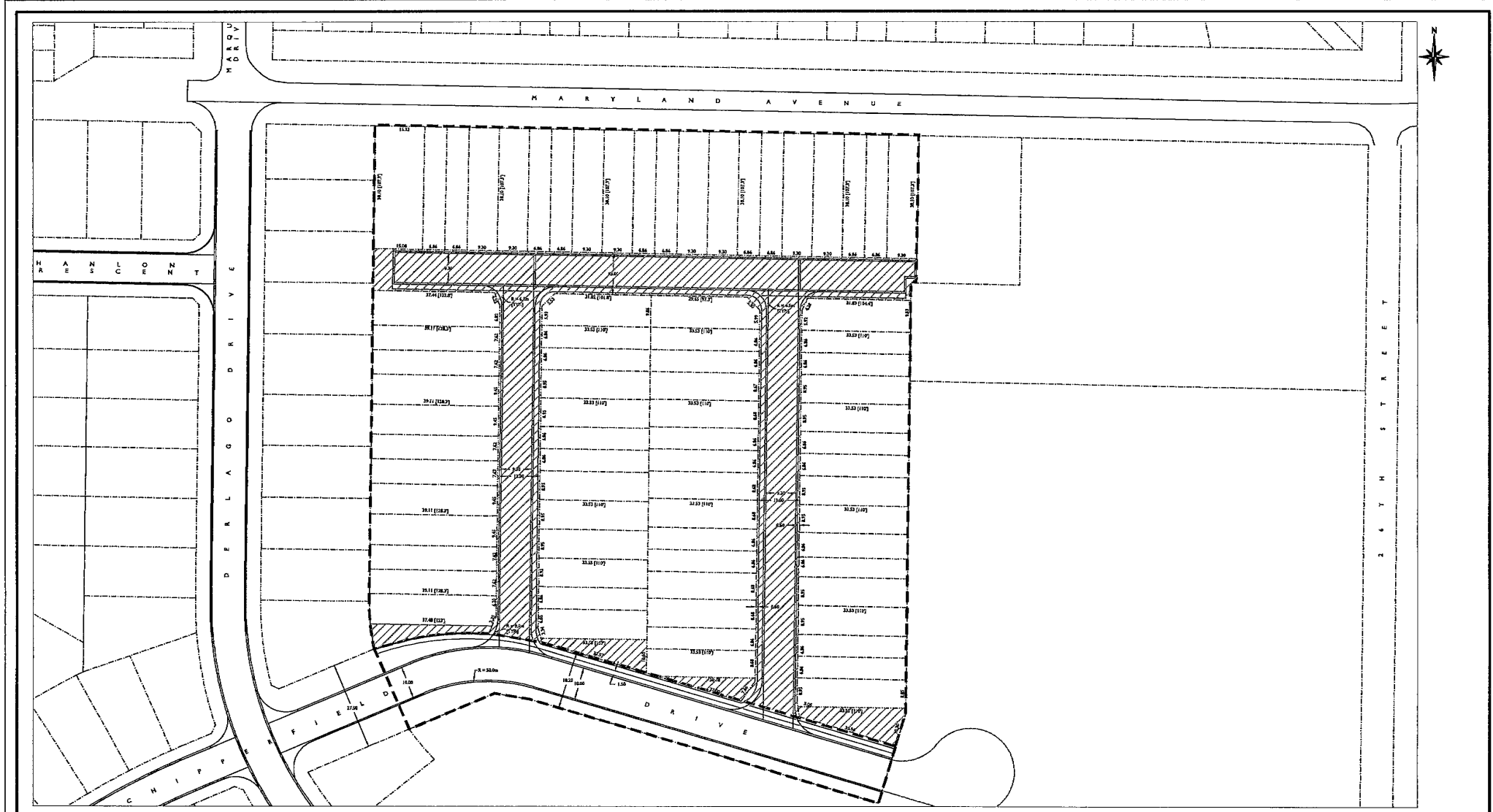


LEGEND	AREA TO BE REVIEWED	DR - DEVELOPMENT RESERVE	RLD - RESIDENTIAL LOW DENSITY
	AG - AGRICULTURAL GENERAL	OS - OPEN SPACE	RSD - RESIDENTIAL SINGLE DETACHED



PROJECT NAME:
**BELLAFIELD CONDOS
 ZONING**

DATE: 2016.04.08



LEGEND  COMMON ELEMENT

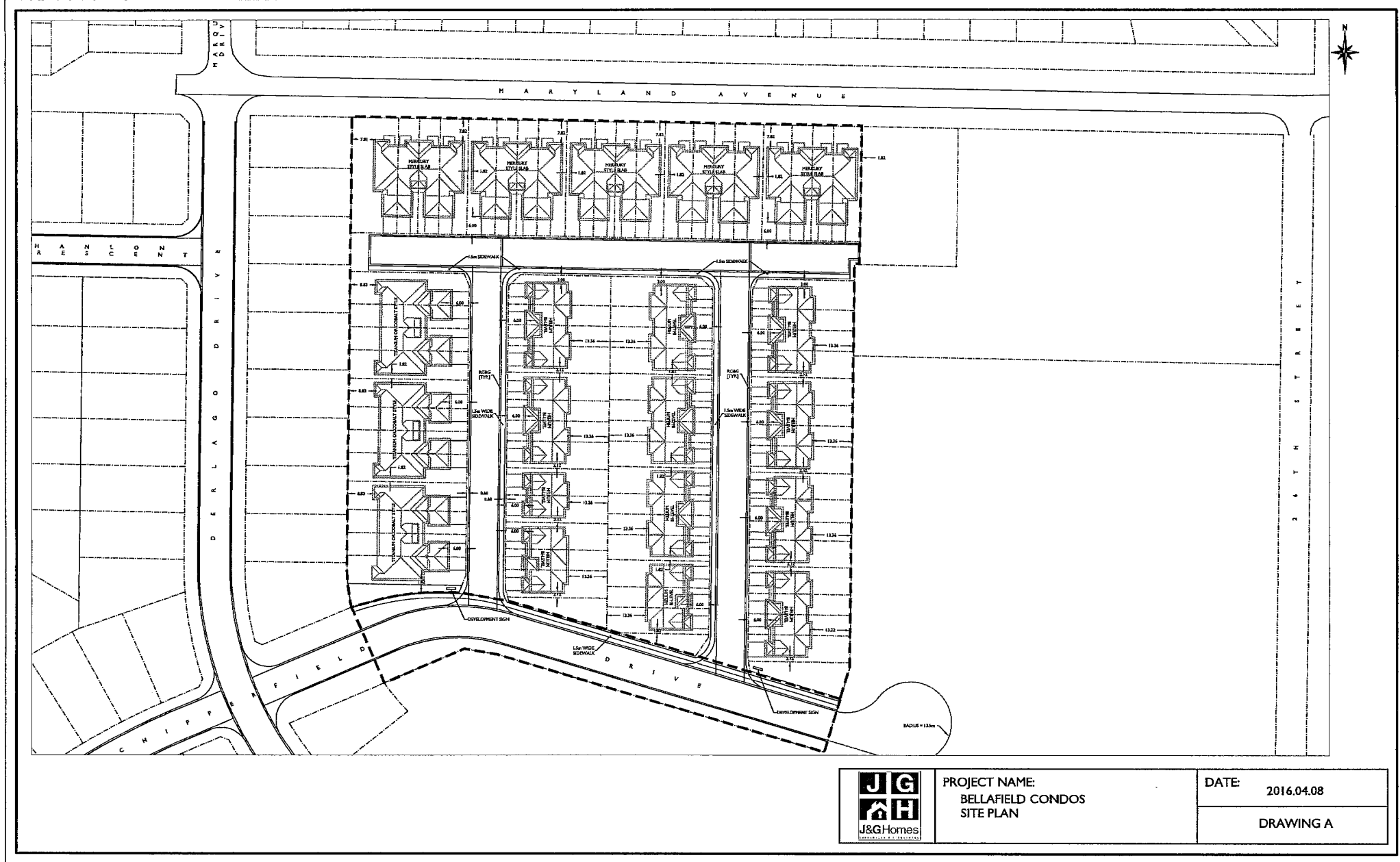
TOTAL AREA OF SUBDIVISION = 7.73 ACRES
 TOTAL AREA OF COMMON ELEMENTS = 1.46 ACRES
 TOTAL AREA OF BRANDON RIGHT-OF-WAY = 0.77 ACRES
 TOTAL AREA OF RESIDENTIAL LOTS = 5.50 ACRES



PROJECT NAME:
 BELLAFIELD CONDOS
 SUBDIVISION PLAN

DATE: 2016.04.08

DRAWING B



PROJECT NAME:
 BELLAFIELD CONDOS
 SITE PLAN

DATE: 2016.04.08

DRAWING A